



A000403420

HUBBARD COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON

6/25/2019 2:47:22 PM

NICOLE K. LUETH  
HUBBARD COUNTY RECORDER

BY RLB Dep PAGES: 3

WELL CERT RCVD \_\_\_\_\_

MTG REG TAX PD \$

DEED TAX PD \$

TAX EXEMPT \_\_\_\_\_

Transfer Entered On 6/25/19

CRV No. \_\_\_\_\_ (X)N/A

(X)No Delinquent Taxes ( )N/A

( )Current Taxes Paid in Full (X)N/A

Nicole K. Lueth, Hubbard County Recorder

By SJL Deputy

16.68.00300

(Top 3 inches reserved for recording data)

BL

TRUSTEE'S DEED Minnesota Uniform Conveyancing Blanks  
by Individual Trustee Form 10.4.1 (2016)

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

DEED TAX DUE: \$Easement \_\_\_\_\_

DATE: 6-24-19  
(month/day/year)

FOR VALUABLE CONSIDERATION, Thomas A. Swenson and Keith Mikus  
(insert name of each Trustee)

\_\_\_\_\_, as Trustee  
of the Oscar E. Vaadeland and Phyllis M. Vaadeland Trust Agreement dated September 19, 2016  
(insert name of Trust)

("Grantor"), hereby conveys and quitclaims to the Kathy D. Olsen Living Trust  
(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,  
 joint tenants, this conveyance is made to the named Grantees as tenants in common.)

real property in Hubbard County, Minnesota, legally described as follows:

The legal description is fully contained on the attached Schedule "A".

Total consideration for this conveyance is less than \$500.00.

This document conveys "after acquired title."

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

Thomas A. Swenson  
(signature of Trustee) Thomas A. Swenson

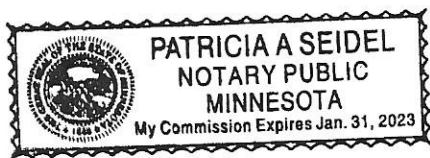
Keith Mikus  
(signature of Trustee) Keith Mikus

State of Minnesota, County of Hubbard

This instrument was acknowledged before me on 6-24-19, by Thomas A. Swenson and Keith Mikus  
(month/day/year) (insert name of each Trustee)

as Trustee of the Oscar E. Vaadeland and Phyllis M. Vaadeland Trust Agreement dated September 19, 2016  
(insert name of Trust)

(Stamp)



Patricia A. Seidel  
(signature of notarial officer)

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

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

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

Steven H. Bolton (198456)  
 BOLTON LAW OFFICE  
 P.O. Box 126  
 Park Rapids, MN 56470  
 (218) 732-1456

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

Gerald and Kathy Olsen  
 16045 Haven Lane  
 Park Rapids, MN 56470

## SCHEDULE "A"

### EASEMENT DESCRIPTION

A 14.00 foot wide appurtenant easement for ingress, egress and utility purposes, over, under and across, Lot 3, Block 1, NORTHWOOD SHORES, according to the plat thereof, on file and of record in the Office of the Recorder in and for the County of Hubbard and the State of Minnesota, the centerline of said easement is described as follows:

Commencing at a 2-1/2 inch diameter aluminum disk capped iron monument at the northeast corner of Section 19, Township 141, Range 34, Hubbard County, Minnesota, as described in that Certificate of Location of Government Corner on file and of record as Document Number A000349016 in said Office; thence North 89°48'01" West, bearings based upon the Hubbard County Coordinate System (NAD83-1996 adjustment), 2634.54 feet to a 2-1/2 inch diameter aluminum disk capped iron monument at the north quarter corner of said Section 19, as described in that Certificate of Location of Government Corner on file and of record as Document Number A000349015 in said Office; thence South 00°18'13" East 1216.34 feet to a 7/8 inch (outside diameter) iron pipe monument at the northwest corner of Lot 5, Block 1, of said NORTHWOOD SHORES plat; thence North 89°40'56" East 304.97 feet to a 7/8 inch (outside diameter) iron pipe monument at the northwest corner of said Lot 3; thence South 00°18'46" East, along the west line of said Lot 3, a distance of 83.53 feet to the POINT OF BEGINNING of the easement centerline to be described; thence North 30°52'37" East, along said centerline, 76.84 feet; thence North 42°41'09" East, along said centerline, 24.13 feet, more or less, to the north line of said Lot 3 and said easement centerline there terminates. The sidelines of said easement are to be prolonged or shortened to begin on the west line of said Lot 3 and to terminate on the north line of said Lot 3.