

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
& PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 18, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

A000651691
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/23/2019 8:52:40 AM
AS DOC #: A000651691
PAGES: 5
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 155094

REVISIONS:	DATE	DESCRIPTION
1.	2-28-2024	ADD PID 20-018-4405

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
LIC. NO. 21367

MARTIN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN 56484
Phone: 218-547-1296
Web: www.neclusa.com

CERTIFICATE OF SURVEY
Curt Ulferts
6870 108th St NW
Laporte, MN 56461

JOB NO. 23-297
DATE: 2-20-2024
SHEET NO. 2 OF 2

EXISTING DESCRIPTION:

A000676456
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/7/2021 1:30:39 PM
AS DOC #: A000676456
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 175029

A000671545
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
4/21/2021 10:28:08 AM
AS DOC #: A000671545
PAGES: 8
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep TX#: 171027

20-018-3406, 20-018-4403
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() Filled () Not required
Date: Apr 21, 2021
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By [Signature]
Septic Disclosure
() Not Required () Received (X) Not Received

20-018-4404, 20-018-4405
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() Filled () Not required
Date: July 22, 2019
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By [Signature]
Septic Disclosure
() Not Required () Received () Not Received

CONTRACT FOR DEED
by Individual(s)
DATE January 1, 2021
SCRV 1239494
THIS CONTRACT FOR DEED (the "Contract") is made on the above date Benjamin Arthur Dykema and Deberah Joy Dykema, as trustees of the Benjamin Arthur Dykema and Deberah Joy Dykema Joint Revocable Trust under agreement dated October 7, 2016 ("Seller"), and Benjamin J. Dykema, single ("Purchaser"). (Check box if joint tenancy.)

QUIT CLAIM DEED
STATE DEED TAX DUE HEREON: \$ 165
Total consideration less than \$500
Date: July 18, 2019 (reserved for recording data)

FOR VALUABLE CONSIDERATION, Chad Zubke and Gina Zubke, husband and wife, (Grantors), hereby convey and quitclaim to, Curtis Ulferts and Vera Van Bruggen, husband and wife, as joint tenants (Grantees), all right, title and interest in the real property in Cass County, Minnesota, described as follows:

EXHIBIT "A"

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4), Section Eighteen (18), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West of the Fifth Principal Meridian, Minnesota, described as follows, to-wit: Commencing at the Southwest corner of Government Lot 6, Section 18, Township 143, Range 31, and running Easterly along the Southern boundary of Section 18 a distance of 3,776 feet to the point of beginning; thence running Northerly on a line parallel with the Eastern boundary of Section 18 a distance of 528 feet to a point; thence running Easterly along a line parallel with the Southern boundary of Section 18 a distance of 165 feet to a point; thence running Southerly along a line parallel with the Eastern boundary of Section 18 a distance of 528 feet to a point on the Southern boundary of Section 18, thence running Westerly along the Southern boundary of Section 18 a distance of 165 feet to the place of beginning.

PROPOSED DESCRIPTIONS:

Overall Dykema (PID 20-018-3406)

Those parts of Government Lot Six, the Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter, all in section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Beginning at a point located on the south line of said Government Lot 6 a distance of 1815.00 feet easterly of the Southwest corner thereof; thence easterly along the south line of said Section 18, a distance of 1600.00 feet; thence northerly along a line parallel with the west line of said Government Lot 6, a distance of 165.00 feet; thence westerly parallel to said south line of said Section 18, a distance of 1600.00 feet; thence southerly along a line parallel to said west line 165.00 feet to the point of beginning.

AND

That part of the Southwest Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Section 18, thence South 89 degrees 20 minutes 57 seconds East, assigned bearing, along the south line thereof 3415.00 feet; thence North 00 degrees 03 minutes 48 seconds East, parallel with the west line of said Section 18, for a distance of 165.00 feet; thence North 89 degrees 20 minutes 57 seconds West 276.96 feet to a point on the east line of said Southwest Quarter of the Southeast Quarter, the point of beginning of the tract to be herein described; thence North 00 degrees 05 minutes 56 seconds East, along said east line 53.64 feet to a point distant 271.28 feet southerly of the southeast corner of the North 5/8 of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 20 minutes 57 seconds West 1307.51 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 06 minutes 31 seconds West, along said west line 53.64 feet to the intersection with a line bearing North 89 degrees 20 minutes 57 seconds West from the point of beginning; thence North 89 degrees 20 minutes 57 seconds East 1307.52 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18, thence South 89 degrees 00 minutes 54 seconds East, assigned bearing, along the south line thereof, 3415.00 feet to the Point of Beginning of the tract to be herein described; thence North 00 degrees 23 minutes 50 seconds East, parallel to the west line of said Section 18, for a distance of 165.01 feet to the north line of the South 165.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 00 minutes 54 seconds West 276.96 feet, to a point on the west line of said Southeast Quarter of the Southeast Quarter, distant 1141.45 feet southerly of the northwest corner thereof; thence North 00 degrees 25 minutes 59 seconds East, along last said west line, 153.64 feet; thence South 89 degrees 00 minutes 54 seconds East 376.86 feet; thence South 00 degrees 23 minutes 50 seconds West 318.65 feet to said south line; thence North 89 degrees 00 minutes 54 seconds West, along said south line, 100.00 feet to the point of beginning. Subject to easement, restrictions and reservations of record. Subject to 108th Street right of way.

