

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED

Individual(s) to Individual(s)

DEED TAX DUE: Exempt §287.22

DATE: _____, 2024

FOR VALUABLE CONSIDERATION, Debera M. Baker, ("**Grantor**"), a single person, hereby conveys and quitclaims to Patrick M. Baker ("**Grantee**"), a single person, real property in Le Sueur County, Minnesota described as follows:

See attached legal descriptions

This Quit Claim Deed is given pursuant to the terms of that certain Judgment and Decree of the District Court, Le Sueur County, Minnesota, filed on September 18, 2024, in Court File Number 40-FA-24-792, dissolving the marriage of Debera Margaret Baker and Patrick Michael Baker, and is intended to convey to the Grantee the Grantor's entire right, title and interest in the real property described in this Deed.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

This deed transfers real property in exchange for \$3,000 or less of consideration; no Certificate of Real Estate Value or Well Disclosure Certificate is required.

Grantor

Debera M. Baker

State of Minnesota, County of _____

This instrument was acknowledged before me on _____, 2024, by Debera M. Baker, a single person.

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Julia Ketcham Corbett, #247728
BLETHEN BERENS
100 Warren Street – Suite 400
Mankato, MN 56001
Telephone: (507) 345-1166
jcorbett@blethenberens.com

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

Patrick M. Baker
48347 Shanaska Creek Road
Kasota, MN 56050

LEGAL DESCRIPTIONS**Parcel 1 (PID 05.442.0060):**

Lot 6, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 2 (PID 05.113.0200 and 05.113.0300):

The South One-half of the Northwest Quarter (NW ¼) of Section Thirteen (13), Township One Hundred Nine (109) North, Range Twenty-six (26) West, Le Sueur County, Minnesota

Parcel 3 (PID 05.441.0040):

Lot 4, Block 1, Bakers Acres, Le Sueur County, Minnesota

Parcel 4 (PID 05.441.0020):

Lot 2, Block 1, Bakers Acres, Le Sueur County, Minnesota

Parcel 5 (PID 05.441.0030):

Lot 3, Block 1, Bakers Acres, Le Sueur County, Minnesota

Parcel 6 (PID 05.442.0010):

Lot 1, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 7 (05.442.0020):

Lot 2, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 8 (PID 05.442.0050):

Lot 5, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 9 (PID 05.442.0070):

Lot 7, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 10 (PID 05.442.0180):

Lot 18, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 11 (PID 05..442.0210):

Lot 21, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 12 (PID 05.442.0220):

Lot 22, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 13 (PID 05.442.0230):

Lot 23, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 14 (PID 05.442.0240):

Lot 24, Block 1, Bakersfield, Le Sueur County, Minnesota

Parcel 15 (PID 05.442.0250):

Outlot A, Bakersfield, Le Sueur County, Minnesota

Parcel 16 :

The Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and Government Lot One (1) of Section Thirteen (13), Township One Hundred Nine (109) North of Range Twenty-six (26) West, together with all riparian rights, excepting therefrom that portion of Government Lot One (1) which is bounded on the South by the South line of said Government Lot One (1), and on the East, North and West by the waters edge of Lake Washington and connected marsh lands.

Excepting the following described property:

All that part of the Northeast Quarter of the Northeast Quarter of Section 13-109-26 described as:

Beginning at the Northeast corner of Section 13: thence South 90 degrees 00 minutes 00 seconds West along the North line of Section 13, the same being the centerline of a public road, 1049.20 feet; thence South 0 degrees 00 minutes 00 seconds West, 931.58 feet; thence North 87 degrees 30 minutes 36 seconds East, 522.83 feet; thence North 35 degrees 51 minutes 36 seconds East, 906.59 feet to point on the East line of Section 13; thence North 1 degree 24 minutes 36 seconds west along said East line, 174.50 feet to the point of beginning. Said tract contains 17.6 acres of land and is subject to an easement for roadway purposes over and across the Northerly boundary thereof.

