

No delinquent taxes and transfer entered; Certificate of Real Estate Value (<u>X</u>) filed () not required	
Certificate of Real Estate Value No. <u>7323</u>	
<u>December 26</u> , 2003	
<u>Pam Henson</u>	County Auditor
by <u>Joh</u>	Deputy

OFFICE OF COUNTY RECORDER
HUBBARD COUNTY, MINNESOTA
I hereby certify that this instrument was filed in this office for record on the 26th day of Dec. A.D. 2003 at 9:50 o'clock AM and was duly recorded in Book 200 of Deeds on page 566.
Dickie Smith
HUBBARD COUNTY RECORDER
BY _____

[Space Above This Line for Recording Data]

WARRANTY DEED--Corporation or Partnership to Individual(s)STATE DEED TAX DUE HEREON: \$ 161.70DATE: December 22, 2003

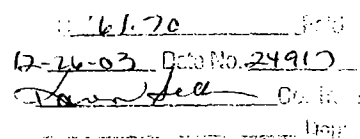
FOR VALUABLE CONSIDERATION, BWCA LAND CO., L.L.P., a Limited Liability Partnership under the laws of the State of Minnesota, Grantor, hereby conveys and warrants to RANDALL T. SCHMIDT, RICHARD A. SCHMIDT, and DAVID A. OLSON, as to an undivided one-third (1/3) interest each, Grantees, as tenants-in-common, real property in Hubbard County, Minnesota, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE);

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

None, except as set forth in legal description above.

Grantor makes no warranty that the access easement as described under EXHIBIT "A" hereof connects the property made subject of this conveyance to a public roadway.

Affix Deed Tax Stamp Here


BWCA LAND CO., L.L.P., a Minnesota
Limited Liability Partnership

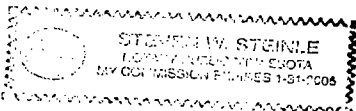
By Charles G. Anderson
CHARLES G. ANDERSON

Its Partner

STATE OF MINNESOTA)
COUNTY OF Stearns) ss.

The foregoing instrument was acknowledged before me this 22nd day of December, 2003, by Charles G. Anderson, Partner of BWCA LAND CO., L.L.P., a Limited Liability Partnership under the laws of the State of Minnesota, on behalf of said Partnership, Grantor.

NOTARIAL STAMP OR SEAL
(OR OTHER TITLE OR RANK)



SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

☐ Check here if part or all of the land is Registered (Torrens)

Tax statements for the real property described in this instrument should be sent to:

Randall T. Schmidt
5810 Main Street
Rockford, MN 55373

THIS INSTRUMENT WAS DRAFTED BY:

Steven W. Steinle
Attorney at Law
2910 Crestwood Drive NE
Alexandria, MN 56308

Grantor herein certifies that Grantor is unaware of any wells located on the described real property.

EXHIBIT "A"

Government Lot Three (3), Section Four (4), Township One Hundred Forty-one (141) North, Range Thirty-three (33) West of the Fifth Principal Meridian, Hubbard County, Minnesota.

Together with a non-exclusive and perpetual twenty (20) foot wide easement appurtenant, for ingress, egress, utility and maintenance purposes, over, under and upon Government Lot Four (4) (also known as Northwest Quarter of Northwest Quarter), Section Four (4), Township One Hundred Forty-one (141) North, Range Thirty-three (33) West of the Fifth Principal Meridian, Hubbard County, Minnesota, the centerline of said easement being described as follows:

Commencing at the northwest corner of said Section 4; thence South 0 degrees 14 minutes 05 seconds East (assuming a line between the Northwest corner of Section 4 and the Southwest Corner of Section 4 bear South 0 degrees 14 minutes 05 seconds East) a distance of 843.57 feet to the actual point of beginning of the easement centerline herein described:

thence South 88 degrees 07 minutes 24 seconds East a distance of 72.26 feet;
thence North 66 degrees 41 minutes 37 seconds East a distance of 67.56 feet;
thence North 81 degrees 18 minutes 39 seconds East a distance of 58.84 feet;
thence South 74 degrees 40 minutes 33 seconds East a distance of 40.34 feet;
thence South 52 degrees 37 minutes 04 seconds East a distance of 42.30 feet;
thence South 75 degrees 07 minutes 12 seconds East a distance of 76.48 feet;
thence South 49 degrees 58 minutes 41 seconds East a distance of 44.83 feet;
thence South 80 degrees 50 minutes 38 seconds East a distance of 26.38 feet;
thence North 86 degrees 13 minutes 33 seconds East a distance of 35.23 feet;
thence North 88 degrees 07 minutes 54 seconds East a distance of 106.74 feet;
thence South 67 degrees 35 minutes 56 seconds East a distance of 41.57 feet;
thence South 64 degrees 37 minutes 36 seconds East a distance of 54.12 feet;
thence South 73 degrees 24 minutes 30 seconds East a distance of 51.38 feet;
thence South 75 degrees 17 minutes 54 seconds East a distance of 41.12 feet;
thence South 76 degrees 05 minutes 11 seconds East a distance of 48.40 feet;
thence South 47 degrees 37 minutes 52 seconds East a distance of 48.70 feet;
thence South 21 degrees 45 minutes 40 seconds East a distance of 93.01 feet;
thence South 55 degrees 40 minutes 59 seconds East a distance of 30.66 feet;
thence South 72 degrees 09 minutes 51 seconds East a distance of 59.68 feet;
thence South 45 degrees 37 minutes 01 seconds East a distance of 45.46 feet;
thence South 49 degrees 50 minutes 53 seconds East a distance of 47.16 feet;
thence South 54 degrees 24 minutes 34 seconds East a distance of 34.66 feet;
thence South 23 degrees 16 minutes 43 seconds East a distance of 147.98 feet;
thence South 43 degrees 32 minutes 13 seconds East a distance of 34.49 feet;
thence North 84 degrees 06 minutes 58 seconds East a distance of 42.45 feet;
thence North 84 degrees 42 minutes 54 seconds East a distance of 177.42 feet;
more or less, to the East line of said Government Lot 4 and there said easement terminating.

The sidelines of said easement shall be extended or shortened so as to intersect the West line of said Government Lot Four (4) at one end, and the East line of said Government Lot Four (4) at the other end of said easement. The easement area shall extend ten (10) feet on each side of the above described easement centerline, with said sidelines running at all times parallel to and ten (10) feet distant from said centerline.

Subject to easements, restrictions, and reservations of record, and further subject to easements for roads and public utilities existing on, over or under said premises.