

CERTIFICATE OF SURVEY

LOTS 4-6, BLOCK 18, ORIGINAL PLAT OF WALKER,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 A000695026

96-337-1820
No delinquent taxes and transfer ordered; Certificate of Real Estate Value
() Not Required () Not Received () Not Received
JULY 06 2023
Cass County MN Auditor-Treasurer
By: EBT Deputy
Sept. Disclosure
() Not Required () Received () Not Received

A000695026
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/6/2023 3:44:29 PM
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SP DEP TX#: 190165
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

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

eCRV number: 1548194

DEED TAX DUE: \$132.00

DATE: July 06, 2023
(month/day/year)

FOR VALUABLE CONSIDERATION, Kelby Mark Teer and Janae Teer, married to one another ("Grantor"), hereby conveys and warrants to The Steven P. Cloud Revocable Trust ("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 as tenants in common.)
 joint tenants,

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

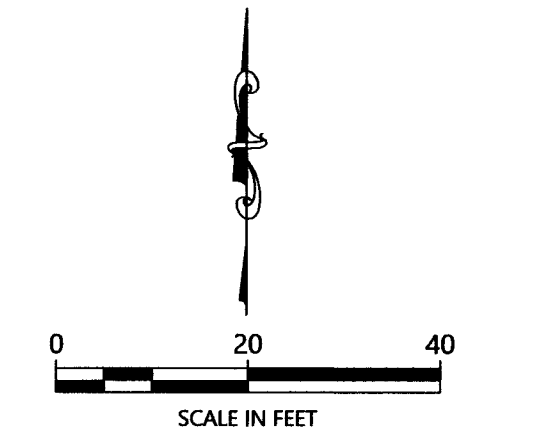
Lots Four (4), Five (5), and Six (6), Block Eighteen (18), Walker

Cass County, Minnesota



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊕ DENOTES EXISTING CORPORATION STOP
- ▨ DENOTES EXISTING BUILDING (located at eave corners)
- x-x- DENOTES EXISTING FENCE LINE



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

NOTES:

1. Zoning for subject tract = City of Walker Zoning - Low Density Residential (LDR).
2. Parcel ID for subject tract = 96-337-1820.
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

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. 21567
9/21/23



CERTIFICATE OF SURVEY
Steve Cloud
1306 S. Alice St.
Sioux City, IA 51106

JOB NO. 23-196
DATE: 9-21-2023

SHEET NO.
1 OF 1