

CERTIFICATE OF SURVEY

LOT 6, SUNNY ACRES,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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51-467-0060
No delinquent taxes and transfer returned; Certificate of Real Estate Value
(Filed) (Not required)
AUGUST 25 2023
Cass County MN Auditor-Treasurer
By JL, Deputy
Septic Disclosure
(X) Not Required () Received () Not Received

A000696516
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/25/2023 12:48:06 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF DEP TX#: 191408
RECORDED ELECTRONICALLY

(Top 3 Inches Reserved for Recording Data)

WARRANTY DEED

Individual(s) to Individual(s)

DEED TAX DUE: \$1.65

CONSIDERATION FOR THIS TRANSACTION IS LESS THAN \$3,000.00

DATE: August 23, 2023

FOR VALUABLE CONSIDERATION, Charles A. Bird and Judith A. Bird, husband and wife ("Grantor"), hereby convey and warrant to Judith Bird and Charles Bird, as Trustees of the Judith Bird Living Trust Under Agreement Dated May 16, 2023 ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See attached Legal Description

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LEGAL DESCRIPTION

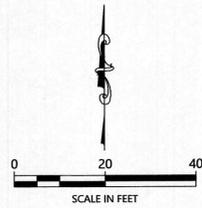
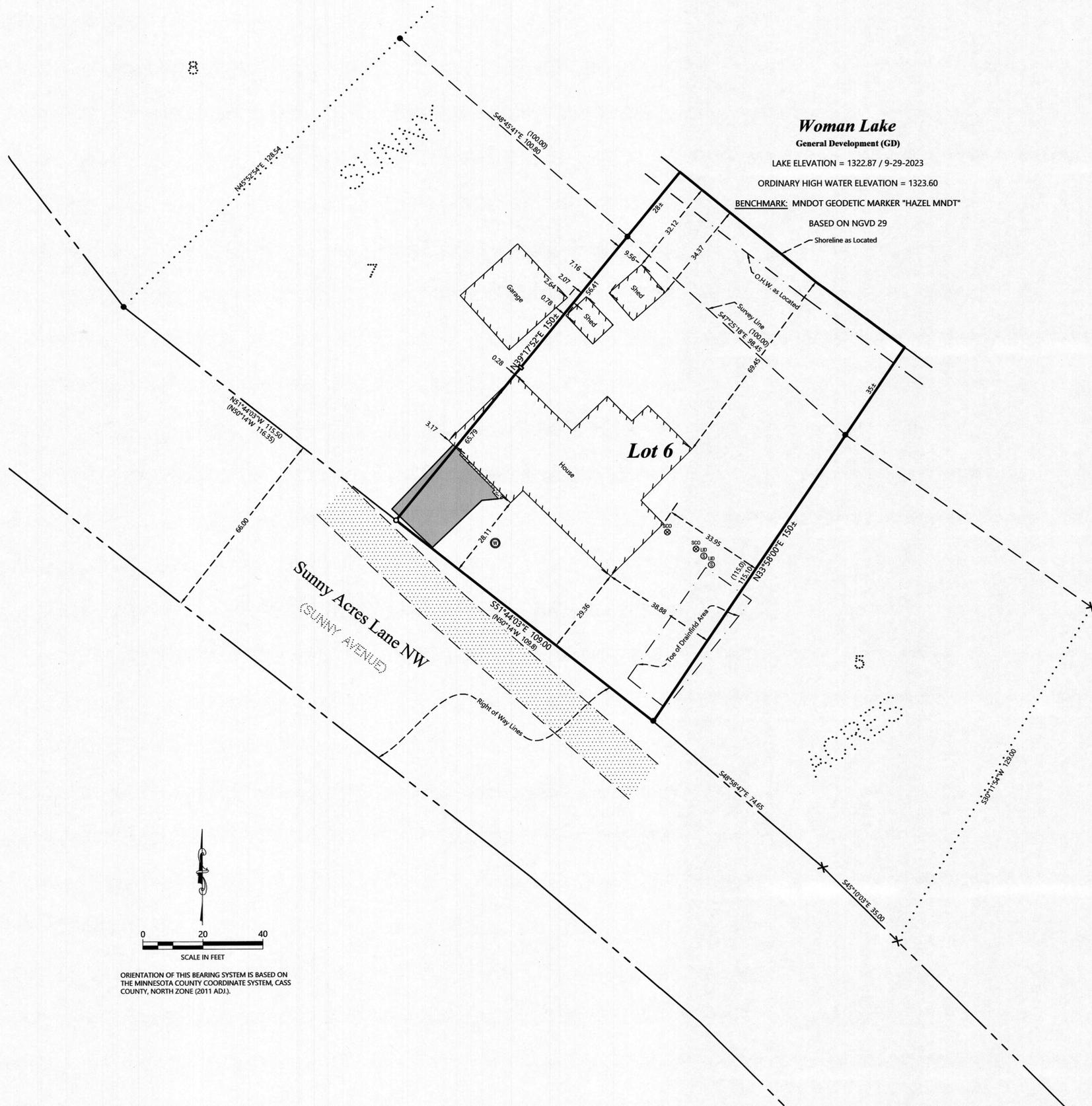
Lot 6, Plat of Sunny acres, according to the plat on the file in the office of the County Recorder for Cass County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES PLAT VALUE
- ⊙ DENOTES EXISTING WELL
- ⊙ ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES EXISTING BUILDING (located at curve corners)
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING CONCRETE

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-467-0060.
- 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.
- 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.



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

REVISIONS	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



CERTIFICATE OF SURVEY
Joe Mildenberger
1038 Trebbiano Lane S.
Watertown, MN 55388

JOB NO. 23-226
DATE: 10-09-2023
SHEET NO. 1 OF 1