

QUIT CLAIM DEED

Individual(s) to Individual(s)

eCRV number:

DEED TAX DUE: **\$1.65**
Consideration less than \$3,000.00

DATE: **August** ____, 2022

FOR VALUABLE CONSIDERATION, **Todd McGuire and Charmayne McGuire, a married couple (“Grantor”)**, hereby conveys and quitclaims to **Cheryl L. Reinking and Gregory G. Reinking, Trustees and successor Trustee(s) of the Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019 (“Grantee”)**, as

(Check only one box.) tenants in common, *(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.)*
 joint tenants,

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

See EXHIBIT A attached hereto for legal description.

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:

Todd McGuire

Charmayne McGuire

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on **August ____**, 2022, by **Todd McGuire and Charmayne McGuire, a married couple.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

**Heinrich A. Brucker
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
(218) 927-2136
Atty. Reg. No. 025695X**

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

**Cheryl L. Reinking, Trustee
Gregory G. Reinking, Trustee
14855 Country Road
Rogers, MN 55374**

EXHIBIT A

Lot 21, SUGAR HILL, Aitkin County, Minnesota EXCEPT that part described as follows:

Revised Tract A

Beginning at the southeast corner of said Lot 21; thence on an assumed bearing of North 24 degrees 34 minutes 35 seconds East along the easterly line of said Lot 21 a distance of 8.18 feet; thence North 83 degrees 46 minutes 25 seconds West, 25.72 feet to the intersection of the southerly line of said Lot 21; thence South 65 degrees 14 minutes 08 seconds East along southerly line of said Lot 21 a distance of 24.42 feet to the Point of beginning.

Subject to reservations, restrictions and easements of record, if any.

AND

Revised Tract B

That part of Government Lot 5, Section 25, Township 46, Range 27, Aitkin County, Minnesota described as follows:

Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of North 65 degrees 14 minutes 08 seconds West along the southerly line of said Lot 21 a distance of 24.42 feet to the Point of Beginning of the land herein described; thence continuing North 65 degrees 28 minutes 55 seconds West along southerly line of said Lot 21 a distance of 180.58 feet to the intersection of the west of said Government Lot 5; thence South 00 degrees 07 minutes 17 seconds West along the west line of said Government Lot 5 a distance of 57.00 feet; thence South 83 degrees 46 minutes 25 seconds West, 191.12 feet to the Point of Beginning.

Subject to reservations, restrictions and easements of record, if any.

AND

Revised Tract C

That part of Government Lot 5, Section 25, Township 46, Range 27, Aitkin County, Minnesota described as follows:

Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of South 65 degrees 14 minutes 08

seconds East, 33.00 feet along the southerly extension of said Lot 21 to the Point of Beginning of the land herein described; thence North 89 degrees 29 minutes 12 seconds East, 137.28 feet; thence North 00 degrees 30 minutes 45 seconds West, 90.56 feet; thence South 89 degrees 29 minutes 12 seconds West, 94.87 feet; thence South 24 degrees 34 minutes 35 seconds West, 100.00 feet to the Point of Beginning. Subject to reservations, restrictions and easements of record, if any.

Lot 21, Sugar Hill, except revised Tract A cannot be sold or conveyed independently from revised Tract B and revised Tract C.

Aitkin County, Minnesota
(Abstract)

5/4

(Top 3 inches reserved for recording data)

CERTIFICATE OF TRUST

by Individual

State of Minnesota, County of _____

Cheryl L. Reinking and Gregory G. Reinking, being first duly sworn on oath states, or affirms under penalties of perjury, that:

1. The name of the trust, if one is given, is: **Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019.**

2. The date of the trust instrument is: **September 5, 2019.**

3. The name and address of each trustee empowered to act under the trust instrument at the time of execution of this Certificate of Trust is:

**Cheryl L. Reinking
14855 Country Road
Rogers, MN 55374**

**Gregory G. Reinking
14855 Country Road
Rogers, MN 55374**

4. The Trustees are authorized by the trust Instrument to sell, convey, pledge, mortgage, lease, or transfer title to any interest in real or personal property, except as limited by the following: **NONE.**

5. The number of trustees required to act is: **one.**

6. The trust **has not** been terminated.
The trust instrument **has not** been revoked.

Pursuant to Minn. Stat. 501C.1013 subd. 2:

The name of each settlor of the trust is: **Cheryl L. Reinking.**

The name of each original Trustee is: **Cheryl L. Reinking and Gregory G. Reinking.**

Check this box if an Affidavit of Trustee, consisting of 2 pages, is attached to this Certificate of Trust.

