

RESIDUE CERTIFICATE

No. 111770

Transferred from Certificate Number(s): 104651 by Document Number 271785

Originally registered on the 2 day of December, 1979, Volume 126 Page 206, the 6 day of December, 1973, Volume 103 Page 282,293,297

STATE OF MN } **S.S.** **REGISTRATION**
COUNTY OF CROW WING }

This is to certify that

WHITEBIRCH, INC,

is now the owners of an estate, in fee simple of and in the following described land, situated in the County of Crow Wing and State of MN,

Outlot D, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota,

EXCEPT that part described as follows: Beginning at the Southwest corner of Lot 4, Block Four, said plat; thence South 57 degrees 01 minute 03 seconds East, assumed bearing, along the South line of said Lot 4 for a distance of 272.00 feet to the Southwest corner of Lot 5, said Block Four; thence North 62 degrees 11 minutes 49 seconds East along the South line of Lots 5 through 8, said Block Four, 700.00 feet to the Southwest corner of Lot 9, said Block Four; thence North 82 degrees 13 minutes 04 seconds East along the South line of said Lot 9 for a distance of 175.00 feet; thence South 10 degrees 47 minutes 37 seconds West 187.49 feet; thence South 72 degrees 30 minutes 32 seconds West 439.70 feet; thence South 70 degrees 21 minutes 48 seconds West 408.33 feet; thence North 35 degrees 51 minutes 03 seconds West 310.20 feet, more or less, to the point of beginning; AND ALSO EXCEPT that part lying Northwesterly of the following described line: Commencing at the Northeast corner of Lot 13, Block Four, said plat; thence South 07 degrees 46 minutes 56 seconds East, assumed bearing, along the Easterly line of said Lot 13, for a distance of 218.95 feet to the point of beginning of the line to be herein described; thence North 40 degrees 52 minutes 00 seconds East 335.28 feet, more or less, to the Southerly right-of-way line of CHINOOK TRAIL as dedicated in said plat and said described line there terminating.

And also except that part of OUTLOT D, WHITEBIRCH SEVEN, according to the plat thereof, Crow Wing County, Minnesota lying northerly of the following described line; beginning at the southeast corner of LOT 19, COMMON INTEREST COMMUNITY 1107, A PLANNED COMMUNITY WHITEBIRCH VILLAGE, according to the recorded plat thereof, said county, and assuming the south line of said LOT 19 has a bearing of south 82 degrees 13 minutes 04 seconds west; thence south 68 degrees 54 minutes 18 seconds west 784.40 feet; thence south 72 degrees 32 minutes 29 seconds west 435.59 feet; thence south 70 degrees 21 minutes 48 seconds west 409.83 feet; thence north 35 degrees 51 minutes 03 seconds west 252.22 feet; thence south 68 degrees 54 minutes 41 seconds west 167.84 feet; thence south 50 degrees 04 minutes 42 seconds west 107.26 feet; thence south 17 degrees 09 minutes 37 seconds west 257.00 feet; thence south 54 degrees 07 minutes 11 seconds west 148.75 feet, more or less, to the west line of said OUTLOT D and said described line there terminating.

Subject to a mineral reservation on Outlot "C" of Twenty-sixth Addition to Breezy Point Estates.

AND ALSO

Outlot A, WHITEBIRCH SEVEN, according to the plat thereof on file in the office of the Registrar of Titles in and for said county, EXCEPT that part lying Northwesterly of the following described line: Beginning at the point where the Northeasterly extension of the line common to Lots 7 and 8, Block 3, said plat intersects with the Easterly right of way line of SHAWNEE PASS, and assuming said common line bears North 68 degrees 17 minutes 19 seconds East; thence North 28 degrees 57 minutes 35 seconds East 383.45 feet, more or less, the the Southerly right of way line of County State Aid Highway Number 11 and said line there terminating.

AND ALSO

AND ALSO

Outlot E, WHITEBIRCH SEVEN, according to the plat thereof on file in the office of the Registrar of Titles in and for said county.

