

CERTIFICATE OF SURVEY

LOT 1, BLOCK ONE AND LOT 1 BLOCK TWO, HYRDS PINE ACRES
SECTION 11, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 ADDRESS:

38-378-0110

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
RECORDED ON 10/21/2025 10:50:09 PM
RECFEE: \$4.00
PAGE: 2
CASS COUNTY RECORDER
OF CASS COUNTY, MINN. 276273
RECORDED ELECTRONICALLY
AJM/Cat. ver. 10.11.2024 by JLL

(Top 3 inches reserved for recording date)

MINNESOTA Uniform Conveyancing Blanks
Form 18.43 (2013)

TRUSTEE'S DEED
by Individual Trustee to Joint Tenants

eRV number: 1327887 DATE: October 21, 2025

DEED TAX DUE: \$2,145.00

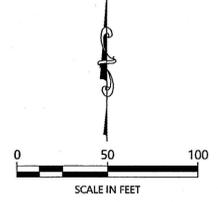
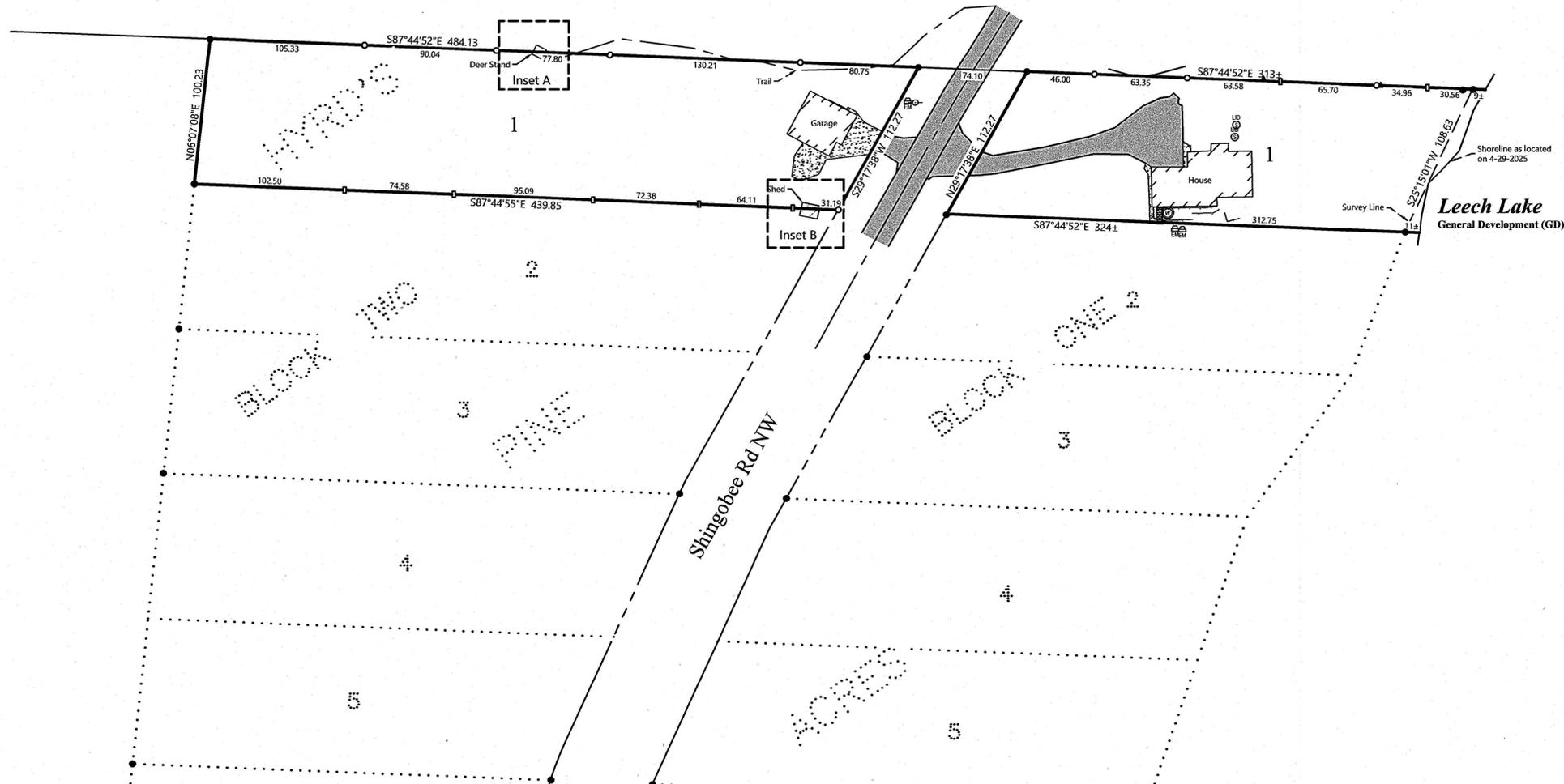
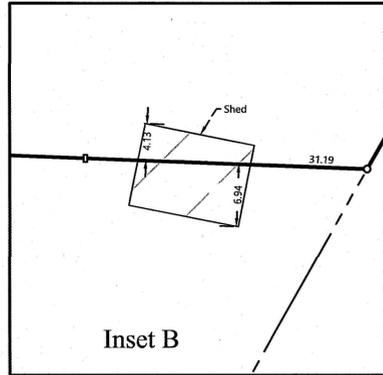
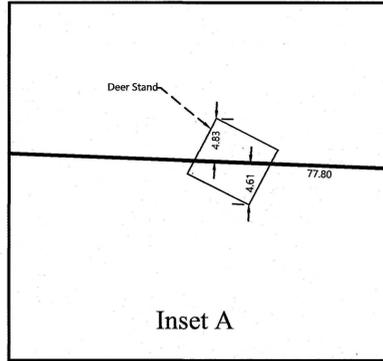
FOR VALUABLE CONSIDERATION, Paul G. Pedersen and Janet L. Pedersen, as Trustees of Janet L. Pedersen and Paul G. Pedersen Trust under Agreement dated April 22, 2020 ("Grantor(s)"), hereby convey and quitclaim to Timothy J. Kulk and Robert A. Kulk ("Grantee(s)"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

Lot One (1), Block One (1) and Lot One (1), Block Two (2), Hyrd's Pine Acres
Cass County, Minnesota

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

Check applicable box:
 The Seller certifies that the Seller does not know of any wells on the described property.
 A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: 105305)
 I am a duly licensed land surveyor under the laws of the State of Minnesota.

TERRY L. FREEMAN
4/31/25
LIC. NO. 21367



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▲ DENOTES FOUND FENCE POST
- DENOTES SET LATH
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EXISTING STAIRS
- ▨ DENOTES EXISTING RETAINING WALL

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 38-378-0110.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
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.

REVISED:	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
 4/31/25
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Roberta Kuik
 6158 Foxtail Dr.
 White Bear Lake, MN 55110

JOB NO. 25-062
 DATE: 4-30-2025
 SHEET NO. 1 OF 1