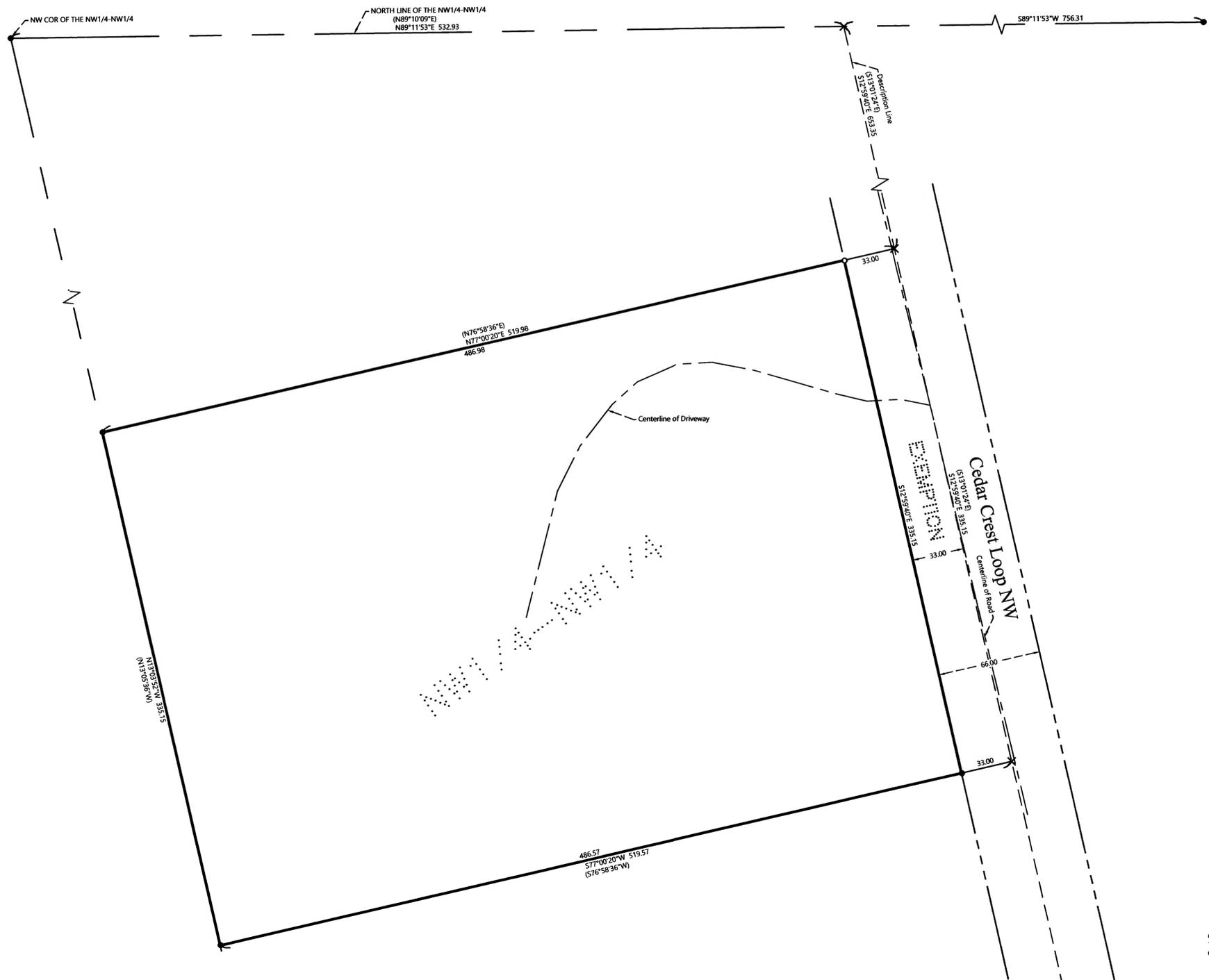


CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER,
SECTION 21, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

Page 1 of 3 A000622732

A000622732

**OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON**

7/6/2016 8:25:52 AM

REC FEES: 96.00
PAGES: 3

**KATHRYN M. NORBY
CASS COUNTY RECORDER**

BY *KF* DEP TX#: 131700
RECORDED ELECTRONICALLY

e-Filed Cert. verified on 7-6-2016 By *KF*

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Individual(s) Form 10.1.1 (2013)

eCRV number: 526800

DEED TAX DUE: \$808.50 DATE: July 05, 2016
(month/day/year)

FOR VALUABLE CONSIDERATION, Cindy Lee Stubbs Tisdell a unmarried widow ("Grantor(s)"), hereby convey(s) and warrant(s) to Blake H. Pratt ("Grantee(s)"), real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Page 3 of 3 A000622732 Minnesota Uniform Conveyancing Blanks Form 10.1.1

EXHIBIT "A" LEGAL DESCRIPTION

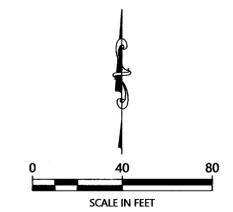
Tract 3
That part of the Northwest Quarter of the Northwest Quarter (NW¼ of NW¼), Section Twenty-one (21), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows:
Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 10 minutes 09 seconds East, assumed bearing along the North line thereof 532.93 feet; thence South 13 degrees 01 minute 24 seconds East 653.35 feet to the point of beginning of the tract to be herein described; thence continue South 13 degrees 01 minute 24 seconds East 335.15 feet; thence South 76 degrees 58 minutes 36 seconds West 519.57 feet to the West line of said Northwest Quarter of the Northwest Quarter; thence North 13 degrees 05 minutes 36 seconds West along said West line 335.15 feet to the intersection with a line bearing South 76 degrees 58 minutes 36 seconds West from the point of beginning; thence North 76 degrees 58 minutes 36 seconds East 519.98 feet to the point of beginning LESS the East 33.00 feet thereof.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION

NOTES:

1. Zoning for subject tract = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 38-121-2201.
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.



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

| NO. | DATE | DESCRIPTION |
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I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY

John Pratt
5272 Sumac Lane NW
Walker, MN 56484

JOB NO. 23-030
DATE: 2-27-2023

SHEET NO.
1 OF 1