EXCEPT

That part of Outlot E, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota, described as follows: Beginning at the common corner of Lot 32 and Lot 31, both in Block One, said plat, on the northerly line of said Outlot E and assuming the westerly line of said Lot 32 bears North 39 degrees 47 minutes 50 seconds East; thence South 39 degrees 4 7 minutes 50 seconds West along the southwesterly extension of said westerly line 69.49 feet; thence South 48 degrees 47 minutes 13 seconds East 40.40 feet; thence North 89 degrees 54 minutes 08 seconds East 441.64 feet; thence North 17 degrees 45 minutes 20 seconds East 188.77 feet to the easterly line of Lot 33, Block One; thence South 44 degrees 20 minutes 38 seconds West along said easterly line 139.39 feet; thence South 86 degrees 13 minutes 38 seconds West along the southerly lines of said Lots 33 and 32 for a distance of 358.00 feet; thence North 53 degrees 17 minutes 58 seconds West along said southerly line of said Lot 32 for a distance of 38.00 feet, more or less, to the point of beginning.

Subject to a mineral reservation on Outlot "C" of Twenty-sixth Addition to Breezy Point Estates.

Title Notes:

PUBLIC COPY

Every person receiving a certificate of title pursuant to a decree of registration and every subsequent purchaser of registered land who receives a certificate of title in good faith and for a valuable consideration shall hold it free from all encumbrances and adverse claims, excepting only the estates, mortgages, liens, charges, and interests as may be noted in the last certificate of title in the office of the registrar, and also excepting any of the following rights or encumbrances subsisting against it, if any:

- (1) liens, claims or rights arising or existing under the laws or the Constitution of the United States, which this state cannot require to appear of record;
- (2) the lien of 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 thereunder;
- (4) all rights in public highways upon the land;
- (5) the right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
- (6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title; and
- (7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

No existing or future lien for state taxes arising under the laws of this state for the nonpayment of any amounts due under chapter 268 or any tax administered by the commissioner of revenue may encumber title to lands registered under this chapter unless filed under the terms of this chapter

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
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41326	DECREE OF REGISTRATION	12/06/1973 09:00 AM	11/26/1973	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
MINNESOTA POWER & LIGHT COMPANY

Memorial Notes:
SUBJECT TO A TRANSMISSION LINE EASEMENT (ET AL)
(ET AL)

71478	ORDER	11/04/1985 09:00 AM	07/24/1985	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
COUNTY OF CROW WING, PETIT. & OSCAR GRAVHDAL, LOY T. PFEIFFER & LILLIAN R. PFEIFFER, RESP.

Memorial Notes:
IN THE MATTER OF THE CONDEMNATION OF CERTAIN LANDS FOR COUNTY HIGHWAY RIGHT OF WAY PURPOSES. (ET AL)
(ET AL)

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE
HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
86520	RIGHT OF WAY EASEMENT	08/04/1988 09:00 AM	06/13/1988	\$0.00	Gary Griffin
<p>RUNNING IN FAVOR OF CROW WING COOPERATIVE POWER & LIGHT CO.</p> <p>Memorial Notes: EASEMENT TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC DISTRIBUTION LINE. (OUTLOT E)</p>					
134333	CONTRACT	12/31/1998 08:00 AM	12/30/1998	\$0.00	Gary Griffin
<p>RUNNING IN FAVOR OF BREEZY POINT SPORTS, INC.</p> <p>Memorial Notes: (ET AL)</p>					
227319	EASEMENT	06/24/2014 09:03 AM	04/22/2014	\$0.00	Gary Griffin
<p>RUNNING IN FAVOR OF WHITEBIRCH, INC. -TO- BREEZY POINT, CITY OF</p> <p>Memorial Notes: AN EASEMENT OVER PART OF OUTLOT E, REGARDING A MUNICIPAL SEWER SYSTEM, AS MORE FULLY DESCRIBED IN DOCUMENT #227319. (P/O OUTLOT E)</p>					
227321	EASEMENT	06/24/2014 09:03 AM	05/20/2014	\$0.00	Gary Griffin
<p>RUNNING IN FAVOR OF WHITEBIRCH, INC. -TO- BREEZY POINT, CITY OF</p> <p>Memorial Notes: AN EASEMENT FOR UTILITY PURPOSES OVER, UNDER AND ACROSS OUTLOT E, AS MORE FULLY DESCRIBED IN DOCUMENT #227321. (OUTLOT E) (ET AL)</p>					
254503	MORTGAGE	02/14/2020 04:10 PM	02/12/2020	\$1,542,750.00	Gary Griffin
<p>RUNNING IN FAVOR OF WHITEBIRCH, INC. -TO- BREMER BANK, NATIONAL ASSOCIATION</p> <p>Memorial Notes: (ET AL)</p>					
254504	ASSGMT. LEASES & RENTS	02/14/2020 04:10 PM	02/12/2020		Gary Griffin
<p>RUNNING IN FAVOR OF WHITEBIRCH, INC. -TO- BREMER BANK, NATIONAL ASSOCIATION</p> <p>Memorial Notes: (ET AL)</p>					
266957	MODIFICATION OF MORTGAGE	02/28/2022 04:37 PM	02/14/2022		Gary Griffin
<p>RUNNING IN FAVOR OF WHITEBIRCH, INC.-TO-BREMER BANK, NATIONAL ASSOCIATON</p> <p>Memorial Notes: #254503 (ET AL) (OUTLOT E AND PT OF OUTLOTS A & D) EXTEND MATURITY DATE TO 2/12/2024</p>					

