

CRV Not Required
No Delinquent Taxes and Transfer Entered
Kirk Peysar, County Auditor
State Deed Tax Paid
Lori Grams, County Treasurer

Doc No: **A475106**
Certified Filed and/or Recorded on
1/3/2023 10:26 AM

QCD 1/1
REC FEE \$46.00
SDT \$1.65

Office of the County Recorder
Aitkin County, Minnesota
Tara Snyder, County Recorder

Package: **80402** Liz

This cover sheet was added by the Aitkin County Recorder's Office to allow space for the recording information of this document. It is not intended to alter the document/certified copy.

This cover sheet is now a permanent part of the recorded document.

Form No. 10.3.1 — QUIT CLAIM DEED

Individual(s) to Individual(s)

DEED TAX DUE: \$1.65

Date: 12/30/22

FOR VALUABLE CONSIDERATION, Dennis A. Nelson, a single person, Grantor(s), hereby conveys and quitclaims to Eric A. Nelson and Alexandra E. Nelson, Grantee(s), as

tenants in common *(if more than one Grantee is named above and no box or both boxes are checked,*
 joint tenants *this conveyance is made to the named Grantees as tenants in common)*

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

See Legal Description attached hereto

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

conditions, easements, reservations, restrictions and covenants of record, if any.

Total consideration for this transfer is \$3000.00 or less

Check box if applicable:

- 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. WDC No.:

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.

Dennis A. Nelson

Dennis A. Nelson

Affix Deed Tax Stamp Here

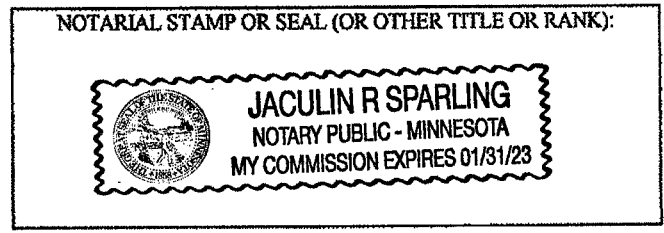
STATE OF Minnesota

COUNTY OF Sherburne

} ss.

The instrument was acknowledged before me on Nelson, a single person.

December 30, 2022 by Dennis A.



Jacquelin Sparling

SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY:

Home Security Abstract & Title Company
564 Dodge Avenue NW
Elk River, MN 55330

File Number: DPE-16171

Eric A. Nelson and Alexandra E. Nelson

20086 Fern Glen Blvd N
Forest Lake, MN 55025

Legal Description

→ Parcel A: That part of Government Lot 1 of Section 20, Township 45, Range 26, Aitkin County, Minnesota, described as follows:

Commencing at the intersection of the South line of Trunk Highway No. 18 with the East line of Government Lot 1; thence running in a Southwesterly direction along the South line of Trunk Highway No. 18 a distance of 425 feet to the point of beginning; thence running in a Southwesterly direction along the South line of said Trunk Highway No. 18, a distance of 50 feet; thence in a Southeasterly direction a distance of 650 feet, more or less, to a point on shore of Mille Lacs Lake which is a distance of 405 feet Southwest of the Southeast meander corner of said Government Lot 1, measured along the shore of Mille Lacs Lake; thence in a Northeasterly direction along the shore of Mille Lacs Lake a distance of 50 feet; thence in a Northwesterly direction a distance of 615 feet, more or less to the point of beginning.

→ Parcel B: That part of Government Lot 1 of Section 20, Township 45, Range 26, Aitkin County, Minnesota, described as follows:

Commencing at the intersection with the South line of State of Minnesota Trunk Highway No. 18 with the East line of said Government Lot 1; thence running in a southwesterly direction along the South line of said Trunk Highway No. 18 a distance of 475 feet to the point of beginning; thence running in a Southwesterly direction along the South line of said Trunk Highway No. 18 a distance of 50 feet; thence in a Southeasterly direction a distance of 650 feet more or less to a point on the Shore of Mille Lacs Lake which is a distance of 455 feet Southwest of the Southeast meander corner of said Government Lot 1, measured along the shore of Mille Lacs Lake; thence in a Northeasterly direction along the Shore of Mille Lacs Lake a distance of 50 feet; thence in a Northwesterly direction to the point of beginning.