

EXISTING DESCRIPTION:

45-018-1101
 No delinquent taxes and transfer entered; Certificate of Real Estate Value
 () Used (X) Not required
 MARCH 11 2019
 Cass County MN Auditor-Treasurer
 By: M.L. Deputy
 Sent: Duplicates
 () Not Required () Received () Not Received

A000648377
OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
 CERTIFIED, FILED, AND/OR
 RECORDED ON
 3/11/2019 2:43:42 PM
 REC FEES: 46.00
 PAGES: 3
 KATHRYN H. MORBY
 CASS COUNTY RECORDER
 BY SF DEP TX#: 152351
 RECORDED ELECTRONICALLY

QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks Form 10.3.1 (2018)
 Individual(s) to Individual(s)

e-CRV No.: _____ DATE: 2/22/2019
 DEED TAX DUE: \$1.65

FOR VALUABLE CONSIDERATION, Lisa M. Gardner, a single person ("Grantor"), hereby conveys and quitclaims to Daniel B. Gardner ("Grantee"), as

(Check only one box)
 Tenants in Common (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
 Joint Tenants

real property in Cass County, Minnesota, legally described as follows:
 Legal description attached hereto and made a part hereof marked Exhibit "A"

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Page 3 of 3 Minnesota Uniform Conveyancing Blanks Form 10.3.1
EXHIBIT "A"

The Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), the West Half of the Northeast Quarter of the Northeast Quarter (W1/2 NE1/4 NE1/4) and the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), Section Eighteen (18), Township One Hundred Forty-one (141), Range Thirty (30), Cass County, Minnesota.

(Abstract)

PROPOSED DESCRIPTIONS:

West Tract
 The West 335.00 feet of the Northeast Quarter of the Northwest Quarter, Section 18, Township 141 North, Range 30 West, Cass County, Minnesota.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to 64th St. NW.

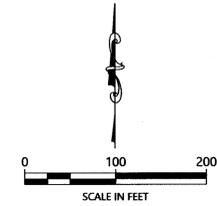
East Tract
 That part of the Northeast Quarter of the Northwest Quarter, Section 18, Township 141 North, Range 30 West, Cass County, Minnesota lying east of the West 335.00 feet thereof.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to 64th St. NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- ⊕ DENOTES FOUND CAST IRON MONUMENT
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES DENOTES EXISTING WELL
- ⊗ LE DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊔ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ⊖ DENOTES WETLAND(S)

CERTIFICATE OF SURVEY

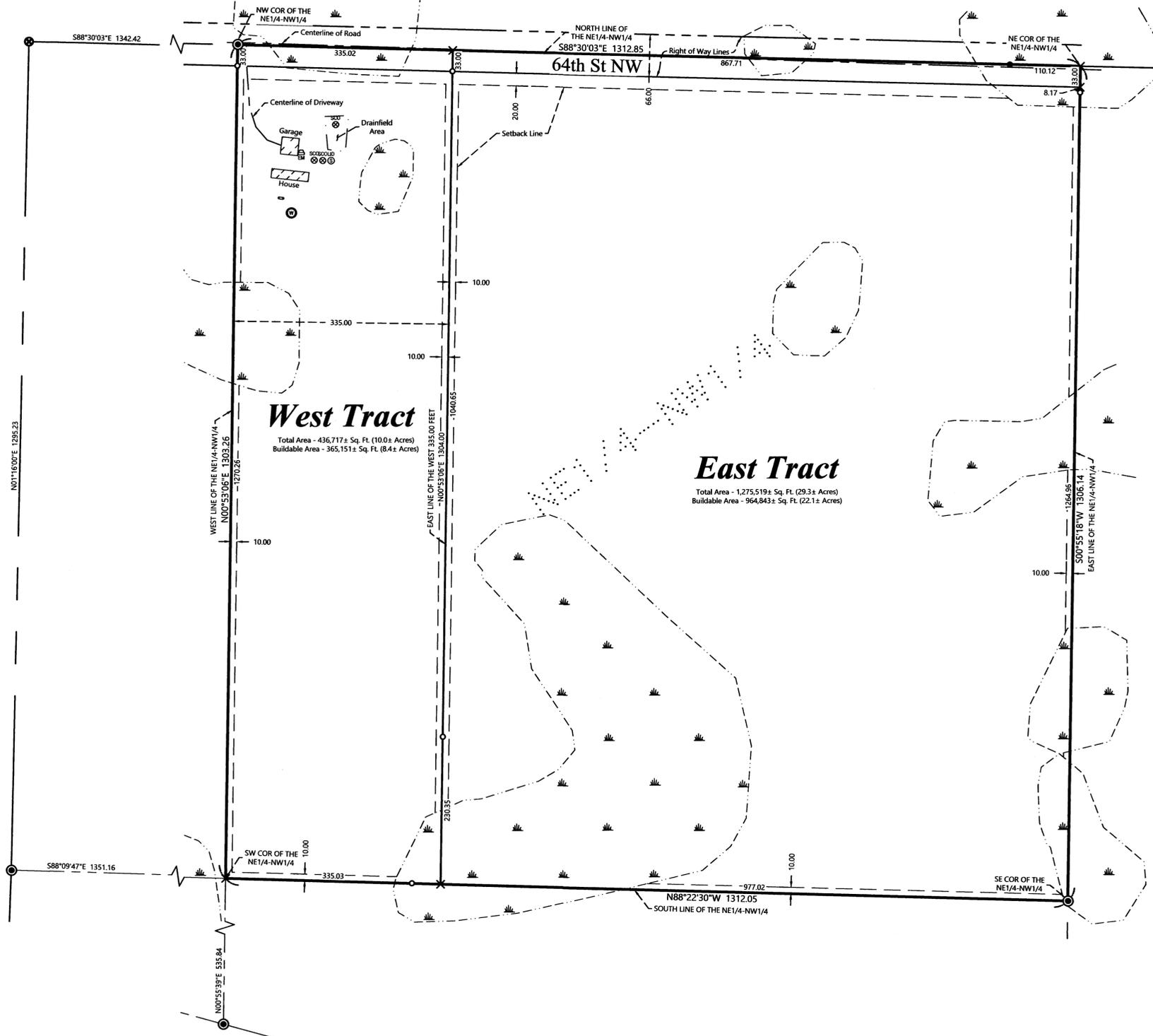
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
 SECTION 18, TOWNSHIP 141 NORTH, RANGE 30 WEST,
 CASS COUNTY, MINNESOTA



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

NOTES:

- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 45-018-2101.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown drawn from County Wetland Inventory maps.
- 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.
- 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.
 TERRY L. FREEMAN
 LIC. NO. 21367
 5/19/23



CERTIFICATE OF SURVEY
 Dan Gardner
 P.O. Box 664
 Walker, MN 56484

JOB NO. 23-073
 DATE: 5-09-2023
 SHEET NO. 1 OF 1