

EXISTING DESCRIPTION:

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51-519-0255
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(X) Filed () Not Required
AUGUST 29, 2023

Karen Liu
Cass County MN Auditor-Treasurer

By ML Deputy

Septic Disclosure
() Not Required (X) Received () Not Received

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Joint Tenants Form 10.1.5 (2013)

e-CRV No.: 1573655

DEED TAX DUE: \$1,062.60 DATE: August 17, 2023

FOR VALUABLE CONSIDERATION, Richard Rasmussen aka Richard S. Rasmussen and Linda Rasmussen aka Linda R. Rasmussen, married to each other ("Grantor"), hereby conveys and warrants to Joel Zimmerman and Connie Zimmerman ("Grantee"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lot Thirteen (13), Block Two (2), Birch Park, Cass County, Minnesota.

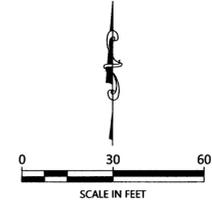
Abstract Property

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 51-519-0255.
- 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 encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

CERTIFICATE OF SURVEY

**LOT 13, BLOCK 2, BIRCH PARK,
SECTION 33, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**



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

NO.	DATE	DESCRIPTION

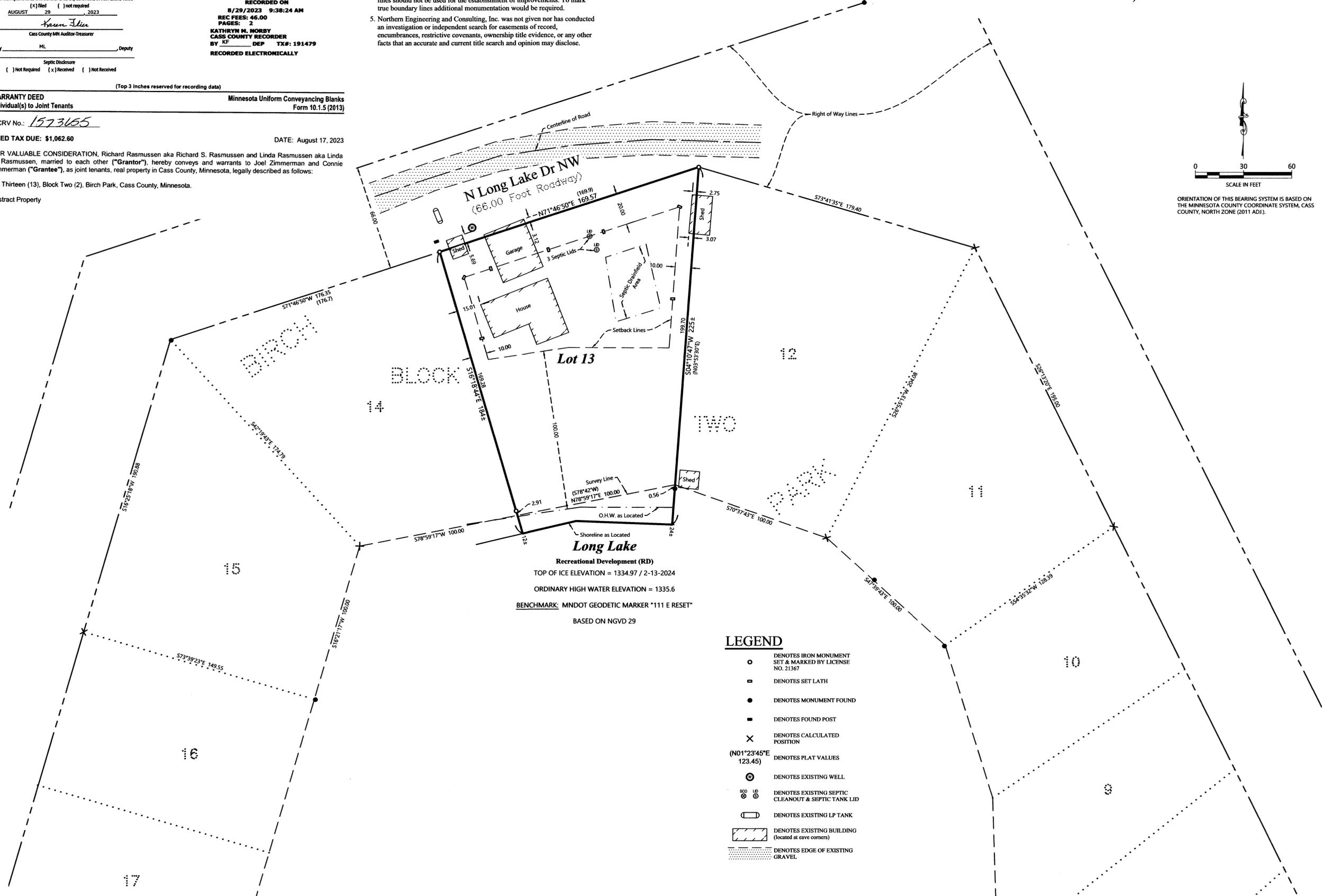
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Joel Zimmerman
46409 370th St.
Nicollet, MN 56074

JOB NO. 24-017
DATE: 2-19-2024

SHEET NO.
1 OF 1



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES SET LATH
 - DENOTES MONUMENT FOUND
 - DENOTES FOUND POST
 - × DENOTES CALCULATED POSITION
 - (N01°23'45"E 123.45) DENOTES PLAT VALUES
 - ⊙ DENOTES EXISTING WELL
 - ⊙ ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
 - ⊔ DENOTES EXISTING LP TANK
 - ▭ DENOTES EXISTING BUILDING (located at eave corners)
 - ▨ DENOTES EDGE OF EXISTING GRAVEL