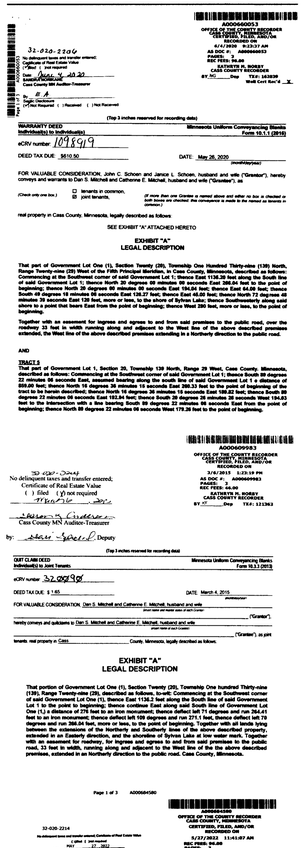
EXISTING DESCRIPTIONS:



A00566053
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
6/4/2018 9:23:27 AM
AS DOC #: A00566053
PAGES: 3
REC FEES: $6.00
KATHRYN M. BORBY
CASS COUNTY RECORDER
BY: MO Dep TEP: 183699
Real Estate Rec'd ☒

32-020-2206
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
( ) filed ( ) not required
Dated: June 4, 2018
Cass County MN Auditor-Treasurer
by: ____ Deputy

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2015)

eCRV number: 107899

DEED TAX DUE: $610.50

DATE: May 28, 2020
(month/day/year)

FOR VALUABLE CONSIDERATION, John C. Schoen and Janice L. Schoen, husband and wife ("Grantor"), hereby conveys and warrants to Dan S. Mitchell and Catherine E. Mitchell, husband and wife ("Grantee"), as

(Check only one box.) ☐ tenants in common, ☒ joint tenants. (If more than one Grantee is named above and either no box is checked or both boxes are checked, then the conveyance is made to the natural as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

That part of Government Lot One (1), Section Twenty (20), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) West of the Fifth Principal Meridian, in Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 1; thence East 1136.20 feet along the South line of said Government Lot 1; thence North 20 degrees 00 minutes 00 seconds East 386.54 feet to the point of beginning; thence North 08 degrees 00 minutes 00 seconds East 134.04 feet; thence East 64.00 feet; thence South 08 degrees 14 minutes 58 seconds East 126.27 feet; thence East 45.00 feet; thence North 72 degrees 48 minutes 39 seconds East 139 feet, more or less, to the shore of Sylvan Lake; thence Southwesterly along said shore to a point that bears East from the point of beginning; thence West 390 feet, more or less, to the point of beginning.

Together with an easement for ingress and egress to and from said premises to the public road, over the existing 33 feet in width, running along and adjacent to the West line of the above described premises extended, the West line of the above described premises extending in a Northerly direction to the public road.

AND

TRACT 2
That part of Government Lot 1, Section 20, Township 139 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 1; thence South 89 degrees 22 minutes 06 seconds East, assumed bearing along the south line of said Government Lot 1 a distance of 899.80 feet; thence North 16 degrees 34 minutes 13 seconds East 386.53 feet to the point of beginning of the tract to be herein described; thence North 16 degrees 34 minutes 13 seconds East 260.69 feet; thence South 89 degrees 12 minutes 54 seconds East 102.84 feet; thence South 29 degrees 36 minutes 20 seconds West 134.42 feet to the intersection with a line bearing South 89 degrees 22 minutes 06 seconds East from the point of beginning; thence North 89 degrees 22 minutes 06 seconds West 178.28 feet to the point of beginning.

