

CERTIFICATE OF SURVEY

PARTS OF AN UNNAMED STREET BORDERING BLOCK 7,
 OAK AVENUE, LOT 8, BLOCK 7, AND ALL OF LOTS 4-7, BLOCK 7,
 ALL IN PILLSBURY'S ADDITION TO WALKER, SECTION 22,
 TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 3 A000697160

96-346-0720
 No delinquent taxes and transfer entered; Certificate of Real Estate Value
 (x) filed () not required
 SEPTEMBER 15, 2023
Karen Ellen
 Cass County MN Auditor-Treasurer
 By _____, Deputy
 Septic Disclosure
 () Not Required (x) Received () Not Received

A000697160
OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
 9/15/2023 1:34:03 PM
 REC FEES: 46.00
 PAGES: 3
KATHRYN M. NORBY
 CASS COUNTY RECORDER
 BY KF DEP TX#: 191931
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Business Entity Form 10.1.3 (2013)

eCRV number: 1577130

DEED TAX DUE: \$429.00

DATE: September 15, 2023
(month/day/year)

FOR VALUABLE CONSIDERATION, Jack C. Carder and Rosemarie Carder, married to one another ("Grantor(s)"), hereby convey(s) and warrant(s) to BJT Properties, LLC a Limited Liability Company under the laws of the State of Minnesota ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

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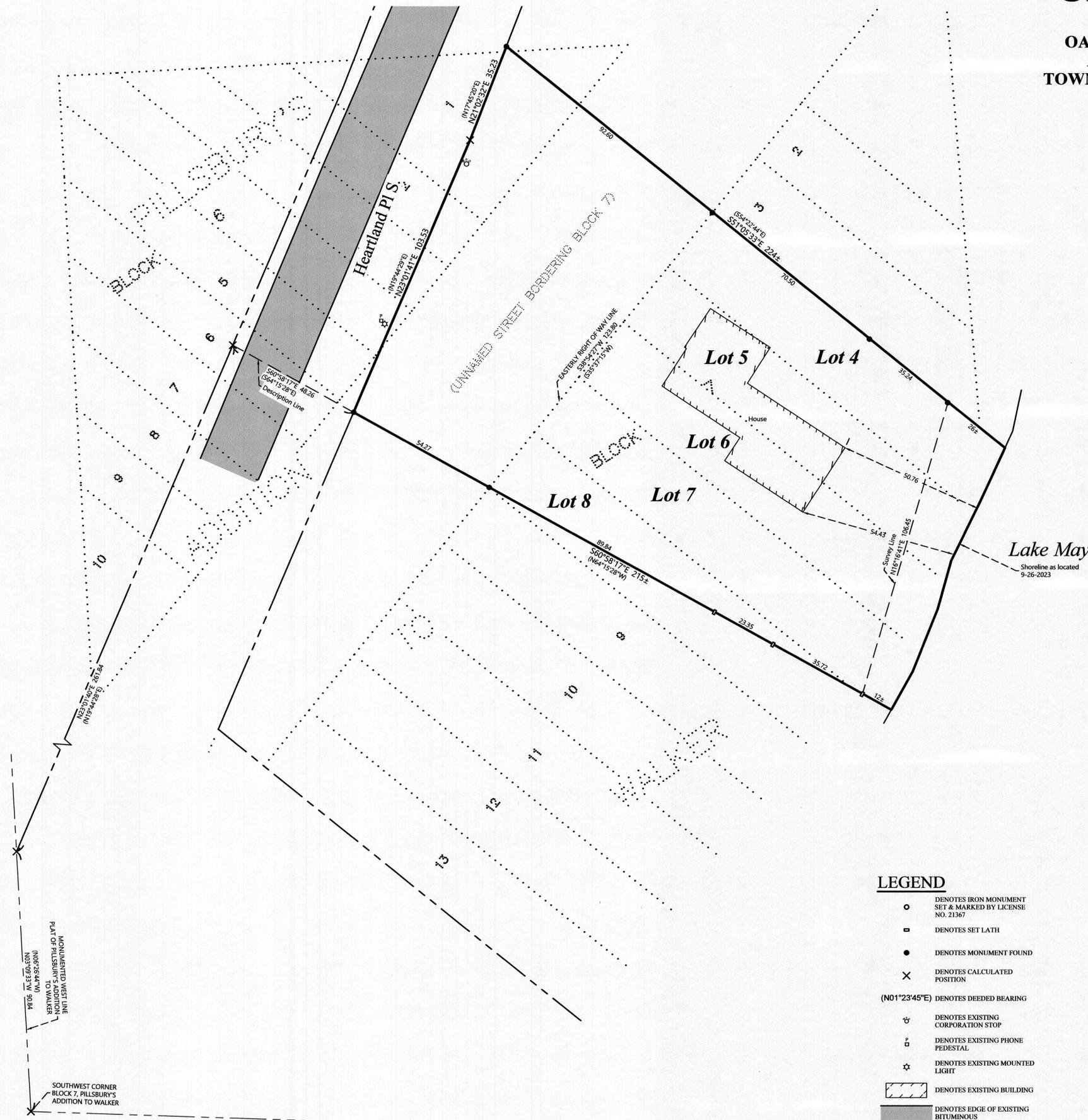
EXHIBIT "A" LEGAL DESCRIPTION

Lots Four (4), Five (5), Six (6) and Seven (7) and all that part of Lot Eight (8), lying and being North of the following described line: Commencing at the Westerly corner between Lots 8 and 9; thence Easterly to the Easterly corner between Lots 7 and 8, all in Block Seven (7), Pillsbury's Addition to Walker;

AND

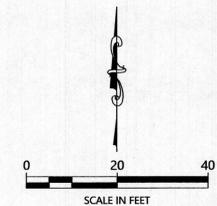
Those parts of Block Six (6), Pillsbury's Addition to Walker, Oak Avenue and the unnamed Street bordering Block 7, as dedicated in said plat described as follows: Commencing at the Southwest corner of Block 7, said plat; thence North 06 degrees 26 minutes 44 seconds West, assumed bearing along the monumented West line of said plat, 90.84 feet; thence North 19 degrees 44 minutes 28 seconds East 261.84 feet; thence South 64 degrees 15 minutes 28 seconds East 48.28 feet to the point of beginning of the tract to be herein described; thence North 19 degrees 44 minutes 29 seconds East 103.53 feet; thence North 17 degrees 45 minutes 20 seconds East 35.23 feet; thence South 54 degrees 22 minutes 44 seconds East 92.60 feet to the Easterly line of said unnamed Street; thence South 35 degrees 37 minutes 15 seconds West along said Easterly line 123.80 feet to the intersection with a line bearing South 64 degrees 15 minutes 28 seconds East from the point of beginning; thence North 64 degrees 15 minutes 28 seconds West 54.27 feet to the point of beginning.

Cass County, Minnesota



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊕ DENOTES EXISTING CORPORATION STOP
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ☆ DENOTES EXISTING MOUNTED LIGHT
- ▨ DENOTES EXISTING BUILDING
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS



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 - Traditional Residential (R).
2. Parcel ID for subject tract = 96-346-0720.
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 (OHWE).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

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.
Terry L. Freeman
 TERRY L. FREEMAN
 LIC. NO. 21367
 10/15/23



CERTIFICATE OF SURVEY
 Ben Tande
 P.O. Box 52
 Walker, MN 56484

JOB NO. 23-225
 DATE: 10-05-2023

SHEET NO.
 1 OF 1