

TO: Aitkin County Zoning

FROM: Wyatt Bayerle

PAGES: 3

PHONE: Recipient phone number

DATE: 8/11/2022

RE: Legal Description minor subd

CC: Wyatt Bayerle

FW: #21126 Bayerle.Minor Sudb.

From: Mike Bjerke (mike@trothlaw.com)

To: cbayerle_30@yahoo.com

Date: Thursday, August 11, 2022 at 08:25 AM CDT

Good morning Wyatt and Cara L. Bayerle:

I see that Wyatt tried to call a couple times after hours yesterday but left no message. I decided I had better take a second look at this. Please note that I was unable to examine title to the real estate in question, so all I have are a couple of deeds, the first being from Paolera to Bayerles for NW1/4 of NW1/4 less highway and SW1/4 of NW1/4 of Section 20, Township 43, Range 23. The second deed I have is from Bayerles to Thorntons. After reviewing that deed more closely, and assuming there is nothing else recorded, and with the caveat that I have not examined title to these properties, I believe that the correct legal descriptions are as follows:

Wyatt Bayerle Legal Description for Minor Subdivision (property to be sold on August 30th)

The South 430 feet of the SW1/4 of NW1/4, Section 20, Township 43, Range 23, Aitkin County, MN, reserving onto Grantor an easement across the West 33 feet of said South 430 feet of said SW1/4 of NW1/4, said easement originally recorded on December 29, 2004, as Doc. No. 363402. Subject to right- of-ways for State Highway No. 65 and 124th Lane as now laid out, Aitkin County, Minnesota.

Wyatt Bayerle Remainder Description after sale:

The SW1/4 of NW1/4, Section 20, Township 43, Range 23, Aitkin County, MN, LESS the following parcels:

The South 430 feet of the SW1/4 of NW1/4, and LESS that part of the SW1/4 of the NW1/4 lying within the North 1440 feet of the W1/2 of the NW1/4, Section 20, Township 43, Range 23, Aitkin County, Minnesota, subject to an easement across the west 33 feet thereof and together with an easement across the West 33 feet of the South 430 feet of said SW1/4 of NW1/4, Section 20, Township 43, Range 23, Aitkin County, Minnesota. Subject to right-of-way for State Highway No. 65 as now laid out, Aitkin County, Minnesota.