Overall Ulferts/Van Bruggen (PID 20-018-4404)

That part of the Southwest Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the Southeast corner of the North 5/8 of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 05 minutes 56 seconds West, assigned bearing along the East line thereof 271.28 feet; thence North 89 degrees 20 minutes 57 seconds West 1307.51 feet to the West line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 31 seconds East, along said West line 270.63 feet to the Southwest corner of said North 5/8 of the Southwest Quarter of the Southeast Quarter; thence South 89 degrees 22 minutes 39 seconds East, along the South line of said North 5/8 of the Southwest Quarter of the Southeast Quarter 1307.46 feet to the point of beginning. Containing 8.13 acres, more or less.

AND

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18, thence South 89 degrees 00 minutes 54 seconds East, assigned bearing, along the south line thereof, 3515.00 feet to the Point of Beginning of the tract to be herein described; thence North 00 degrees 23 minutes 50 seconds East, parallel to the west line of said Section 18, for a distance of 318.65 feet; thence North 89 degrees 00 minutes 54 seconds West 376.86 feet, to a point on the west line of said Southeast Quarter of the Southeast Quarter, distant 987.81 feet southerly of the northwest corner thereof; thence North 00 degrees 25 minutes 59 seconds East, along last said west line, 129.81 feet; thence South 89 degrees 00 minutes 54 seconds East 474.99 feet; thence North 00 degrees 25 minutes 59 seconds East 39.54 feet; thence South 89 degrees 00 minutes 54 seconds East 165.00 feet; thence South 00 degrees 25 minutes 26 seconds West 488.00 feet, to said south line; thence North 89 degrees 00 minutes 54 seconds West, along said south line, 283.00 feet to the point of beginning. Subject to easement, restrictions and reservations of record. Subject to 108th Street right of way.

AND

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West of the Fifth Principal Meridian, Minnesota, described as follows, to-wit: Commencing at the Southwest corner of Government Lot 6, Section 18, Township 143, Range 31, and running Easterly along the Southern boundary of Section 18 a distance of 3,776 feet to the point of beginning; thence running Northerly on a line parallel with the Eastern boundary of Section 18 a distance of 528 feet to a point; thence running Easterly along a line parallel with the Southern boundary of Section 18 a distance of 165 feet to a point; thence running Southerly along a line parallel with the Eastern boundary of Section 18 a distance of 528 feet to a point on the Southern boundary of Section 18, thence running Westerly along the Southern boundary of Section 18 a distance of 165 feet to the place of beginning.

EXCHANGE TRACT 1(Ulferts/Van Bruggen to Dykema)

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence South 89 degrees 00 minutes 54 seconds East, assigned bearing, along the south line thereof, 3415.00 feet; thence North 00 degrees 23 minutes 50 seconds East, parallel to the west line of said Section 18, for a distance of 218.65 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 23 minutes 50 seconds East 45.36 feet; thence South 89 degrees 00 minutes 54 seconds East 100.00 feet; thence North 00 degrees 23 minutes 50 seconds East 54 feet; thence North 89 degrees 00 minutes 54 seconds West 376.86 feet, to a point on the west line of said Southeast Quarter of the Southeast Quarter, distant 987.81 feet southerly of the northwest corner thereof; thence South 00 degrees 25 minutes 59 seconds West, along last said west line, 100.00 feet to the intersection with a line bearing North 89 degrees 00 minutes 54 seconds West from the point of beginning; thence South 89 degrees 00 minutes 54 seconds East 276.93 feet to the point of beginning. Subject Tract is non-compliant on it's own and must be attached to an adjacent parcel.

