

EXISTING DESCRIPTION:

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A000694432
OFFICE OF THE COUNTY RECORDER
 CASS COUNTY, MINNESOTA
 CERTIFIED, FILED, AND/OR
 RECORDED ON
 6/14/2023 8:11:21 AM
 REC FEES: 46.00
 PAGES: 3
KATHRYN M. NORBY
 CASS COUNTY RECORDER
 BY KF DEP TX#: 189656
 RECORDED ELECTRONICALLY

16-011-3309
 No delinquent taxes and transfer enticement Certificate of Real Estate Value
 () Paid () Not Paid
 JUNE 14 2023
 CASS COUNTY MN Auditor-Treasurer
 By _____ Deputy
 () Not Required () Received () Not Received

QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks
 Individual(s) to Individual(s) Form 10.3.1 (2013)

eCRV number: _____
 DEED TAX DUE: \$ 1.65 DATE: May 30, 2023
 (month/year)

FOR VALUABLE CONSIDERATION, Fred T. Naas, a single person
 (print name and marital status of each Grantor)

herby conveys and quitclaims to Nora Lee F. Naas, as Trustee of the Nora Lee F. Naas Revocable Trust dated June 25, 1999
 (print name of each Grantee) ("Grantee"), real property

in Cass County, Minnesota, legally described as follows:
 See Exhibit "A", attached.

PID: 16-011-3309. CASS COUNTY, MN # ED28230569
 Deed tax \$ 1.65
 Date: 6/14/2023 By CW

The total consideration for this conveyance is less than \$3,000.00.
 This deed is given to release, convey, and quit claim, all interest of the Grantor to the Grantee in the Contract for Deed dated December 31, 2015, recorded February 1, 2016, as Document Number A000619154, and all interest in the real property described on Exhibit "A".

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

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That part of Government Lot Four (4), Section Eleven (11), Township One Hundred Forty (140) North, Range Thirty-one (31), West of the fifth Principal Meridian in Cass County, Minnesota described as follows: Commencing at the Southeast corner of said Government Lot Four (4); thence North One (1) degree Forty (40) minutes East 484.41 feet along the East line of said Government Lot 4 to a point on the southerly right of way line of County State Aid Highway Number six (6), as now laid out and constructed; thence North 89 degrees 11 minutes 42 seconds West 204.21 feet along said right of way line to the point of BEGINNING of the land to be described; thence continue North 89 degrees 11 minutes 42 seconds West 169.89 feet along said right of way line; thence South 249.67 feet; thence East 169.96 feet; thence North 0 degrees 01 minute West 247.28 feet to the point of beginning.

AND

Tract F
 That part of Government Lot 4, Section 11, Township 140 North, Range 31, West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 1 degree 40 minutes East 484.41 feet along the East line of said Government Lot 4 to a point on the southerly right of way line of County State Aid Highway Number 6; thence North 89 Degrees 11 minutes 42 seconds West 374.10 feet along said right of way line to the point of beginning; thence North 89 degrees 11 minutes 42 seconds West 100.01 feet along said right of way line; thence South 370.74 feet more or less to the shore of Birch Lake; thence Easterly along said shore to a point that bears South from the point of beginning; thence North 472.56 feet more or less to the point of beginning.

AND

Tract G
 That part of Government Lot 4, Section 11, Township 140 North, Range 31, West of the Fifth Principal Meridian in Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Government Lot 4; thence North 1 degree 40 minutes East 484.41 feet along the East line of said Government Lot 4 to a point on the southerly right of way line of County State Aid Highway Number 6; thence North 89 degrees 11 minutes 42 seconds West 474.11 feet along said right of way line to the point of beginning; thence North 89 degrees 11 minutes 42 seconds West 100.01 feet along said right of way line; thence South 356.94 feet more or less to the shore of Birch Lake; thence Easterly along said shore to a point that bears South from the point of beginning; thence North 370.74 feet more or less to the point of beginning.