Also excepting the following described property:

That part of Government Lot 1 in Section 13, Township 109 North, Range 26 West, Le Sueur County, Minnesota, described as follows:

Commencing at the Northeast corner of Section 13; thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) along the North line of Government Lot 1 a distance of 293.5 feet; thence South 01 degrees 24 minutes 36 seconds East and parallel with the East line of Government Lot 1, a distance of 186.00 feet to the Northeasterly corner of Lot 1, Block One, Terrasol Subdivision; thence continuing South 01 degrees 24 minutes 36 seconds East along the East line of Terrasol Subdivision, 381.30 feet to the point of beginning; thence South 54 degrees 08 minutes 24 seconds East at right angles to the Southeasterly line of Terrasol Subdivision, 80 feet more or less, to a point on the waters edge of Lake Washington; thence Southwesterly along said waters edge 380 feet more or less, to the point of

intersection with the easterly extension of the Southerly line of Terrasol Subdivision; thence South 87 degrees, 30 minutes, 36 seconds West along said extension 30 feet, more or less, to the Southeast corner of Terrasol Subdivision; thence North 35 degrees 51 minutes 36 seconds East along the Southeasterly line of Terrasol Subdivision, 422.07 feet to the point of beginning.

Excepting from the above-described parcels the Plats of Bakers Acres, Bakers Bay Estates, and Bakersfield.

PID 05.113.2500 for descriptive purposes only

Parcel 17:

The SW1/4 SE1/4 and Government Lots 3 and 4 of Section 12, Township 109 North, Range 26 West, together with all riparian rights, excepting therefrom that portion heretofore platted out as "Baker Bay Subdivision" and all roads and highways of record.

Excepting therefrom the following described three parcels of land:

Exception 1:

All that part of Government Lots 3 and 4 in Sec. 12, T109N, R26W described as:

Commencing at the most southerly corner of Lot 2, Baker Bay Sub-Division according to the plat thereof on file and of record with the Register of Deeds, Le Sueur County, Minnesota; thence South 55 degrees, 24 minutes East (assumed bearing) along the southerly line of Lot 1, Baker Bay Sub-Division, a distance of 20.00 feet; thence South 61 degrees, 35 minutes, 06 seconds West 124.59 feet to the point of beginning; thence North 55 degrees, 08 minutes, 40 seconds West, 148.94 feet thence North 34 degrees, 02 minutes, 00 seconds West 83.49 feet; thence North 20 degrees, 54 minutes, 00 seconds West, 479.00 feet; thence North 16 degrees, 04 minutes, 40 seconds West, 271.00 feet; thence North 31 degrees, 45 minutes, 00 seconds West, 193.33 feet to a point 111.00 feet westerly of the northwesterly corner of Lot 22 Baker Bay Subdivision as measured at right angles to the westerly line of Lot 22; thence South 69 degrees, 06 minutes, 00 seconds West, 256.37 feet; thence South 20 degrees, 54 minutes, 00 seconds East, 554.17 feet; thence South 69 degrees, 06 minutes, 00 seconds West, 300.00 feet; thence South 20 degrees, 54 minutes, 00 seconds East, 270.00 feet; thence North 69 degrees, 06 minutes, 00 seconds East 90.00 feet; thence South 20 degrees, 54 minutes, 00 seconds East 396.00 feet; thence North 61 degrees, 35 minutes, 06 seconds East, 587.88 feet to the point of beginning. Containing 11.28 acres.

Exception 2:

Part of Government Lot 4 in Section 12, Township 109 North, Range 26 West, described as:

Beginning at the southwesterly corner of Lot 3, Block Two, Wakefield's Sunrise Acres; thence North 61 degrees 35 minutes 06 seconds East (assumed bearing) along the southerly line of said Block Two, a distance of 587.88 feet; thence South 55 degrees 08 minutes 40 seconds East, 111.17 feet to the point of curvature of a circular curve to the right thence southeasterly along a 180.96 foot radius curve, central angle = 55 degrees 23 minutes 48 seconds, an arc distance of 174.96 feet; thence South 00 degrees 15 minutes 08 seconds West along the tangent, 472.95 feet, along a line parallel with and distant 50.00 feet westerly of, as measured at right angle to, the East line of Section 12; thence North 88 degrees 49 minutes 02 seconds West along the South line of Section 12, (the same being the centerline of a public road) a distance of 1132.28 feet; thence North 14 degrees 20 minutes 56 seconds East, 373.08 feet; thence North 20 degrees 54 minutes 00 seconds West and parallel with the westerly line of Wakefield's Sunrise Acres, a distance of 558.86 feet; thence North 69 degrees 06 minutes 00 seconds East, 250.00 feet to the northwesterly corner of Lot 8, Block One, Wakefield's Sunrise Acres; thence South 20 degrees 54 minutes 00 seconds East along the westerly line of said Subdivision, 270.00 feet; thence North 69 degrees 06 minutes 00 seconds East, 90.00 feet; thence South 20 degrees 54 minutes 00 seconds East along the westerly line of Wakefield's Sunrise Acres, 396.00 feet to the point of beginning. Containing 16.44 acres, subject to roadway easement over and across the southerly 33.00 feet, containing 0.85 acres.