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
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275953	SATISFACTION OF MORTGAGE	02/08/2024 08:55 AM	02/01/2024		Gary Griffin
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RUNNING IN FAVOR OF
BREMER BANK NATIONAL ASSOCIATION - TO - WHITEBIRCH, INC.

Memorial Notes:
#254503 & #254504

(ET AL)

IN WITNESS WHEREOF, I have hereunto
subscribed
my name and affixed seal of my office
this the 10 day of February, 2023
Gary Griffin, Register,
in and for the County of Crow Wing
and State of MN.

PUBLIC COPY

RESIDUE CERTIFICATE

No. 111768

Transferred from Certificate Number(s): 109181,60544,104651 by Document Number 271785
Originally registered on the 16 day of December, 1973, Volume 103 Page 282,293,297

STATE OF MN } **S.S.** **REGISTRATION**
COUNTY OF CROW WING }

This is to certify that

WHITEBIRCH, INC,

is now the owners of an estate, in fee simple of and in the following described land, situated in the County of Crow Wing and State of MN,

Lots Twenty-three (23), Fifty (50), Fifty-one (51), BLOCK ONE (1);

Lots Sixteen (16), AND Twenty-two (22), BLOCK TWO (2);

AND

Outlots B and C, all in WHITEBIRCH SEVEN, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said county and state.

Subject to mineral reservation on Outlot "C" of Twenty-sixth Addition to Breezy Point Estates.

Title Notes:

Every person receiving a certificate of title pursuant to a decree of registration and every subsequent purchaser of registered land who receives a certificate of title in good faith and for a valuable consideration shall hold it free from all encumbrances and adverse claims, excepting only the estates, mortgages, liens, charges, and interests as may be noted in the last certificate of title in the office of the registrar, and also excepting any of the following rights or encumbrances subsisting against it, if any:

- (1) liens, claims or rights arising or existing under the laws or the Constitution of the United States, which this state cannot require to appear of record;
- (2) the lien of 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 thereunder;
- (4) all rights in public highways upon the land;
- (5) the right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
- (6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title; and
- (7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

No existing or future lien for state taxes arising under the laws of this state for the nonpayment of any amounts due under chapter 268 or any tax administered by the commissioner of revenue may encumber title to lands registered under this chapter unless filed under the terms of this chapter

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE
HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
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41326	DECREE OF REGISTRATION	12/06/1973 09:00 AM	11/26/1973	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
MINNESOTA POWER & LIGHT CO.

