

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

Doc No: **A484004**  
Certified Filed and/or Recorded on  
**10/1/2024 9:55 AM**

QCD 2/4

REC FEE	\$46.00
SDT	\$1.65

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.*

**QUIT CLAIM DEED**  
**Individual(s) to Individual(s)**

**Minnesota Uniform Conveyancing Blanks**  
**Form 10.3.1 (2016)**

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$ 1.65

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

FOR VALUABLE CONSIDERATION, Ryan Matthew Ervin and Kelsi J. Ervin, spouses married to each other  
(insert name and marital status of each Grantor)

\_\_\_\_\_ ("Grantor"),  
hereby conveys and quitclaims to Ryan Matthew Ervin and Kelsi J. Ervin  
(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

\*Total consideration for this transaction is \$3000.00 or less.\*

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

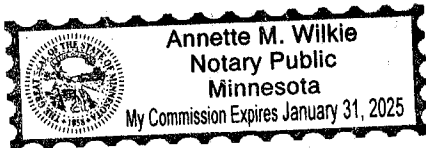
Ryan Matthew Ervin  
 (signature) Ryan Matthew Ervin

K. J. Ervin  
 (signature) Kelsi J. Ervin

State of Minnesota, County of Artwin

This instrument was acknowledged before me on September 23, 2021 by Ryan Matthew Ervin and Kelsi J. Ervin,  
(month/day/year)  
spouses married to each other  
(insert name and marital status of each Grantor)

(Stamp)



Annette M. Wilkie  
 (signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

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

Ryan Ervin  
 15533 White Spruce Road  
 Finlayson, MN 55735

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  
 Kelsi J. 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.

AND

→ A parcel of land lying in Government Lot 3, Section 9, Township 49 North, Range 23 West 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, to-wit: Assuming the West Boundary Line of said Government Lot 3 (also the West boundary line of said Section 9) to have a bearing of North 00°00'00" East, and starting at a point of said West boundary line a distance of 338.00 feet North of the Southwest corner of said Government Lot 3; thence North 49°15'00" East for a distance of 495.00 feet to a point; thence North 25°15'00" East for a distance of 100.00 feet to a point; thence South 71°47'16" East for a distance of 122.43 feet to a point; thence North 72°20'34" East for a distance of 183.60 feet to a point of beginning; thence North 60°00'38" East for a distance of 152.15 feet to a point; thence North 64°45'00" West for a distance of 779 feet, more or less, 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 North 64°45'00" West from the point of beginning; thence South 64°45'00" East for a distance of 680 feet, more or less, to the point of beginning.