A00569583
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
3/6/2015 1:23:10 PM
AS DOC #: A00569583
PAGES: 3
REC FEES: 46.00
KATHRYN M. BORBY
CASS COUNTY RECORDER
BY: ____ Dep TEP: 111363

32-020-2044
No delinquent taxes and transfer entered.
Certificate of Real Estate Value
( ) filed ( ) not required
Dated: March 6, 2015
Cass County MN Auditor-Treasurer
by: ____ Deputy

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Joint Tenants
Minnesota Uniform Conveyancing Blanks
Form 10.3.3 (2013)

eCRV number: 32,007,98

DEED TAX DUE: $ 1.65

DATE: March 4, 2015
(month/day/year)

FOR VALUABLE CONSIDERATION, Dan S. Mitchell and Catherine E. Mitchell, husband and wife
(insert name and marital status of each Grantor)
("Grantor"),
hereby conveys and quitclaims to Dan S. Mitchell and Catherine E. Mitchell, husband and wife
(insert name and marital status of each Grantee)
("Grantee"), as joint
tenants real property in Cass County, Minnesota, legally described as follows:

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Government Lot One (1), Section Twenty (20), Township One hundred Thirty-nine (139), Range Twenty-nine (29), described as follows, to-wit: Commencing at the Southwest corner of said Government Lot 1; thence South 89 degrees 22 minutes 06 seconds East, assumed bearing along the South line of said Government Lot 1 to the point of beginning; thence continue South 89 degrees 22 minutes 06 seconds East along said South line of Government Lot One (1), a distance of 276 feet to an iron monument; thence deflect left 71 degrees and run 264.41 feet to an iron monument; thence deflect left 109 degrees and run 271.1 feet, thence deflect left 19 degrees and run 366.04 feet, more or less, to the point of beginning. Together with all lands lying between the extensions of the Northerly and Southerly lines of the above described property, extended in an Easterly direction, and the shoreline of Sylvan Lake at low water mark. Together with an easement for roadway, for ingress and egress to and from said premises to the public road, 33 feet in width, running along and adjacent to the West line of the the above described premises, extended in an Northerly direction to the public road, Cass County, Minnesota.

Page 1 of 3 A00566580

32-020-2214
No delinquent taxes and transfer entered. Certificate of Real Estate Value
( ) filed ( ) not required
Dated: 5/27/2022
Cass County MN Auditor-Treasurer
by: ____ Deputy

A00624599
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
5/27/2022 11:41:07 AM
REC FEES: 46.00
PAGES: 3
KATHRYN M. BORBY
CASS COUNTY RECORDER
BY: ____ Dep TEP: 181637
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2015)

eCRV number: 141462

DEED TAX DUE: $ 547.47

DATE: 5-24-2022
(month/day/year)

FOR VALUABLE CONSIDERATION, Bradley Manes and Cathleen M. Whitaker, spouses married to each other
(insert name and marital status of each Grantor)
("Grantor"),
hereby conveys and warrants to Peter J. Henry and Julie A. Henry
(insert name of each Grantee)
("Grantee"), as

(Check only one box.) ☐ tenants in common, ☒ joint tenants. (If more than one Grantee is named above and either no box is checked or both boxes are checked, then the conveyance is made to the natural as tenants in common.)

real property in Cass County, Minnesota, legally described as follows:
See attached Exhibit A for legal description.

EXHIBIT "A"
Property Description

That part of Government Lot One (1), Section Twenty (20), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) West of the Principal Meridian in Cass County, Minnesota, described as follow: Commencing at the Southwest corner of said Government Lot 1; thence East 1136.20 feet along the South line said Government Lot 1; thence North 20 degrees 00 minute 00 seconds East 532.08 feet to the point of beginning; thence South 20 degrees 00 minutes 00 seconds West 72.00 feet; thence East 64.00 feet; thence South 49 degrees 18 minutes 08 seconds East 126.27 feet, thence East 45.00 feet; thence North 72 degrees 48 minutes 39 seconds East 120 feet, more or less to the shore of Sylvan Lake; thence Northeasterly along said shore to a point that bears East from the point of beginning; thence West 390.00 feet, more or less to the point of beginning

