



A452207

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 7/23/2019 9:00 AM

PACKAGE: 62873

REC FEE: \$46.00

TRANSFER ENTERED

This 23 Day July 2019

Kirk Poyser

County Auditor

Elizabeth Harmon

Deputy

Michael T. Moriarty, Aitkin County Recorder

(Top 3 inches reserved for recording data)

**AFFIDAVIT OF IDENTITY AND SURVIVORSHIP FOR
JOINT TENANCY OR LIFE ESTATE**

State of Minnesota, County of **Washington**

Name of Decedent: **Barbara A. Nelson**
a/k/a Barbara Ann Nelson

I, **Dennis A. Nelson**, being first duly sworn, on oath state from personal knowledge:

1. That Decedent is the person named in the certified copy of the Certificate of Death attached hereto and made a part hereof.
2. That the name of the survivor is: **Dennis A. Nelson**.
3. That on the date of death, Decedent was an owner as a joint tenant of the land legally described as follows:

→ See attached Exhibit A

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

as shown by instrument recorded on **November 9, 2011** as Document Number **408392** in the Office of the County Recorder of **Aitkin** County, Minnesota.

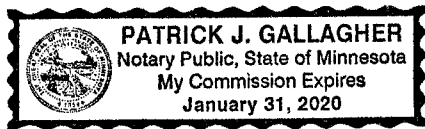
Affiant

Dennis A. Nelson

Dennis A. Nelson

Signed and sworn to before me on June 26, 2019 by Dennis A. Nelson.

(Stamp)



[Handwritten Signature]
(signature of notarial officer)

Title (and Rank): _____

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

THIS INSTRUMENT WAS DRAFTED
WITHOUT EXAMINATION OF TITLE BY:

Patrick J. Gallagher
Ginkel & Gallagher
563 Bielenberg Drive, #215
Woodbury, MN 55125

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

Dennis A. Nelson
875 Midwest Trail N.
Lake Elmo, MN 55042

EXHIBIT 'A'

→ **Parcel A: That part of Government Lot One (1) of Section Twenty (20), Township Forty-five (45), Range Twenty-six (26), 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.

AND

→ **Parcel B: That part of Government Lot One (1) of Section Twenty (20), Township Forty-five (45), Range Twenty-six (26), 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.

EXPRESSLY EXCEPTING AND EXCLUDING all instruments of any nature (including, but without limitation, leases for a period of years) affecting the title to the minerals or mineral rights in, upon or under said premises, which are filed subsequent to the date of the filing of the deeds or other instruments wherein the minerals and mineral rights were expressly excepted and reserved, and whereby the mineral ownership was severed from the surface ownership.