

(Top 3 inches reserved for recording data)

AFFIDAVIT OF TRUSTEE (inter vivos Trust)
Minn. Stat. 501C.1014

^{M/D}₁₈₉₄ Miller/Davis Company - millerdavis.com
Minnesota Uniform Conveyancing Blanks
Form 90.1.3 (2016)

State of Minnesota, County of Aitkin

William L. Cook,

being first duly sworn on oath states, or affirms under penalties of perjury, that:

1. Affiant is the trustee (one of the trustees) named in that certain Certificate of Trust (or trust instrument): *(check one box)*

☐ to which this Affidavit is attached.

☒ recorded on May 1, 2019 as Document Number A450923 (or in Book _____ of _____ Page _____), in the Office of the ☒ County Recorder ☐ Registrar of Titles of Aitkin County, Minnesota,

executed by Affiant or another trustee or the settlor of the trust described in the Certificate of Trust (or set forth in the trust instrument), which relates to real property in Aitkin County, Minnesota, legally described as follows:

See EXHIBIT A attached hereto for legal description.

(If more space is needed, continue on attachment.)

2. The name(s) and address(es) of the trustee(s) empowered by the trust instrument to act at the time of the execution of this Affidavit are as follows:
William L. Cook
28431 Rochester Ct.
Bonita Springs, FL 34135
3. The trustee(s) who have executed that certain instrument relating to the real property described above between William L. Cook
_____,
as trustee(s), and William L. Cook, Trustee, William L. Cook Revocable Trust Dated
April 5, 2010
_____,
dated May 20, 2021_____, (a) are empowered by the trust instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real property held in trust; and (b) are the requisite number of trustees required by the trust instrument to execute and deliver such an instrument.
4. *(check one box)*
- ☒ The trust has not terminated and the trust instrument has not been revoked.
- ☐ The trust has terminated or the trust instrument has been revoked. The execution and delivery of the instrument described in paragraph 3 has been made pursuant to the provisions of the trust.
5. There has been no amendment to the trust that limits the power of trustee(s) to execute and deliver the instrument described in paragraph 3.
6. *(check one box)*
- ☒ The trust is not supervised by any court.
- ☐ The trust is supervised by the _____ Court of _____ County, _____. All necessary approval has been obtained from the court for the trustee(s) to execute and deliver the instrument described in paragraph 3.

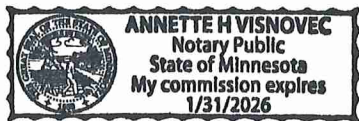
7. Affiant does not have actual knowledge of any facts indicating the trust is invalid.

Affiant

William L. Cook
William L. Cook

Signed and sworn to (or affirmed) before me on May 20, 2021, by _____
William L. Cook

(Stamp)



[Signature]

(signature of notarial officer)

Title (and Rank):

Notary Public

My Commission expires:

1-31-2026

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Andrew B. Kalis (ID# 0387682)
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue N.
P.O. Box 388
Aitkin, MN 56431-
Phone: (218) 927-2136, Fax:

EXHIBIT A

The East Four Hundred Fifty (450) feet of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼), Section Thirty (30), Township Fifty (50), Range Twenty-three (23).

Aitkin County, Minnesota
(Abstract)

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED
by Individual Trustee

Minnesota Uniform Conveyancing Blanks
Form 10.4.1 (2016)

eCRV number: _____

DEED TAX DUE: \$1.65 _____

DATE: May 20, 2021

FOR VALUABLE CONSIDERATION, William L. Cook
_____, as Trustee of
William L. Cook Revocable Trust Dated April 5, 2010,
("Grantor"), hereby conveys and quitclaims to William L. Cook, Trustee, William L. Cook Revocable
Trust Dated April 5, 2010 ("Grantee"), as

(Check only one box) ☐ Tenants in Common ☐ Joint Tenants (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Aitkin County, Minnesota, legally described as follows:

See EXHIBIT A attached hereto for legal description.

Consideration is less than \$3,000.00.

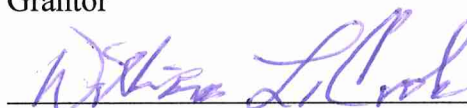
Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

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



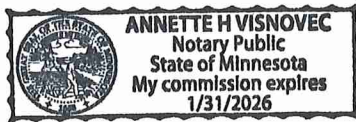
William L. Cook

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on May 20, 2021, by _____
William L. Cook

as Trustee of William L. Cook Revocable Trust Dated April 5, 2010.