Exception 3:

Also, a tract of land 45.0 feet in width, as measured at right angles to the southwestern boundary of Baker Bay Subdivision of Government Lots 3 and 4, Sec. 12, T109N, R26W, lying immediately adjacent to said southwestern boundary of said plat, more particularly described as follows: Commencing at a point approximately 55 feet south of the most southerly corner of Lot 1 of said plat, thence Northwesterly parallel to and 45 feet distant from the southwest boundary of said Baker Bay Subdivision to a point on the westerly projection of the north line of Lot 40 of said subdivision, and there terminating, containing an area of 2.45 acres more or less.

Parcel 18:

That part of the Southeast Quarter of the Northwest Quarter of Section 13 and that part of the Southwest Quarter of the Northeast Quarter of Section 13 and that part of the north 29 acres of the Northeast Quarter of the Southeast Quarter of Section 13 and that part of Government 2 in Section 13, all in Township 109 North, Range 26 West, Le Sueur County, Minnesota, described as:

Commencing at the Northeast Corner of Section 13; thence South 90 degrees 00 minutes 00 seconds West (assumed bearing) along the north line of the Northeast Quarter of Section 13, a distance of 1876.00 feet; thence South 00 degrees 37 minutes 54 seconds East, 2297.96 feet to a point on the centerline of Limberdink Road, said point being the point of beginning; thence South 71 degrees 45 minutes 54 seconds East, along said road centerline, 234.97 feet; thence North 87 degrees 10 minutes 06 seconds East, along said road centerline, 368.00 feet; thence North 79 degrees 43 minutes 36 seconds East, along said road centerline, 375.80 feet; thence South 84 degrees 35 minutes 54 seconds East, along said road centerline, 252.74 feet; thence South 01 degrees 21 minutes 36 seconds East, 436.25 feet; thence South 01 degrees 52 minutes 30 seconds East, 276.32 feet; thence South 82 degrees 18 minutes 42 seconds East, 159.58 feet; thence South 53 degrees 05 minutes 00 seconds East, 238.62 feet; thence South 33 degrees 44 minutes 06 seconds East, 251.97 feet; thence South 22 degrees 13 minutes 00 seconds East, 217.86 feet to a point on the south line of the North 29 acres of the Northeast Quarter of the Southeast Quarter of Section 13; thence westerly along said south line 1188 feet, more or less, to a point on the west line of the Northeast Quarter of the Southeast Quarter of Section 13; thence northerly along said west line, 960 feet, more or less, to a point on the East-West Centerline of Section 13; thence westerly along said East-West Centerline, 1324 feet, more or less, to the Center of Section 13; thence North 01 degrees 19 minutes 12 seconds West along the North-South centerline of said Section 13, the same being the centerline of County Highway N. 19, a distance of 595 feet, more or less, to a point distant 2045.00 feet south of the North Quarter Corner of said Section 13, as measured along the North-South Centerline of said Section 13; thence South 88 degrees 40 minutes 48 seconds West, 114.00 feet; thence North 01 degrees 19 minutes 12 seconds West and parallel with the North-South centerline of said Section 13, a distance of 725 feet, more or less to a point on the north line of the Southeast Quarter of the northwest Quarter of Section 13; thence easterly along said north line, 114 feet, more or less to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 13; thence easterly along the north line of the Southwest Quarter of the Northeast Quarter of Section 13, a distance of 751 feet, more or less, to the point of intersection with a line which bears North 00 degrees 37 minutes 54 seconds West from the point of beginning; thence South 00 degrees 37 minutes 54 seconds East, 977 feet, more or less to the point of beginning.

Said tract contains 52 acres, subject to an easement for Township Road purposes 33.00 feet in width on each side of the centerline of Limberdink Road, and subject to an easement for County Highway No. 19 right of way, also subject to any other easements of record.

PID 05.113.5800 (for descriptive purposes only)