The statements contained in this Certificate of Trust are true and correct and there are no other provisions in the trust instrument, or amendments to it, that limit (i) the powers of the trustee(s) to sell, convey, pledge, mortgage, lease, or transfer title to interest in real or personal property, or (ii) the authority of the trustees to exercise any other power identified in this Certificate of Trust.

Trustee or Settlor

Cheryl L. Reinking

Gregory G. Reinking

Signed and sworn to (or affirmed) before me on August , 2022 by Cheryl L. Reinking and Gregory G. Reinking, a married couple.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month day year)

THIS INSTRUMENT WAS DRAFTED BY:
Heinrich A. Brucker
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
(218) 927-2136
Atty. Reg. No. 025695X

(Top 3 inches reserved for recording data)

AFFIDAVIT OF TRUSTEE (inter vivos Trust)

State of Minnesota, County of _____

Cheryl L. Reinking and Gregory G. Reinking, being first duly sworn on oath states, or affirms under penalties of perjury, that:

1. Affiants are the trustees named in that certain Certificate of Trust (or trust instrument) to which this Affidavit is attached executed by Affiants 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.

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:

**Cheryl L. Reinking
14855 Country Road
Rogers, MN 55374**

**Gregory G. Reinking
14855 Country Road
Rogers, MN 55374**

3. The trustee(s) who have executed that certain instrument relating to the real property described above between **Cheryl L. Reinking and Gregory G. Reinking, Trustees and successor Trustee(s) of the Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019**, and **Todd McGuire and Charmayne McGuire, a married couple**, dated August , 2022, (a) are empowered by the provisions of 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. The trust has not been terminated or 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 which limits the power of trustee(s) to execute and deliver the instrument described in paragraph 3.

6. The Trust is not supervised by any Court.

7. Affiants do not have actual knowledge of any facts indicating the trust is invalid.

Affiant

Cheryl L. Reinking, Trustee

Gregory G. Reinking, Trustee

Signed and sworn to (or affirmed) before me on **August ____**, 2022, by **Cheryl L. Reinking and Gregory G. Reinking, Trustees and successor Trustee(s) of the Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

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

THIS INSTRUMENT WAS DRAFTED BY:

Heinrich A. Brucker
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
218-927-2136

EXHIBIT A

Revised Tract A

Beginning at the southeast corner of said Lot 21; thence on an assumed bearing of North 24 degrees 34 minutes 35 seconds East along the easterly line of said Lot 21 a distance of 8.18 feet; thence North 83 degrees 46 minutes 25 seconds West, 25.72 feet to the intersection of the southerly line of said Lot 21; thence South 65 degrees 14 minutes 08 seconds East along southerly line of said Lot 21 a distance of 24.42 feet to the Point of beginning.

Subject to reservations, restrictions and easements of record, if any.

AND

Government Lot Five (5), Section Twenty-five (25), Township Forty-six (46), Township Twenty-seven (27), except the portions in Plat of "Sugar Hill".

AND EXCEPT

That part of Government Lot Five (5), Section Twenty-five (25), Township Forty-six (46) North, Range Twenty-seven (27) West, Aitkin County, Minnesota described as follows:

The southerly line of Lot 8, SUGAR HILL, Aitkin County, Minnesota shall be assumed to bear North 77 degrees 03 minutes 00 seconds East; commencing at the southwesterly corner of said Lot 8; thence South 12 degrees 57 minutes 00 seconds East 33.00 feet to the point of beginning of the tract to be herein described; thence South 12 degrees 57 minutes 00 seconds East 100.00 feet; thence North 77 degrees 03 minutes 00 seconds East 100.00 feet; thence North 12 degrees 57 minutes 00 seconds West 100.00 feet; thence South 77 degrees 03 minutes 00 seconds West 100.00 feet to the point of beginning and there terminating.

Subject to reservations, restrictions and easements of record, if any.

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The southerly line of Lot 8, SUGAR HILL, Aitkin County, Minnesota shall be assumed to bear North 77 degrees 03 minutes 00 seconds East; commencing at the southwesterly corner of said Lot 8; thence South 12 degrees 57 minutes 00 seconds East 33.00 feet; thence North 77 degrees 03 minutes 00 seconds East 100.00 feet to the point of beginning of the tract to herein be described; thence North 77 degrees 03 minutes 00 seconds East 100.00 feet; thence South 12 degrees 57 minutes 00

seconds East 100.00 feet; thence South 77 degrees 03 minutes 00 seconds West 100.00 feet; thence North 12 degrees 57 minutes 00 seconds West 100.00 feet to the point of beginning and there terminating.