(Stamp)



Title (and Rank):

Notary Public

My commission expires:

1-31-2026

THIS INSTRUMENT WAS DRAFTED BY:

Heinrich A. Brucker (025695X)
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
Phone: (218) 927-2136

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD
BE SENT TO: *(insert legal name and residential or
business address of Grantee)*

William L. Cook
28431 Rochester Ct.
Bonita Springs, FL 34135

EXHIBIT A

The East Four Hundred Fifty (450) feet of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$), Section Thirty (30), Township Fifty (50), Range Twenty-three (23).

Aitkin County, Minnesota
(Abstract)

(Top 3 inches reserved for recording data)

AFFIDAVIT OF TRUSTEE (inter vivos Trust)
Minn. Stat. 501C.1014

M/D
1894 Miller/Davis Company - millerdavis.com
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Form 90.1.3 (2016)

State of Minnesota, County of Aitkin

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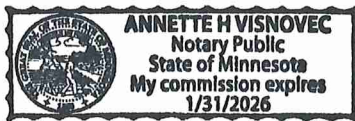
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Affiant

William L. Cook
William L. Cook

Signed and sworn to (or affirmed) before me on May 20, 2021, by _____
William L. Cook

(Stamp)



[Signature]
(signature of notarial officer)

Title (and Rank): Notary Public
My Commission expires: 1-31-2026

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(insert name and address)

Andrew B. Kalis (ID# 0387682)
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue N.
P.O. Box 388
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Phone: (218) 927-2136, Fax:

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Aitkin County, Minnesota
(Abstract)

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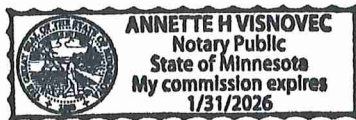
William L. Cook

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on May 20, 2021, by _____
William L. Cook

as Trustee of William L. Cook Revocable Trust Dated April 5, 2010.

(Stamp)



A handwritten signature in blue ink, consisting of a stylized 'A' and 'V' intertwined, written over a horizontal line.

Title (and Rank): Notary Public

My commission expires: 1-31-2026

THIS INSTRUMENT WAS DRAFTED BY:

Heinrich A. Brucker (025695X)
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
Phone: (218) 927-2136

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DESCRIBED IN THIS INSTRUMENT SHOULD
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Aitkin County, Minnesota
(Abstract)



Detailed Parcel Report

Parcel Number: 32-0-052400

General Information

Township/City: TURNER TWP
Taxpayer Name: COOK, WILLIAM L TRUSTEE
Taxpayer Address: 28431 ROCHESTER COURT
BONITA SPRINGS FL 34135
Property Address:
Township: 50 Lake Number: 1006200
Range: 23 Lake Name: BIG SANDY LAKE
Section: 30 Acres: 40.00
Green Acres: No School District: 4.00
Plat:
Brief Legal Description: SW OF SE

Tax Information

Class Code 1: Rural Vacant Land
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Non Homestead
Assessment Year: 2021

Estimated Land Value:	\$15,200.00
Estimated Building Value:	\$0.00
Estimated Total Value:	\$15,200.00
Prior Year Total Taxable Value:	\$14,300.00
Current Year Net Tax (Specials Not Included):	\$102.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$0.00
Delinquent Taxes:	No

* For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.

** Balance Due on a parcel does not include late payment penalties.

Aitkin County Planning,

Greetings.

We desire to divide our 40 acre parcel 32-0-052400, so as to give Dr Moriarity the ability to purchase the East portion of the split.

He and his family already own the parcel 32-0-052504, to the East of our existing 40. We have agreed to let his family have part of our property.

Attached are two maps. One is an Aitkin Co map showing the Dr's ownership and the proposed split.

The other map is a Woodseth and Nolting survey map showing elevations, contour and bluffs, of which there are none. The contour lines are 2 feet per step up.

The septic sites were placed by Mr Ken Eddy and his son Brad, after extensive probing. They were licensed to do this work, and Brad continues this to this day.

We have added 10,000 SQ ft septic box and a 3000 dwelling in each split. However, there is no building planned.

Access remains by water.

We hope we have given you everything you need under 2.05 as required by 300, A. If we can be of further assistance, please let us know.

Bill Cook

PLEASE NOTE
BORINGS
BY K&M

of

TOWNSHIP 50
SE 1/4

17,928 sq. ft.
0.41 acres

SE 1/4
10000'

Home

10000'

Land split Soil Boring Log. 4-28-21

Bill Cook PID# 32-0-52400.