EXCHANGE TRACT 2(Dykema to Ulferts/Van Bruggen)

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Section 18; thence South 89 degrees 00 minutes 54 seconds East, assigned bearing, along the south line thereof, 3415.00 feet; thence North 00 degrees 23 minutes 50 seconds East, parallel to the west line of said Section 18, for a distance of 264.01 feet; thence South 89 degrees 00 minutes 54 seconds East 100.00 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 00 minutes 54 seconds West 65.00 feet; thence South 00 degrees 23 minutes 50 seconds West 264.01 feet to the point of beginning. Subject Tract is non-compliant on it's own and must be attached to an adjacent parcel.

20-018-4404
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() Filled () Not required
Date: September 7, 2021
SANDRA NORIKANE
Cass County MN Auditor-Treasurer
By [Signature]
Septic Disclosure
() Not Required () Received () Not Received

QUIT CLAIM DEED

Individual(s) to Joint Tenants
DEED TAX DUE: \$1.65 DATE: Apr 22, 2021

FOR VALUABLE CONSIDERATION, CURTIS B. ULFERTS and VERA J. VAN BRUGGEN, his wife ("Grantors"), hereby convey and quitclaim to CURTIS B. ULFERTS and VERA J. VAN BRUGGEN, husband and wife ("Grantees"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

See attached Exhibit A

EXHIBIT A

Real Property in Cass County, Minnesota, described as follows:

That part of the Southwest Quarter of the Southeast Quarter, Section 18, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the Southwest corner of the North 5/8 of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 05 minutes 56 seconds West, assigned bearing along the East line thereof 271.28 feet; thence North 89 degrees 20 minutes 57 seconds West 1307.51 feet to the West line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 31 seconds East, along said West line 270.63 feet to the Southwest corner of said North 5/8 of the Southwest Quarter of the Southeast Quarter; thence South 89 degrees 22 minutes 39 seconds East, along the South line of said North 5/8 of the Southwest Quarter of the Southeast Quarter 1307.46 feet to the point of beginning. Containing 8.13 acres, more or less.

AND

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143 North, 31 West described as follows: Commencing at the Northwest corner of said Southeast Quarter of the Southeast Quarter; thence South along the West line of said Southeast Quarter of the Southeast Quarter for 858 feet to the point of beginning of the tract to be described herein; thence continue South along said West line 229.81 feet; thence South 89 degrees 20 minutes 57 seconds East 276.93 feet to a point; thence North 00 degrees 03 minutes 48 seconds East 45.36 feet; thence South 89 degrees 20 minutes 57 seconds East 165.00 feet; thence South 00 degrees 03 minutes 48 seconds West 264.01 feet to the South line of said Southeast Quarter of the Southeast Quarter; thence East along said South line 33.00 feet then North 00 degrees 05 minutes 23 seconds East 448.46 feet to a point; thence North 89 degrees 20 minutes 57 seconds West 474.99 feet to the point of beginning

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 143 North, Range 31 West described as follows, to-wit: Commencing at the Southwest corner of Lot 6, and running easterly along the southern boundary of said Section 18 a distance of 3613 feet to the point of beginning; thence running northerly along a line parallel with the eastern boundary of said Section 18 a distance of 528 feet to a point; thence running easterly along a line parallel with the southern boundary of said Section 18 a distance of 165 feet to a point; thence running southerly along a line parallel with the easterly boundary of section 18 a distance of 528 feet to a point on the southerly boundary of said Section 18; thence running westerly along said southerly boundary of said Section 18 a distance of 165 feet to the point of beginning Township 143

LESS THE FOLLOWING TRACT:

That part of the Southeast Quarter of the Southeast Quarter, Section 18, Township 143, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 20 minutes 57 seconds West, assigned bearing, along the South line of said Southeast Quarter of the Southeast Quarter 832.42 feet to the Southeast corner of first described tract in deed from Dykema to Ulferts recorded as Document No. 420278; thence North 00 degrees 05 minutes 23 seconds East, parallel to the East line of said Southeast Quarter of the Southeast Quarter, 488.00 feet to the point of beginning of the tract to be herein described; thence continue North 00 degrees 05 minutes 23 second East 40.00 feet; thence South 89 degrees 20 minutes 57 seconds East 165.00 feet; thence South 00 degrees 05 minutes 23 seconds West, parallel to said East line, 40.00 feet; thence North 89 degrees 20 minutes 57 seconds West 165.00 feet to the point of beginning. Subject to easements, restrictions and reservations of record, if any.

The foregoing property is not considered a buildable lot on its own, and it is attached to and indivisible from that parcel described in Document Number 386836 on file in the Office of the County Recorder, and described as Parcel Number 20-018-3406 in the Office of the County Auditor, Cass County, Minnesota.