Subject to reservations, restrictions and easements of record, if any.

AND EXCEPT

Revised Tract B

That part of Government Lot 5, Section 25, Township 46, Range 27, Aitkin County, Minnesota described as follows:

Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of North 65 degrees 14 minutes 08 seconds West along the southerly line of said Lot 21 a distance of 24.42 feet to the Point of Beginning of the land herein described; thence continuing North 65 degrees 28 minutes 55 seconds West along southerly line of said Lot 21 a distance of 180.58 feet to the intersection of the west of said Government Lot 5; thence South 00 degrees 07 minutes 17 seconds West along the west line of said Government Lot 5 a distance of 57.00 feet; thence South 83 degrees 46 minutes 25 seconds West, 191.12 feet to the Point of Beginning.

Subject to reservations, restrictions and easements of record, if any.

AND EXCEPT

Revised Tract C

That part of Government Lot 5, Section 25, Township 46, Range 27, Aitkin County, Minnesota described as follows:

Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of South 65 degrees 14 minutes 08 seconds East, 33.00 feet along the southerly extension of said Lot 21 to the Point of Beginning of the land herein described; thence North 89 degrees 29 minutes 12 seconds East, 137.28 feet; thence North 00 degrees 30 minutes 45 seconds West, 90.56 feet; thence South 89 degrees 29 minutes 12 seconds West, 94.87 feet; thence South 24 degrees 34 minutes 35 seconds West, 100.00 feet to the Point of Beginning.

Subject to reservations, restrictions and easements of record, if any.

Revised Tract A cannot be sold or conveyed independently from that portion of Government Lot 5, Section 25, Township 46, Range 27, legally described above.

Aitkin County, Minnesota
(Abstract)

4/4

TRUSTEE'S DEED

by Individual Trustee(s)

eCRV number:

DEED TAX DUE: **\$1.65**
Consideration less than \$3,000.00

DATE: August ____, 2022

FOR VALUABLE CONSIDERATION, **Cheryl L. Reinking and Gregory G. Reinking, Trustees and successor Trustee(s) of the Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019 ("Grantor")**, hereby conveys and quitclaims to **Todd McGuire and Charmayne McGuire, a married couple ("Grantee")**, as

(Check only one box.) tenants in common, (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.)
 joint tenants,

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

See EXHIBIT A attached hereto for legal description.

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:

Cheryl L. Reinking, Trustee

Gregory G. Reinking, Trustee

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on **August** ____, **2022**, by **Cheryl L. Reinking and Gregory G. Reinking, Trustees and successor Trustee(s) of the Cheryl L. Reinking Revocable Trust under agreement dated September 5, 2019.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

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

THIS INSTRUMENT WAS DRAFTED BY:

Heinrich A. Brucker
Ryan, Brucker & Kalis, Ltd.
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
(218) 927-2136
Atty. Reg. No. 025695X

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:

Todd McGuire
Charmayne McGuire
29203 – 410th Place
Aitkin, MN 56431

EXHIBIT A

Revised Tract A

Beginning at the southeast corner of said Lot 21; thence on an assumed bearing of North 24 degrees 34 minutes 35 seconds East along the easterly line of said Lot 21 a distance of 8.18 feet; thence North 83 degrees 46 minutes 25 seconds West, 25.72 feet to the intersection of the southerly line of said Lot 21; thence South 65 degrees 14 minutes 08 seconds East along southerly line of said Lot 21 a distance of 24.42 feet to the Point of beginning.

Subject to reservations, restrictions and easements of record, if any.

AND

Government Lot Five (5), Section Twenty-five (25), Township Forty-six (46), Township Twenty-seven (27), except the portions in Plat of "Sugar Hill".

AND EXCEPT

That part of Government Lot Five (5), Section Twenty-five (25), Township Forty-six (46) North, Range Twenty-seven (27) West, Aitkin County, Minnesota described as follows:

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Subject to reservations, restrictions and easements of record, if any.

AND EXCEPT

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seconds East 100.00 feet; thence South 77 degrees 03 minutes 00 seconds West 100.00 feet; thence North 12 degrees 57 minutes 00 seconds West 100.00 feet to the point of beginning and there terminating.