Ekelund Excavating Lic.# L552

West portion of parcel:

Sb#1

0-6" Topsoil

6-16" Sandy loam 2.5yr 5/4

17" mottled sandy loam

Sb#2

0-6" Topsoil

6-18" Sandy loam 2.5yr 4/4

No mottles found at 18"

Sb#3

0-6" Topsoil

6-18" Sandy loam 10yr 4/4

18-30" Sandy loam 10yr 4/5

No mottles found at 30"

East portion of parcel:

Sb#1

0-6" Topsoil

6-16" sandy loam 10yr 4/5

17" mottled sandy loam

Sb#2

0-6" Topsoil

6-14" sandy loam 10yr 4/4

15" mottled sandy loam

Sb#3

0-6" Topsoil

6-14" sandy loam 10yr 4/4

15" Mottled sandy loam

Aitkin County

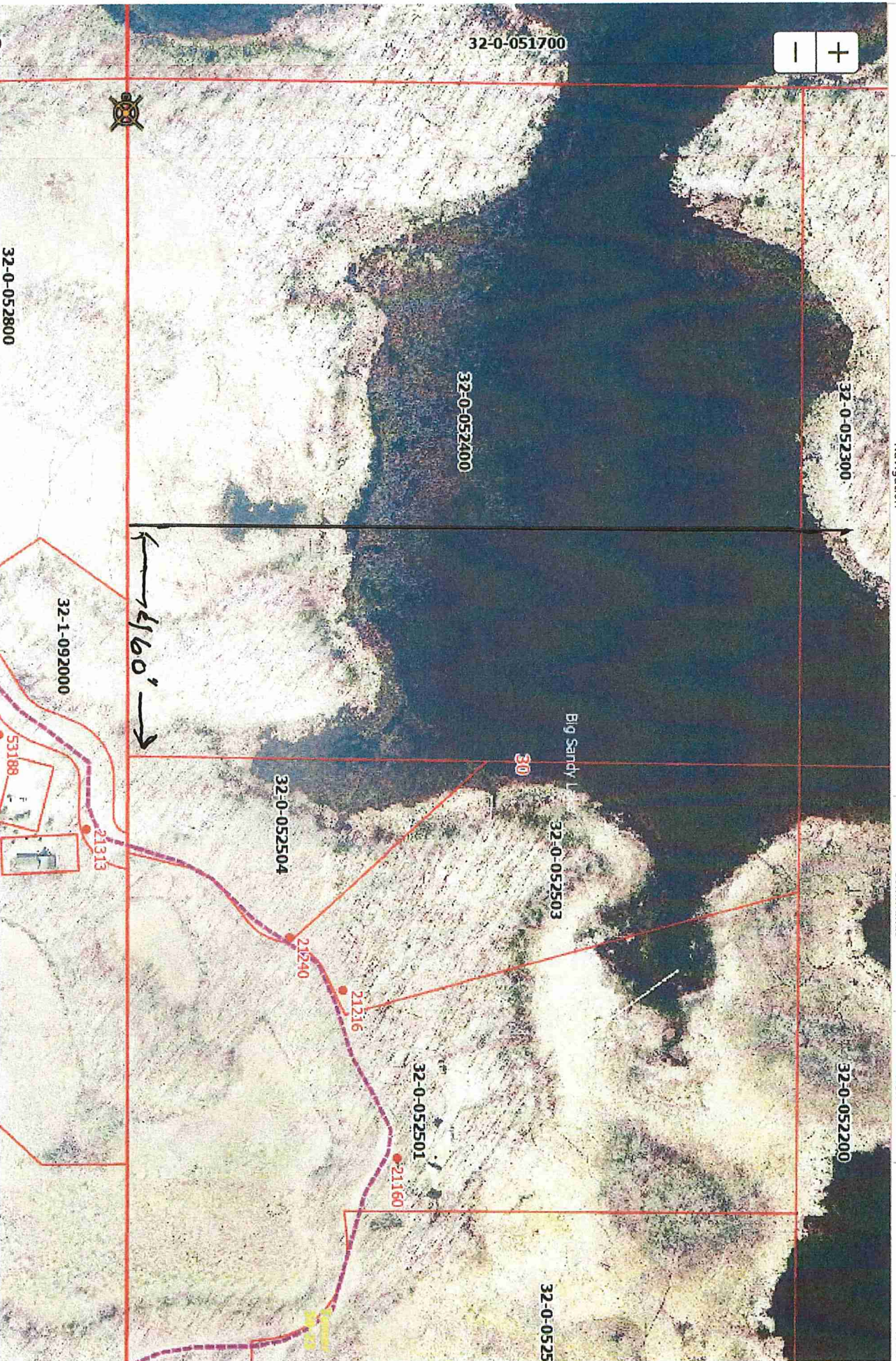
☐ Zoom In ☐ Zoom Out ☐ Pan ☐ Zoom Prev ☐ Zoom Next ☐ Zoom In Extent ☐ Zoom Out Extent

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Scale 1: 4514

No Tool Active