AND

That part of Government Lot One (1), Section Twenty (20), Township One Hundred Thirty-nine (139) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follow: Commencing at the Southwest corner of said Government Lot 1; thence South 89 degree 22 minutes 06 seconds East, assumed bearing along the south line of said Government Lot 1 a distance of 859.00 feet; thence North 16 degree 36 minutes 15 seconds East 450.15 feet to the point of beginning of the tract to be herein described; thence North 16 degree 36 minutes 15 seconds East 70.50 feet; thence South 89 degree 22 minutes 06 seconds East 198.00 feet; thence South 20 degree 26 minutes 26 seconds West 72.06 feet to the intersection with a line bearing South 89 degree 22 minutes 06 seconds East from the point of beginning; thence North 89 degree 22 minutes 06 seconds West 192.94 feet to the point of beginning

CERTIFICATE OF SURVEY

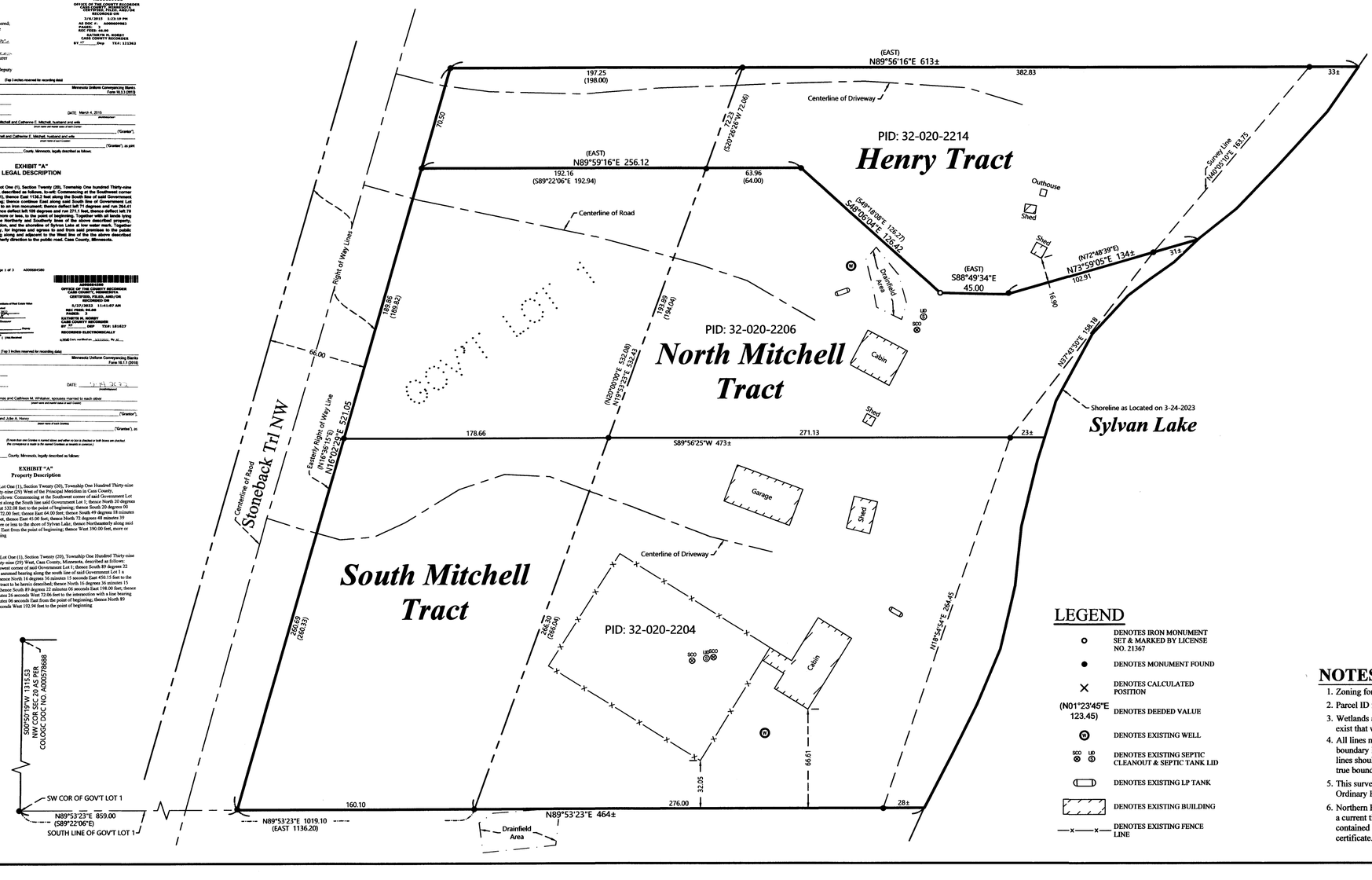
PART OF GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 139 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