Memorial Notes:
SUBJECT TO A TRANSMISSION LINE EASEMENT. (ET AL)
(ET AL)

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
59923	VACATION	06/15/1983 09:00 AM	06/06/1983	\$0.00	Gary Griffin
RUNNING IN FAVOR OF PUBLIC					
Memorial Notes: THAT PART OF SHAWNEE PASS AS PLATTED IN WHITEBIRCH 7, LYING BETWEEN EXTENSION NE'LY OF THE CURVE SE'LY R.O.W. OF CHINOOK TRAIL & THE EAST LINE OF 17-136-28 IS HEREBY VACATED. (ET AL) OUTLOTS B & C					
68936	CONTRACT FOR SALE	06/07/1985 09:00 AM	04/27/1985	\$12,000.00	Gary Griffin
RUNNING IN FAVOR OF ROBERT L. PETERSON ROXANNE M. PETERSON, JT TENS					
Memorial Notes: ASSIGNED TO NORWEST BANK OF ST. PAUL (LOT 50, BLK 1)					
73396	CONTRACT FOR SALE	03/28/1986 09:00 AM	05/26/1985	\$15,000.00	Gary Griffin
RUNNING IN FAVOR OF JOHN K. N. HO WAN-LING HO, JT TENS					
Memorial Notes: (LOT 22, BLK 2)					
77038	CONTRACT FOR SALE	11/12/1986 09:00 AM	09/21/1986	\$15,000.00	Gary Griffin
RUNNING IN FAVOR OF FRANCIS JOHN MAURICE RANASINGHE MODESTA MALA MANGALIKA-RANASINGHE, JT TENS					
Memorial Notes: ASSIGNED TO NORWEST BANK OF ST. PAUL (LOT 16, BLK 2)					
79011	QUIT CLAIM DEED	03/30/1987 09:00 AM	12/18/1986	\$0.00	Gary Griffin
RUNNING IN FAVOR OF NORWEST BANK ST. PAUL-TO-WHITEBIRCH, INC.					
Memorial Notes: (LOTS 37 & 50, BLK 1)					
82281	CONTRACT FOR SALE	09/28/1987 09:00 AM	05/09/1987	\$13,500.00	Gary Griffin
RUNNING IN FAVOR OF DONALD M. PEARSON CAROLINE PEARSON, H/W J/T					
Memorial Notes: ASSIGNED TO NORWEST BANK OF ST. PAUL (LOT 51, BLK 1)					

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE
HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
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85108	NAME CHANGE	04/25/1988 09:00 AM	04/20/1988	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
THE PUBLIC

Memorial Notes:
THAT NORWEST BANK ST. PAUL, N.A. HAS BEEN CHANGED TO NORWEST BANK MINNESOTA.
(ET AL)

88621	ASSIGN OF CONTRACT FOR SALE	01/13/1989 09:00 AM	11/23/1988	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
NORWEST BANK MINNESOTA-TO-WHITEBIRCH, INC.

Memorial Notes:
82281 (LOT 51, BLK 1)

91842	CONTRACT FOR SALE	11/15/1989 09:00 AM	01/24/1989	\$12,500.00	Gary Griffin
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RUNNING IN FAVOR OF
JEFFREY T. OLIVER
CLAUDIE A. OLIVER, J/T

Memorial Notes:
(LOT 23, BLK 1)

105555	NAME CHANGE	02/12/1993 11:15 AM	01/18/1990	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
PUBLIC

Memorial Notes:
NORWEST LEASING, INC.'S NAME HAS CHANGED TO NORWEST EQUIPMENT FINANCE, INC.
(ET AL)

115827	NAME CHANGE	04/18/1995 09:00 AM	01/20/1995	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
FINOVA CAPITAL CORPORATION

Memorial Notes:
GREYHOUND FINANCIAL CORPORATION HAS CHANGED TO FINOVA CAPITAL CORPORATION
EFFECTIVE 2/1/1995. (ET AL)

118458	AUDITOR'S CERTIFICATE	11/06/1995 09:00 AM	10/27/1995	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
STATE OF MINNESOTA

Memorial Notes:
FOR 1988 (ET AL)
(LOT 51, BLK 1)

127755	AUDITOR'S CERTIFICATE	10/28/1997 08:00 AM	10/10/1997	\$0.00	Gary Griffin
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RUNNING IN FAVOR OF
MINNESOTA, STATE OF

Memorial Notes:
FOR 1990 (ET AL)
(LOT 16, BLK 2)

