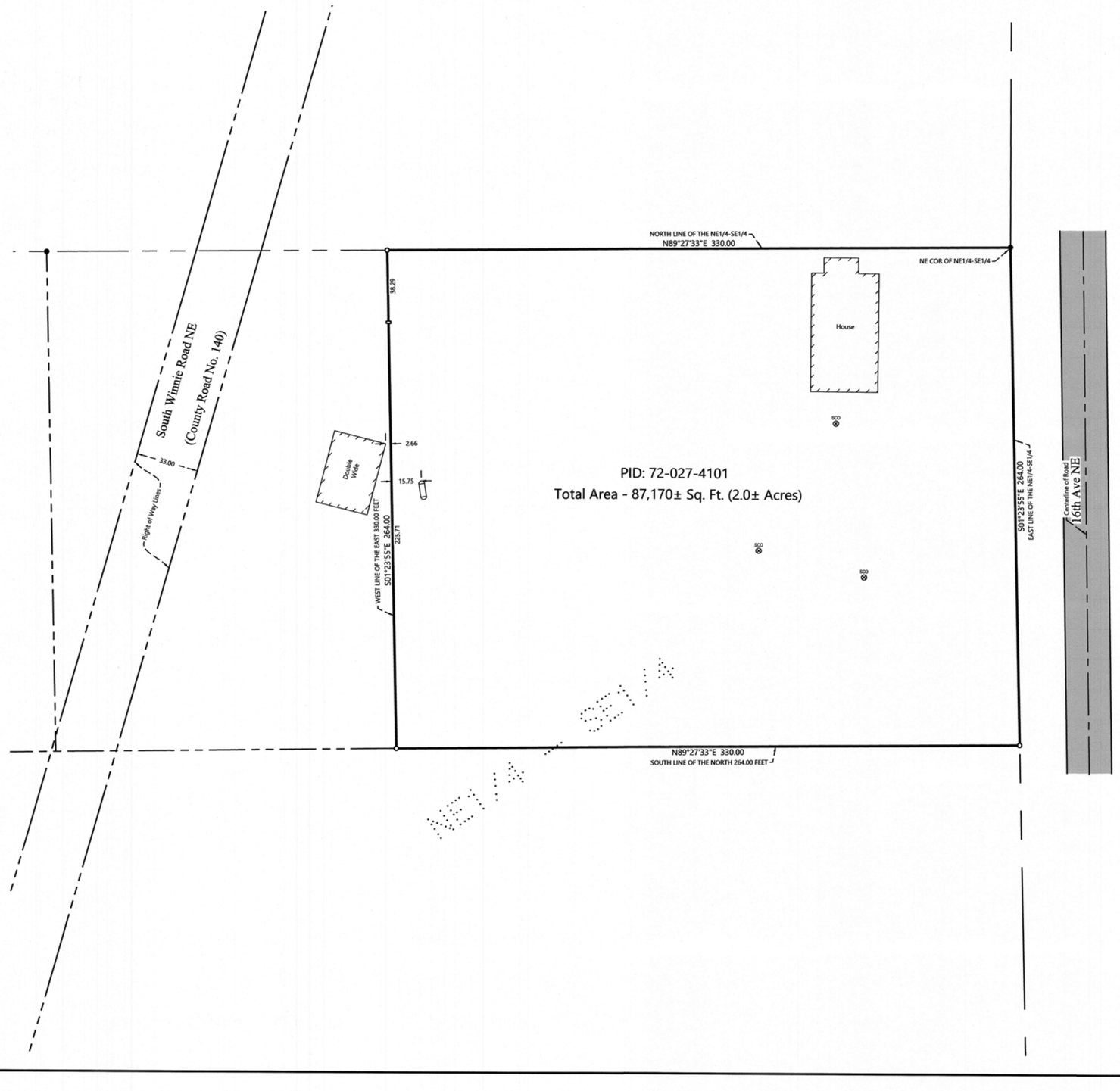
CERTIFICATE OF SURVEY

**PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 27, TOWNSHIP 145 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA**



EXISTING DESCRIPTION:

72-027-1404 83-337-6140
72-027-4101 83-337-6110
72-027-1403 83-026-2302

No delinquent taxes and transfer entered; Certificate of Real Estate Value
(X) filed ( ) not required
Jan. 27, 2010
Sharon K. Anderson
County Auditor
By _____, Deputy

Septic Disclosure
( ) Received (X) Not Received

T000027680
OFFICE OF REGISTRAR OF TITLES
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
01/27/2010 12:42:34 PM
T000027680
PAGES: 3 REC FEES: 46.00
BOOK #: 31
PAGE #: 8266
FILE #: 188
CERTIFICATE #: 8266
KATHRYN M. NORBY
REGISTRAR OF TITLES

MRS-9654

WARRANTY DEED
Individual(s) to Business Entity

Tallies: Miller/Davis Company © - Minneapolis, MN - (612) 312-1570
Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2006) (3-M)

(Top 3 inches reserved for recording data)

DEED TAX DUE: $ 1,278.75 DATE: January 21, 2010 *(month/day/year)*

FOR VALUABLE CONSIDERATION, Mayfred K. Denny, widowed and not remarried *(insert name and marital status of each Grantor)* ("Grantor"),

hereby conveys and warrants to Dennys Ton of Fun, Inc. *(insert name of each Grantee)* ("Grantee"),

a Corporation under the laws of Minnesota

real property in Cass County, Minnesota, legally described as follows:
Tracts One through Six (1-6), legally described on Exhibit "A" attached hereto and made a part hereof.
Subject to any and all existing liens, leases, judgments or any other claims created or allowed to be created by the original Contract for Deed purchasers and/or their assigns and the Grantees herein since May 3, 1989.

Check here if all or part of the described real property is Registered (Torrens) ☑

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
This Warranty Deed is given by the Grantor in fulfillment of the Contract for Deed dated May 3, 1989 and filed May 9, 1989 as Document No. 311964 and is accepted by the Grantee in fulfillment of said Contract for Deed.

EXHIBIT "A"
to Denny / Dennys Ton of Fun
Warranty Deed

Tract 2: That part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section Twenty-seven (27), Township One Hundred Forty-five (145) North, Range Twenty-eight (28), West of the Fifth Principal Meridian, according to government survey thereof on file and of record in the office of the County Recorder of said county and state, described as follows: Commencing at the Northeast (NE) corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence South on East line thereof Two Hundred Sixty-four Feet (264'); thence West parallel with North line of said Northeast Quarter of Southeast Quarter (NE1/4 SE1/4), Three Hundred Thirty Feet (330'); thence North Two Hundred Sixty-four Feet (264') to said North line, and thence East along said North line Three Hundred Thirty Feet (330') to point of beginning.

0 30 60
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 SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING (located at eve corners)

NOTES:

1. Zoning for subject tract = Water-Oriented Commercial.
2. Parcel ID for subject tract = 72-027-4101.
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. 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.

NO.	DATE	DESCRIPTION	BY

REVISIONS:

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.

8/3/22

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1256
Web: www.NorDea.com

CERTIFICATE OF SURVEY
Pat Rooney
P.O. Box 8
Bena, MN 56626

JOB NO. 22-113
DATE: 8-03-2022

SHEET NO.
1 OF 1