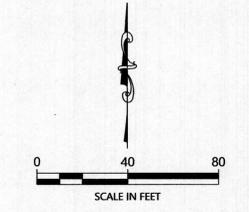
PROPOSED DESCRIPTIONS:

East Tract
 That part of Government Lot 4, Section 11, Township 140 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 01 degrees 32 minutes 37 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance 484.41 feet to the southerly right of way line of County State Aid Highway Number 6; thence North 88 degrees 57 minutes 44 seconds West, along said southerly right of way line, 434.55 feet; thence South 01 degrees 02 minutes 16 seconds West 21.66 feet; thence South 60 degrees 21 minutes 29 seconds West 81.93 feet; thence South 29 degrees 52 minutes 08 seconds East 64.81 feet to the Point of Beginning of the tract to be herein described; thence reversing North 29 degrees 52 minutes 08 seconds West 64.81 feet; thence North 60 degrees 21 minutes 29 seconds East 81.93 feet; thence North 01 degrees 02 minutes 16 seconds East 21.66 feet to said southerly right of way line; thence South 88 degrees 57 minutes 44 seconds East 230.34 feet; thence South 01 degrees 02 minutes 16 seconds West 251.93 feet; thence North 89 degrees 45 minutes 51 seconds West 168.03 feet; thence South 00 degrees 07 minutes 11 seconds East 283 feet, more or less, to the shoreline of Birch Lake; thence northwesterly along said shoreline to the intersection with a line that bears South 00 degrees 06 minutes 44 seconds East from the point of beginning; thence North 00 degrees 06 minutes 44 seconds West 347 feet, more or less, to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.

West Tract
 That part of Government Lot 4, Section 11, Township 140 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southeast corner of said Government Lot 4; thence North 01 degrees 32 minutes 37 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance 484.41 feet to the southerly right of way line of County State Aid Highway Number 6; thence North 88 degrees 57 minutes 44 seconds West, along said southerly right of way line, 434.55 feet; thence South 01 degrees 02 minutes 16 seconds West 21.66 feet; thence South 60 degrees 21 minutes 29 seconds West 81.93 feet; thence South 29 degrees 52 minutes 08 seconds East 64.81 feet to the Point of Beginning of the tract to be herein described; thence reversing North 29 degrees 52 minutes 08 seconds West 64.81 feet; thence North 60 degrees 21 minutes 29 seconds East 81.93 feet; thence North 01 degrees 02 minutes 16 seconds East 21.66 feet to said southerly right of way line; thence South 88 degrees 57 minutes 44 seconds East, along said southerly right of way line, 139.57 feet; thence South 00 degrees 06 minutes 44 seconds East 360 feet, more or less, to the shoreline of Birch Lake; thence southeasterly along said shoreline to the intersection with a line that bears South 00 degrees 06 minutes 44 seconds East from the point of beginning; thence North 00 degrees 06 minutes 44 seconds West 347 feet, more or less, to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
 SECTION 11, TOWNSHIP 140 NORTH, RANGE 31 WEST,
 CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 AD1).



Shoreline as Located
Birch Lake
 General Development (GD)
 LAKE ELEVATION = 1378.15 / 9-25-2023
 ORDINARY HIGH WATER ELEVATION = 1379.4
 BENCHMARK: MNDOT GEODETIC MARKER "HAZEL MNDT"
 BASED ON NGVD 29

- NOTES:**
1. Zoning for subject tract = Shoreline Residential.
 2. Parcel ID for subject tract = 16-011-3309.
 3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
 4. No wetlands letter dated October 03, 2023 on subject tract prepared by Patrick Reardon, Wetland Certification No. 1295.
 5. 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.
 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.

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
 10/16/23
 LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
 P.O. Box 292, Walker, MN, 56484
 Phone: 218-547-1296
 web: www.necusa.com

CERTIFICATE OF SURVEY
 Three Blue
 P.O. Box 1401
 Walker, MN 56484

- 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 EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - DENOTES EXISTING LP TANK
 - ▨ DENOTES EXISTING BUILDING (located at curve corners)
 - ▨ DENOTES EDGE OF EXISTING BITUMINOUS

JOB NO. 23-211
 DATE: 10-06-2023
 SHEET NO. 1 OF 1