

NO DELINQUENT TAXES
AND TRANSFER ENTERED

This 7 Day July 2016

Kim Peysar

County Auditor

Elizabeth Harmon
Deputy



A434668

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 7/7/2016 9:00 AM

PACKAGE: 51361

REC FEE: \$46.00

Michael T. Moriarty, Aitkin County Recorder

CERTIFICATE OF REAL ESTATE
VALUE () FILED () NOT
REQUIRED CERTIFICATE OF REAL
ESTATE VALUE NO. 43732

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Joint Tenants

eCRV number: 523743

DEED TAX DUE: \$ 24.75

DATE: June 28 2016

FOR VALUABLE CONSIDERATION, Steven Lanham and Melinda Lanham, husband and wife ("Grantor"), hereby conveys and warrants to Mathew Nix and Katie Nix, husband and wife, as joint tenants ("Grantee"), real property in Aitkin County, Minnesota, legally described as follows:

→ See attached Exhibit A.

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

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

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Steven Lanham

Steven Lanham

Melinda Lanham

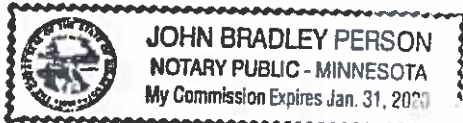
Melinda Lanham

AITKIN COUNTY DEED TAX
 No. 9419 Date 7-7-16
24.75 Dollars Paid
Joie Brown
 County Treasurer
 By Julie Hughes Deputy

State of Minnesota, County of Crow Wing

This instrument was acknowledged before me on 6/21, 2016 by Steven Lanham and Melinda Lanham, husband and wife, grantors..

(Stamp)



(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
BREEN & PERSON, LTD.
 J. Bradley Person
 124 N 6th Street
 PO Box 472
 Brainerd, MN 56401
 (218)828-1248

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Mathew and Katie Nix
 35372 295th Street
 Aitkin, MN 56431

EXHIBIT A

That part of the West 400 feet of the South 432 feet of the Northwest Quarter of the Northeast Quarter, Section 26, Township 46, Range 26, Aitkin County, Minnesota, lying North of Ripple River.