South Mitchell Tract
That part of Government Lot 1, Section 20, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Government Lot 1; thence North 89 degrees 53 minutes 23 seconds East, assigned bearing, along the south line of said Government Lot 1, a distance of 859.00 feet to the easterly right of way line of Stoneback Trl NW being the Point of Beginning of the tract to be herein described; thence North 16 degrees 02 minutes 29 seconds East, along said easterly right of way line, 260.69 feet; thence North 89 degrees 56 minutes 25 seconds East 473 feet, more or less, to the shoreline of Sylvan Lake; thence southwesterly along said shoreline to the said south line; thence South 89 degrees 53 minutes 23 seconds West, along said south line, 464 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations.

North Mitchell Tract
That part of Government Lot 1, Section 20, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Government Lot 1; thence North 89 degrees 53 minutes 23 seconds East, assigned bearing, along the south line of said Government Lot 1, a distance of 859.00 feet to the easterly right of way line of Stoneback Trl NW; thence North 16 degrees 02 minutes 29 seconds East, along said easterly right of way line, 260.69 feet to the Point of Beginning of the tract to be herein described; thence continue North 16 degrees 02 minutes 29 seconds East, along said easterly right of way line, 189.86 feet; thence North 89 degrees 59 minutes 16 seconds East 256.12 feet; thence South 48 degrees 06 minutes 04 seconds East 126.42 feet; thence South 88 degrees 49 minutes 34 seconds East 45.00 feet; thence North 73 degrees 59 minutes 05 seconds East 134 feet, more or less, to the shoreline of Sylvan Lake; thence southwesterly along said shoreline to the intersection with a line that bears North 89 degrees 56 minutes 25 seconds East from the point of beginning; thence South 89 degrees 56 minutes 25 seconds West 473 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations.

Henry Tract
That part of Government Lot 1, Section 20, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Government Lot 1; thence North 89 degrees 53 minutes 23 seconds East, assigned bearing, along the south line of said Government Lot 1, a distance of 859.00 feet to the easterly right of way line of Stoneback Trl NW; thence North 16 degrees 02 minutes 29 seconds East, along said easterly right of way line, 521.05 feet to the Point of Beginning of the tract to be herein described; thence reversing South 16 degrees 02 minutes 29 seconds West, along said easterly right of way line, 70.50 feet; thence North 89 degrees 59 minutes 16 seconds East 256.12 feet; thence South 48 degrees 06 minutes 04 seconds East 126.42 feet; thence South 88 degrees 49 minutes 34 seconds East 45.00 feet; thence North 73 degrees 59 minutes 05 seconds East 134 feet, more or less, to the shoreline of Sylvan Lake; thence northeasterly along said shoreline to the intersection of a line that bears North 89 degrees 56 minutes 16 seconds East from the point of beginning; thence South 89 degrees 56 minutes 16 seconds West 613 feet, more or less, to the point of beginning.
SUBJECT to easements, restrictions, and reservations.



0 40 80
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED VALUE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES EXISTING FENCE LINE

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 32-020-2214, 32-020-2206, & 32-020-2204.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
5. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature 4/4/23
TERRY L. FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.necusa.com

CERTIFICATE OF SURVEY
Dan Mitchell
1136 Stoneback Trail NW
Backus, MN 56435

JOB NO. 23-056
DATE: 4-04-2023

SHEET NO.
1 OF 1