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE
HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
133848	STATE DEED	12/09/1998 08:00 AM	11/20/1998	\$0.00	Gary Griffin
RUNNING IN FAVOR OF RANASINGHE, FRANCIS J. MAURICE RANASINGHE, MODESTA M.M., J/T Memorial Notes: (LOT 16, BLK 2)					
138914	CONDITIONAL USE PERMIT	10/20/1999 08:00 AM	09/29/1999	\$0.00	Gary Griffin
RUNNING IN FAVOR OF WHITEBIRCH, INC. Memorial Notes: APPROVED WITH CONDITIONS (OUTLOT B)					
144430	NAME CHANGE	10/31/2000 08:00 AM	07/10/2000	\$0.00	Gary Griffin
RUNNING IN FAVOR OF PUBLIC Memorial Notes: NORWEST BANK MINNESOTA NORTH, SOUTH & NORWEST BANK MINNESOTA HAS CHANGED NAME TO WELLS FARGO BANK MINNESOTA EFFECTIVE 7/8/2000. (ET AL)					
197258	CONVEYANCE OF FORFEITED L	08/14/2008 11:00 AM	08/01/2008	\$0.00	Gary Griffin
RUNNING IN FAVOR OF BREEZY POINT, CITY OF Memorial Notes: (LOT 51, BLK. 1) (ET AL)					
122787	WARRANTY DEED	10/03/1996 08:00 AM	10/02/1996	\$0.00	Gary Griffin
RUNNING IN FAVOR OF WHITEBIRCH, INC. - TO - COTTAGE HOMESTEADS OF BREEZY POINT, INC. Memorial Notes: THAT PART OF SHAWNEE PASS & OUTLOT A, WHITEBIRCH 7, AS MORE FULLY DESCRIBED IN DOCUMENT #122787. ALSO TOGETHER WITH A 33' WIDE INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS PART OF VACATED SHAWNEE PASS & A 30' WIDE INGRESS, EGRESS & UTILITY EASEMENT OVER, UNDER AND ACROSS PART OF OUTLOT A, WHITEBIRCH 7, BOTH AS MORE FULLY DESCRIBED IN DOCUMENT #12287. (ET AL)					
254503	MORTGAGE	02/14/2020 04:10 PM	02/12/2020	\$1,542,750.00	Gary Griffin
RUNNING IN FAVOR OF WHITEBIRCH, INC. -TO- BREMER BANK, NATIONAL ASSOCIATION Memorial Notes: (ET AL) (OUTLOTS B & C)					
254504	ASSGMT. LEASES & RENTS	02/14/2020 04:10 PM	02/12/2020		Gary Griffin
RUNNING IN FAVOR OF WHITEBIRCH, INC. -TO- BREMER BANK, NATIONAL ASSOCIATION Memorial Notes: (ET AL) (OUTLOTS B & C)					

MEMORIAL

OF ESTATES, EASEMENTS OR CHARGES ON THE LAND DESCRIBED IN THE CERTIFICATE OF TITLE HERETO ATTACHED.

DOCUMENT NUMBER	KIND OF DOCUMENT	REGISTRATION DATE TIME	DATE OF DOCUMENT	AMOUNT	SIGNATURE OF REGISTRAR
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266957	MODIFICATION OF MORTGAGE	02/28/2022 04:37 PM	02/14/2022		Gary Griffin
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RUNNING IN FAVOR OF
WHITEBIRCH, INC.-TO-BREMER BANK, NATIONAL ASSOCIATON

Memorial Notes:
#254503 (ET AL)
(OUTLOTS B & C)
EXTEND MATURITY DATE TO 2/12/2024

275953	SATISFACTION OF MORTGAGE	02/08/2024 08:55 AM	02/01/2024		Gary Griffin
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RUNNING IN FAVOR OF
BREMER BANK NATIONAL ASSOCIATION - TO - WHITEBIRCH, INC.

Memorial Notes:
#254503 & #254504
(ET AL)

PUBLIC COPY

IN WITNESS WHEREOF, I have hereunto
subscribed
my name and affixed seal of my office
this the 10 day of February, 2023
Gary Griffin, Register,
in and for the County of Crow Wing
and State of MN.