

New Parcel - Legal Description

**The West Half of the Southwest Quarter of the Northeast Quarter (W ½ of SW ¼ of NE ¼),
Section 15, Township 43, Range 22, Aitkin County, Minnesota.**

*-Said Parcel shall not be sold or conveyed independently from the following described real property
without additional approval from the appropriate governmental entity:*

*The Northwest Quarter of the Southeast Quarter (NW ¼ of SE ¼), Section 15, Township
43, Range 22, Aitkin County, Minnesota, LESS the East 2 rods thereof.*

**NOTE: It was discovered that the NW ¼ of SE ¼ owned by Scott Bennett (to which the new
parcel is to be attached) contains a 2 rod wide exception to the property. Therefore, it appears
that the existing easement that Bennett uses to access his property off of 120th place has a gap
in it of the 33 feet (2 rods). Alan Kuhlman owns the property on the north side of that easement,
and we are proposing a work around of that gap as depicted in the attached sketch. The owner
of the gap has apparently just died and his estate is in a state of uncertainty, so we cannot get a
deed from him to fill the gap, which would have been the preferable route. It appears that this
workaround, though not ideal, is a way to get legal access to fill that gap.*