

Title Information

Apparent Owner: Whitebirch, Inc.

Legal Description: Lots 1, 2, 3, and 4, Block 2, Third Addition to Wildwood Hills.

Last Deeds of Record:

Charles P. Johnson and Susan A. Johnson,
husband and wife
to
Whitebirch, Inc.

Warranty Deed
Dated: September 30, 1999
Filed: October 3, 1999
Document No. 556994
Legal: Same as Legal Description and other
lands.

That the above Captioned premises appear to be subject to the following Encumbrances.

Whitebirch, Inc.
to
City of Breezy Point, a Municipal Corporation

Easement
Dated: May 2, 2003
Filed: March 11, 2015
Document No. 856606

Legal: An easement for utility purposes over,
under, and across the Southerly 10.00 foot of that portion of Lot 1, Block 2, Third Addition to Wildwood
Hills.

The following names have been searched for Judgments, State Tax Liens and Federal Tax Liens in Crow
Wing County and have been found to be clear.

Whitebirch, Inc.

January 2, 2016

February 3, 2026

Tax Information:

10070676

2025 taxes in the amount of \$52.00 are paid in full.
Estimated Market Value: \$5,000.00 Non-Homestead
2024 and prior years taxes are paid.
There are no levied assessments now a lien.
2026 tax information is not yet available.

10070677

2025 taxes in the amount of \$62.00 are paid in full.
Estimated Market Value: \$5,900.00 Non-Homestead
2024 and prior years taxes are paid.
There are no levied assessments now a lien.
2026 tax information is not yet available.

10070678

2025 taxes in the amount of \$130.00 are paid in full.
Estimated Market Value: \$12,500.00 Non-Homestead
2024 and prior years taxes are paid.
There are no levied assessments now a lien.
2026 tax information is not yet available.

10070679

2025 taxes in the amount of \$354.00 are paid in full.
Estimated Market Value: \$33,900.00 Non-Homestead
2024 and prior years taxes are paid.
There are no levied assessments now a lien.
2026 tax information is not yet available.

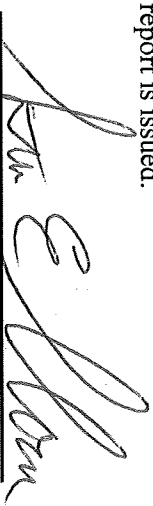
The material furnished in this report is effective this 3rd day of February, 2026.

This report only cites matters appearing in the public records of Crow Wing County after October 3, 1999,
and is not to be construed as a Title Opinion. **Atlas Abstract & Title, Inc.** disclaims any liability for
matters not disclosed which occurred prior to the above date.

This report IS NOT Title Insurance. This report only provides information contained in the record as
indicated herein. It does not reflect unindexed or mis-indexed matters or any unrecorded or off record
matters, nor does it purport to make any statement as to the legal effect of any matters shown or not shown.
The above limitations continue if the purchaser of this report relies on this report for closing, escrow or
other services. Such reliance shall not create nor extend any liabilities of the Company. The Company is
responsible up to the amount actually paid for this report, for loss or damage caused by inaccuracy of the
information contained herein suffered by the party to whom this report is issued.

File No. A63430

SS


Atlas Abstract & Title, Inc.