Subject to reservations, restrictions and easements of record, if any.

AND EXCEPT

Revised Tract B

That part of Government Lot 5, Section 25, Township 46, Range 27, Aitkin County, Minnesota described as follows:

Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of North 65 degrees 14 minutes 08 seconds West along the southerly line of said Lot 21 a distance of 24.42 feet to the Point of Beginning of the land herein described; thence continuing North 65 degrees 28 minutes 55 seconds West along southerly line of said Lot 21 a distance of 180.58 feet to the intersection of the west of said Government Lot 5; thence South 00 degrees 07 minutes 17 seconds West along the west line of said Government Lot 5 a distance of 57.00 feet; thence South 83 degrees 46 minutes 25 seconds West, 191.12 feet to the Point of Beginning.

Subject to reservations, restrictions and easements of record, if any.

AND EXCEPT

Revised Tract C

That part of Government Lot 5, Section 25, Township 46, Range 27, Aitkin County, Minnesota described as follows:

Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of South 65 degrees 14 minutes 08 seconds East, 33.00 feet along the southerly extension of said Lot 21 to the Point of Beginning of the land herein described; thence North 89 degrees 29 minutes 12 seconds East, 137.28 feet; thence North 00 degrees 30 minutes 45 seconds West, 90.56 feet; thence South 89 degrees 29 minutes 12 seconds West, 94.87 feet; thence South 24 degrees 34 minutes 35 seconds West, 100.00 feet to the Point of Beginning.

Subject to reservations, restrictions and easements of record, if any.

Revised Tract A cannot be sold or conveyed independently from that portion of Government Lot 5, Section 25, Township 46, Range 27, legally described above.

Aitkin County, Minnesota

(Abstract)

CERTIFICATE OF SURVEY

SECTION 25, TOWNSHIP 46 NORTH, RANGE 27 WEST
AITKIN COUNTY, MINNESOTA

PROPOSED LEGAL DESCRIPTION:

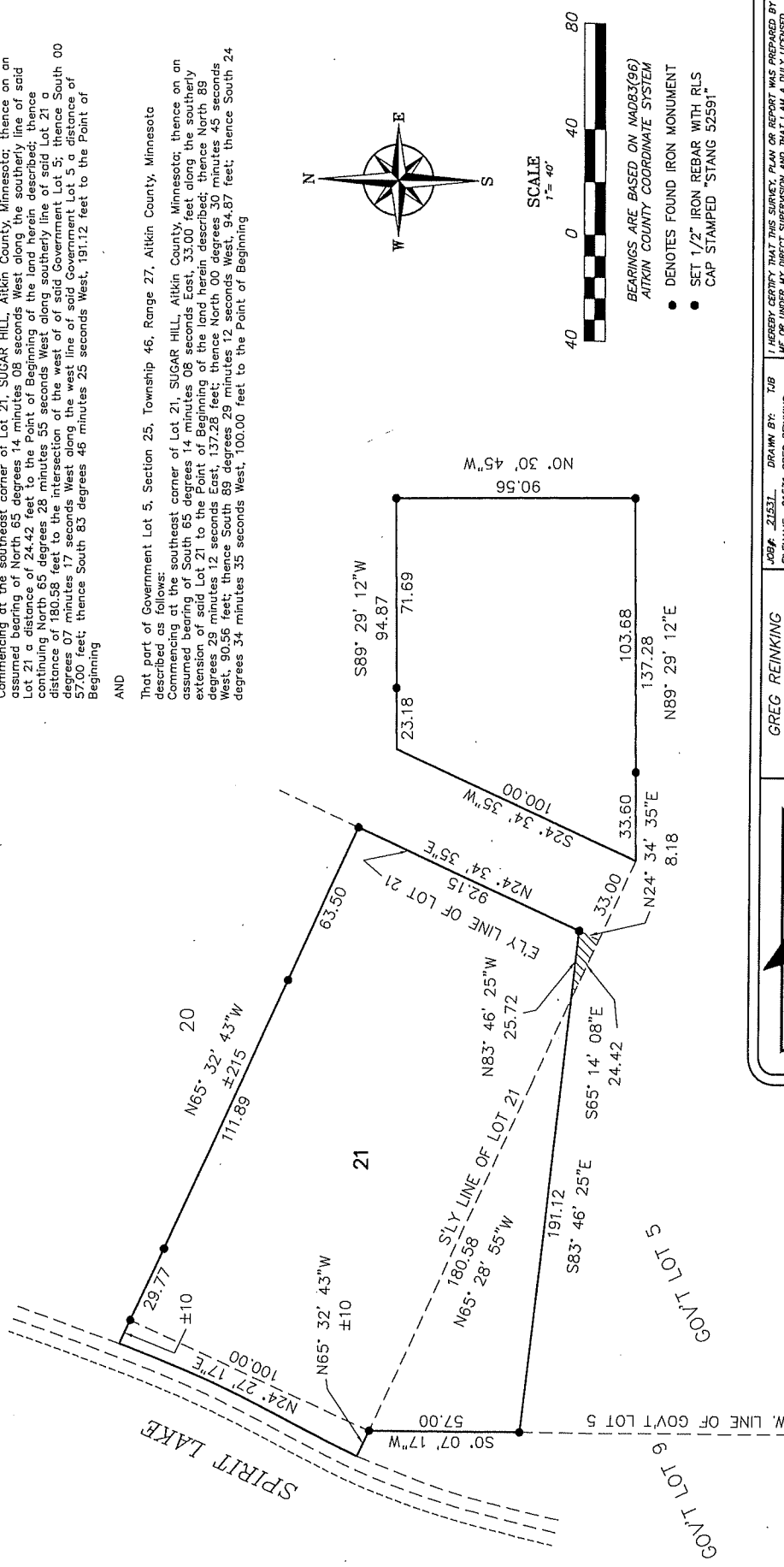
Lot 21, SUGAR HILL, Aitkin County, Minnesota EXCEPT that part described as follows:
Beginning at the southeast corner of said Lot 21; thence on an assumed bearing of North 24 degrees 34 minutes 35 seconds East along the easterly line of said Lot 21 a distance of 8.18 feet; thence North 83 degrees 46 minutes 25 seconds West, 25.72 feet to the intersection of the southerly line of said Lot 21; thence South 65 degrees 14 minutes 08 seconds East along southerly line of said Lot 21 a distance of 24.42 feet to the Point of Beginning

