

CRV Filed
No Delinquent Taxes and Transfer Entered
Kirk Peysar, County Auditor
State Deed Tax Paid
Lori Grams, County Treasurer

Doc No: **A484003**
Certified Filed and/or Recorded on
10/1/2024 9:55 AM

WAD 1/4

REC FEE	\$46.00
SDT	\$231.00
eCRV #	1696077

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

Package: **91171** Mary

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.

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 1696077

DEED TAX DUE: \$ 231.00

DATE: September 27, 2024
(month/day/year)

FOR VALUABLE CONSIDERATION, Dennis A. Michael and Catherine A. Michael, spouses married to each other
(insert name and marital status of each Grantor)

hereby conveys and warrants to Ryan Matthew Ervin ("Grantor"),

(insert name of each Grantee)

("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 attached Exhibit A 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, subject to the following exceptions:
Covenants, restrictions, reservations and easements of record, if any.

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

Dennis A. Michael
(signature) Dennis A. Michael

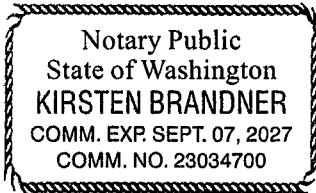
Catherine A. Michael
(signature) Catherine A. Michael

Washington
State of Minnesota, County of Kitsap

This instrument was acknowledged before me on September 20, 2024, by Dennis A. Michael and Catherine A.
(month/day/year)

Michael, spouses married to each other
(insert name and marital status of each Grantor)

(Stamp)



Kirsten Brandner
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 9/7/27
(month/day/year)

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

Dennis Michael
6987 Bayview Dr. SE
Port Orchard, WA 98367

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

Ryan Matthew Ervin
15533 White Spruce Road
Finlayson, MN 55735

EXHIBIT A

→ The Southwesterly 20.00 feet of the following described Parcel; A parcel of land lying In Government Lot 3, Section 9, T49N, R23W of the Fourth Principal Meridian according to the United States Government Survey, thereof, and being in the County of Aitkin and the State of Minnesota, and more particularly described as follows: Assuming the West Boundary Line of Said Government Lot 3 (also the West Boundary Line of said Section 9) to have a bearing of N 00°-00'-00" E, and starting at a point on said West Boundary Line a distance of 338.00 feet North of the Southwest Corner of said Government Lot 3; thence N 49°-15'-00" E for a distance of 495.00 feet to a point; thence N 25°-15'-00" E for a distance of 100.00 feet to a point; thence S 71°-47'-16" E for a distance of 122.43 feet to a point; thence N 72°-20'-34" E for a distance of 183.60 feet to a point; thence N 60°-00'-38" E for a distance of 152.15 feet to a point of beginning; thence N 42°-44'-32" E for a distance of 131.20 feet to a point; thence N 64°-45'-00" W for a distance of 841 feet to the shoreline of Big Sandy Lake; thence Southwesterly along said shoreline for a distance of 125 feet more or less, to a point on a line having a bearing of N 64°-45'-00" W from the point of beginning; thence S 64°-45'-00" E for a distance of 779 feet, more or less, to the point of beginning;

subject to any rights-of-way or easements of record.

Aitkin County, Minnesota
(Abstract)