

# Certificate of Title

Certificate Number: 2382

Transfer from: 1905

Originally registered the 26th day of September 1968 Volume 5 page 1100

State of Minnesota

County of Aitkin

}

s.s.

Registration

This is to certify that

Nancy L. Fixmer  
Whose address is 67119 348th Place, Hill City, MN 55748  
is now the owner of an estate In Fee Simple

**Owner(s) of the following described land situated in the County of Aitkin and State of Minnesota:**

That part of Government Lot 5, Section Thirteen (13), Township Fifty-two (52), Range Twenty-six (26) lying north of the State Trunk Highway 200 excepting from said Government Lot Five (5) that part described as follows to-wit; commencing at the South quarter corner of said Section Thirteen (13) and running thence North 90 degrees West along the South line of said Government Lot Five (5) a distance of 1307.46 feet to a point; thence running North 47 degrees 38 minutes East a distance of 175.8 feet to a point; thence running North 1 degree 43 minutes West a distance of 379.5 feet to the point of beginning of the tract to be herein described, said point of beginning lying on the northerly edge of the right of way of State Trunk Highway No. 200; thence running North 17 degrees 25 minutes East a distance of 100 feet to a point; thence running North 60 degrees 44 minutes West a distance of 253.78 feet, more or less, to a point on the shore of Hill Lake; thence running southwesterly along the shore of Hill Lake to the intersection of the shore line with the northerly edge of the right of way of said State Highway No 200; thence easterly along said right of way to the point of beginning; and excepting the portion of said Government Lot Five (5) platted as Hill Lake Terrace; and also excepting that part of Government Lot 5 described as follows; Commencing at the Northeast corner of said Government Lot 5; thence South 89 degrees 32 minutes West 274.08 feet along the north line of said Government lot 5 to the point of beginning; thence south 89 degrees 32 minutes west 586.42 feet along said north line to a point on the easterly line of Lakeview Drive, according to the recorded Plat of Hill Lake Terrace; thence South 23 degrees 34 minutes West 430.00 feet along said Lakeview Drive; thence North 80 degrees 22 minutes 44 seconds East 771.37 feet; thence North 0 degrees 28 minutes West 270.00 feet to a point on the north line of said Government Lot 5; to the point of beginning; Containing 5 acres

Subject to mineral reservation, easement, zoning ordinances and restrictions of record.

**Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes**

**chapter 508, namely:**

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

**Memorials**

Document Number	Document Type	Document Date	Date of Filing	Reference Number	Amount	Running in Favor Of
T6694	TRANSFER ON DEATH DEED	May 3, 2017	May 8, 2017 09:00 AM			Judith K. Tenney, Connie Klennert and Kimberly Niles



In Witness Whereof, I have hereunto subscribed my name and affixed the seal of my office this 18th day of July, 2002.

**Carroll M Janzen**

**Registrar of Titles,**

**In and for the County of Aitkin and State of Minnesota.**