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AND

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GREG REINKING
GOVT LOT 5
SEC25-T46N-R27W
AITKIN COUNTY, MN

DATE
8/31/2021

MICHAEL A. STANG (LIC. NO. 52894)

JOB# 21531 DRAWN BY: TAB
FILENAME: 21531 GREG REINKING
REV# DESCRIPTION DATE

NORTH STAR SURVEYING & ENGINEERING, INC.
P.O. Box 3087 • Bemidji Minnesota • 56601

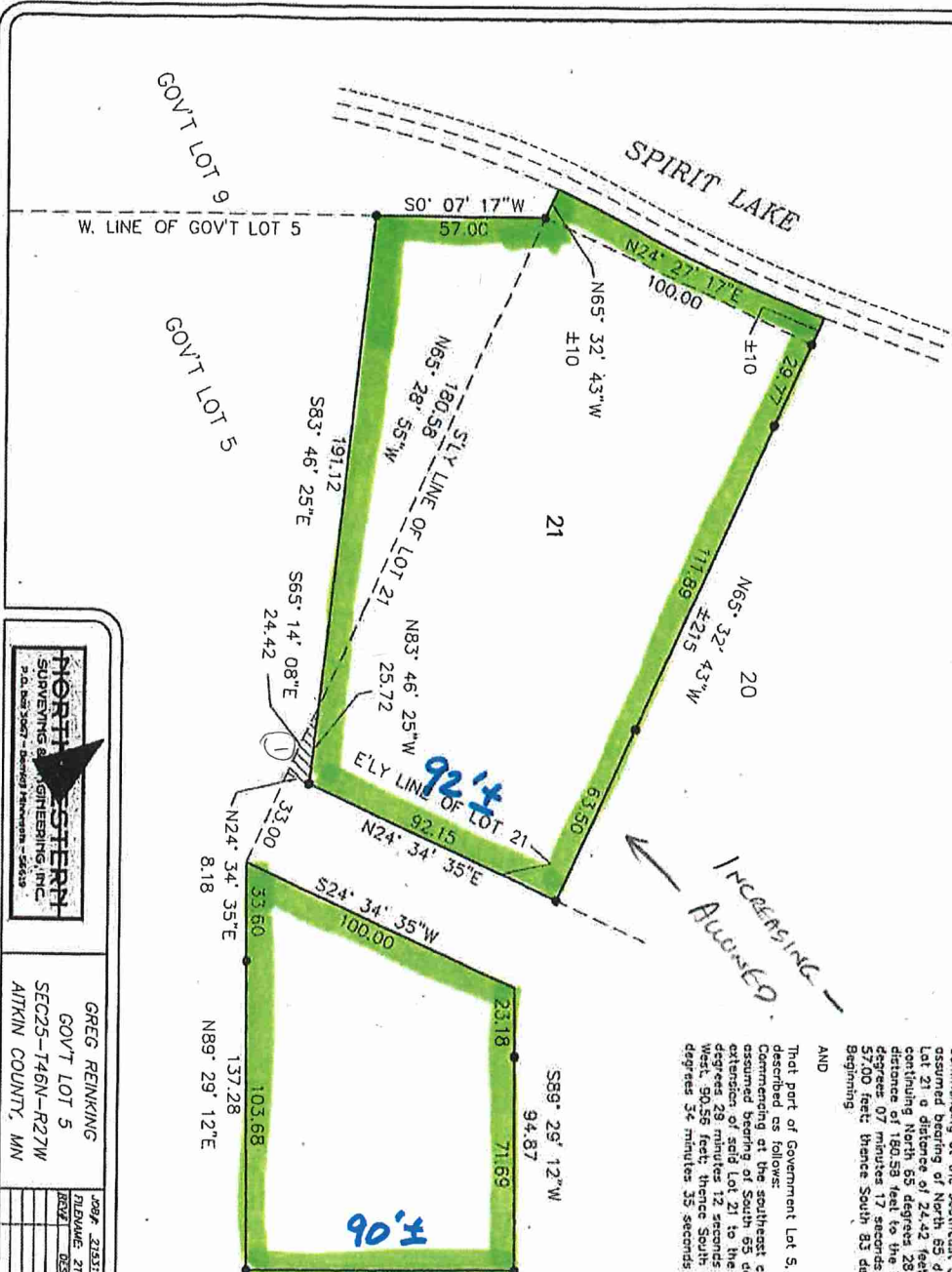
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

3

CERTIFICATE OF SURVEY

SECTION 25, TOWNSHIP 46 NORTH, RANGE 27 WEST
AITKIN COUNTY, MINNESOTA

Desired Outcome



PROPOSED LEGAL DESCRIPTION:

Lot 21, SUGAR HILL, Aitkin County, Minnesota EXCEPT that part described as follows:
 Beginning at the southeast corner of said Lot 21; thence North 24 degrees 34 minutes 35 seconds East along the easterly line of said Lot 21 a distance of 100.00 feet; thence North 83 degrees 46 minutes 29 seconds West, 25.72 feet to the intersection of the southerly line of said Lot 21; thence South 65 degrees 14 minutes 09 seconds East along southerly line of said Lot 21 a distance of 24.42 feet to the Point of Beginning.

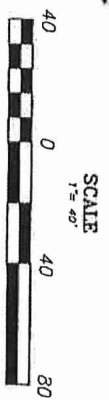
AND

