

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 36, TOWNSHIP 139 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A000688997
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/17/2022 4:58:34 PM
AS DOC #: A000688997
PAGES: 4
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 185177

13-036-2412
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
(X) Valid () Not Required
Date: October 17, 2022
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By: [Signature]
Sagitt Disclosure
() Not Required (X) Received () Not Received

WARRANTY DEED Minnesota Uniform Conveyancing Blanks Form 10.1.1 (2016)
Individual(s) to Individual(s)

eCRV: 1471085 DATE: 9/20/2022
DEED TAX DUE: \$313.50

FOR VALUABLE CONSIDERATION, Robert E. Kohler and Rebecca Lokowich-Kohler, husband and wife, ("Grantor"), hereby conveys and warrants to Patrick J. Bourgeois and Kelli J. Bourgeois, ("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:

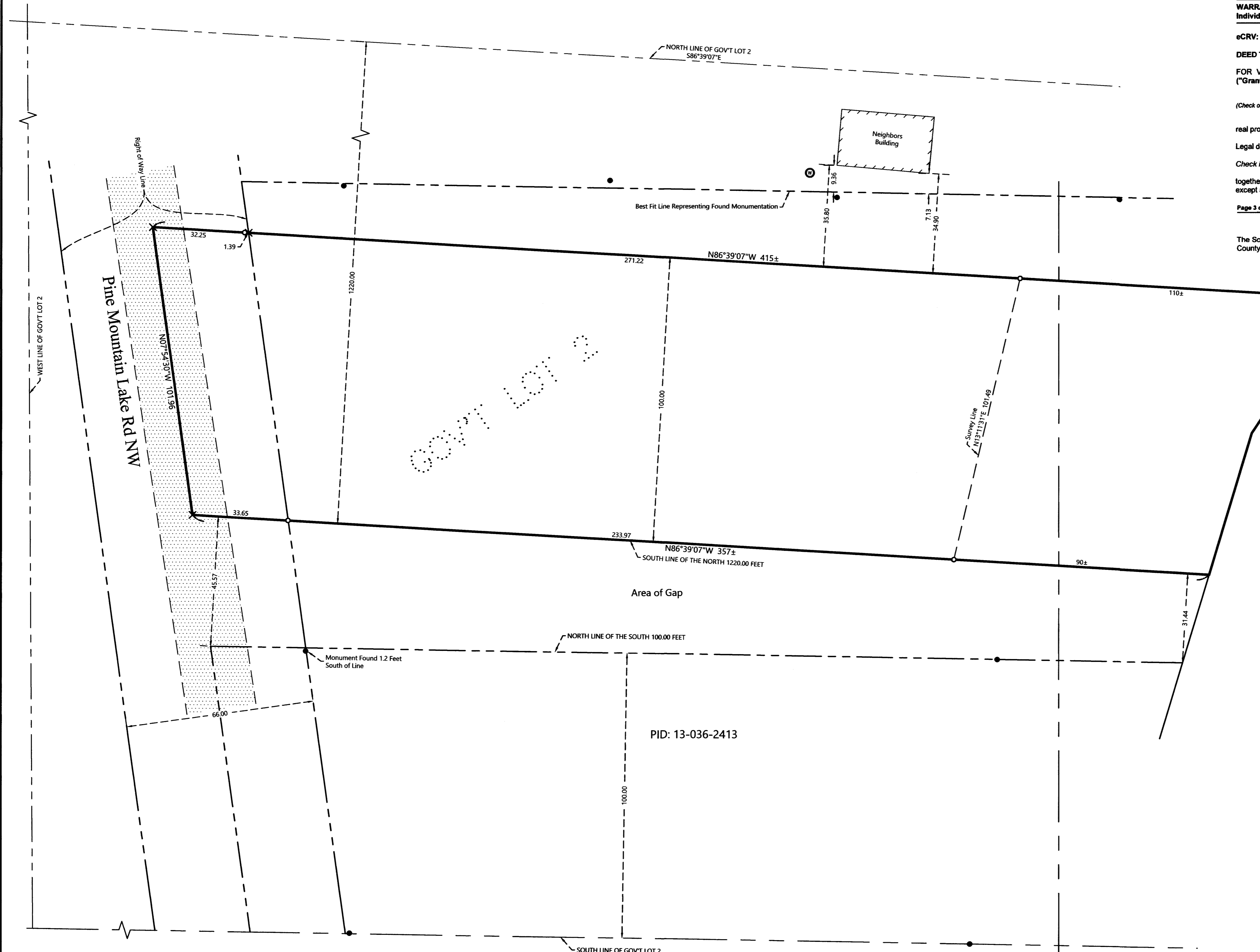
Legal description attached hereto and made a part hereof marked Exhibit "A"

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: None, except as noted in the above or attached legal description.

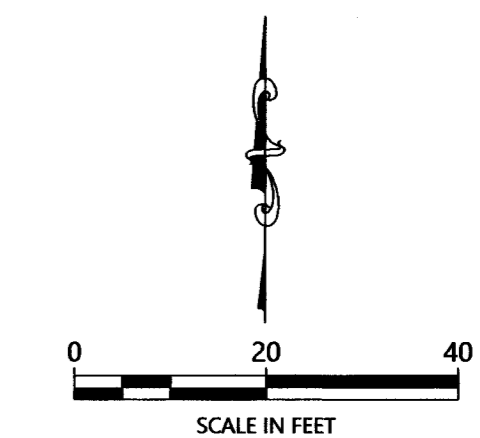
Page 3 of 3 EXHIBIT "A" Minnesota Uniform Conveyancing Blanks Form 10.1.1

The South 100 feet of the North 1,220 feet of Government Lot 2, Section 36, Township 139, Range 31, Cass County, Minnesota, running from the county road East to the water's edge of Pine Mountain Lake.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ▨ DENOTES EXISTING BUILDING (located at curve corners)



NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 13-036-2412.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHWE).
- 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

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] 11/9/23
TERRY L. FREEMAN LIC. NO. 21367



CERTIFICATE OF SURVEY
Kelli Bourgeois
21101 145th St. NW
Elk River, MN 55330

JOB NO. 22-262
DATE: 1-09-2022
SHEET NO. 1 OF 1