That part of Government Lot 5, Section 25, Township 46 North, Range 27 West, Aitkin County, Minnesota described as follows:
 Commencing at the southeast corner of Lot 21, SUGAR HILL, Aitkin County, Minnesota; thence on an assumed bearing of South 59 degrees 14 minutes 08 seconds East, 33.00 feet along the southerly extension of said Lot 21 to the Point of Beginning of the land herein described; thence North 89 degrees 29 minutes 12 seconds East, 137.28 feet; thence North 00 degrees 30 minutes 45 seconds West, 90.58 feet; thence South 89 degrees 29 minutes 12 seconds West, 94.87 feet; thence South 24 degrees 34 minutes 35 seconds West, 100.00 feet to the Point of Beginning.

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BECAUSE INCREASING
 NON-COMPACTING
 PARCEL AREA
 BY 3.0 (C)



- BEARINGS ARE BASED ON NAD83(96)
- AITKIN COUNTY COORDINATE SYSTEM
- DENOTES FOUND IRON MONUMENT
- SET 1/2" IRON REBAR WITH RLS
- CAP STAMPED "STANG 52591"



GREG REINKING
 GOV'T LOT 5
 SEC25-146N-R27W
 AITKIN COUNTY, MN

JOB#	21531	DRAWN BY	TJB
REVISION	21531	GREG REINKING	
REV#	DESCRIPTION	DATE	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 MICHAEL A. STANG (Lic. No. 52591)
 8/3/2021
 DATE