

**NOTICE OF ITASCA COUNTY TAX-FORFEITED AND DIRECT COUNTY LAND SALE
ITASCA COUNTY BOARDROOM - OCTOBER 22, 2021, 10:00 A.M.**

NOTICE IS HEREBY GIVEN, for sale to the highest bidder at the COUNTY BOARDROOM in the COUNTY COURTHOUSE, CITY OF GRAND RAPIDS, COUNTY OF ITASCA, MINNESOTA, the following described parcels of land forfeited to the State of MN for nonpayment of taxes, which have been classified and appraised as provided by law, and direct county lands. Said sale will be governed as to terms by resolution of the County Board authorizing the same and shall commence at **10:00 A.M. on OCTOBER 22, 2021.**

-Bidding on Tracts 1-11 will begin at 10:00 A.M., with registration from 9:30 AM to 10:00 AM.

-Bidding on Tracts 12-27 will begin at 11:00 A.M., with registration from 10:30 AM-11:00 AM.

-Please come at the time appropriate for the tracts you intend to bid on.

KORY CEASE, Itasca Co. Land Commissioner

JEFF WALKER, Itasca Co. Auditor/Treasurer

Any CDC, MDH and Itasca County COVID-19 safety guidelines set forth at the time of the auction will be followed. MDH screening checklist will be followed: *If you have had any of the following symptoms that you cannot attribute to another health condition, to-wit: Fever or feeling feverish, chills, a cough, shortness of breath, a sore throat, muscle aches, headache, loss of smell or taste, please do not attend.* In an effort to limit attendance as recommended by CDC guidelines, **if you do not intend to bid, please do not attend.** The auction results will be posted on the county's real estate website.

RESOLUTION OF COUNTY BOARD AUTHORIZING AND FIXING THE TERMS OF SALE

WHEREAS, the County Board has classified and appraised certain tax forfeited lands and direct county lands and list of said lands has been filed with the County Auditor, classification of said lands have been duly approved by the Town Boards and Municipalities and the appraised value of timber has been duly approved by the County Land Commissioner, and

WHEREAS, the County Board is by law designated with authority to provide for the sale of such forfeited lands and direct county lands on terms included in the Notice of Sale, now

THEREFORE, BE IT RESOLVED, that the Notice Of Tax-Forfeited Land and Direct County Land Sale be given by publication in the official newspaper of the County as provided by law, that the County Auditor of Itasca County offer such parcels of land for sale in the order in which they appear in said Notice of Sale and that such sale shall commence at 10:00 A.M. on OCTOBER 22, 2021 in the Itasca County Board Room, County Courthouse, Grand Rapids, MN.

TERMS OF SALE

The County Board is by law designated to provide terms for the sale of such land and such parcels shall be sold on the following terms, to wit: Tracts will be sold by oral auction to the highest bidder at not less than the appraised tract value listed. Bidding shall be by ORAL BID ONLY. All bid raises shall be made on a dollar basis for the total appraised value of the tract, and in no case will less than \$5.00 bid raises be considered.

The appraised value of timber products listed and 15% of the appraised value of the land and 15% of the appraised value of building or improvement must be paid on the day of the land sale, except that for parcels under \$501, the full amount of the parcel is due on the day of the sale. Any remaining balance must be paid within 30 days. No timber or earthen materials shall be removed, cut or damaged until the entire purchase price for the parcel is paid in full.

All bidders must register at the times stated above on OCTOBER 22, 2021, before the beginning of the land sale, register with County sale staff and receive a number for bidding purposes. Registration will require picture identification acceptable to the County. No bidder can act in any capacity on behalf of a non-eligible bidder for the purpose of purchasing tax-forfeited or direct county land from Itasca County.

The land and improvements are being sold AS IS and the County makes no warranties as to the condition of any buildings, wells, septic systems, soils, roads, or any other thing on the tract. The tract is being sold with the understanding that the buyer and seller agree to waive disclosures required under Minnesota Statutes Chapters 513.52 to 513.60, and 103I.235

and any associated liabilities. No representation is made as to the condition of the structure, its fixtures or contents, or their suitability for any particular use.

As required by Laws of Minnesota 1969, Chapter 373, Subd. 6., there will be added to the sale price of any tax-forfeited land, an amount equal to three percent (3%) of the total price, said additional amount to be deposited to the State Treasury and credited to the tax-forfeited land assurance account.

All parcels of land sold hereunder shall be subject to zoning ordinances, existing easements, existing railway and highway easements, power and pipeline easements and leases, if any.

All lands whether zoned or not zoned which do not abut a legalized highway are subject to any and all existing restrictions empowered by statute relating to the expenditure of public lands.

The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommends having the radon levels mitigated if elevated concentrations are found. Every buyer of an interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling. Itasca County has not performed nor is aware of any radon testing on parcels offered for sale, unless otherwise noted. The County will provide a copy of the Minnesota Department of Health's Radon in Real Estate Transactions publication to any purchaser of residential tax-forfeited or direct county property.

Any lands herein offered for sale that do not adjoin or are located on a suitable legally established and maintained public highway or road, the township wherein said lands may be located, or any other municipality, shall not for a period of five years, be obligated to the establishment, construction or additional maintenance of any public roads or the expenditure of any public funds for the benefit of the owner or occupant of any lands purchased, by reason of the ownership or occupancy of any of this land; provided further that nothing herein shall be construed to create any obligation directly or indirectly on the part of any municipality of the expenditures of any money for the benefit of said parcels after the expiration of said five year period.

Any parcel of land on the list is subject to withdrawal from sale by the County Board or Land Commissioner, at their sole discretion, when it appears to be in the public interest to do so.

All land not sold at the auction may be purchased at any time thereafter at not less than the appraised price to the first party that submits signed purchase agreement and payment per these terms of sale, or to the highest bidder or by sealed bid in the case of two or more simultaneously interested parties, until such time as the County Board or Land Commissioner may order a reappraisal, or withdraw said lands from sale.

Pursuant to Minn. Stat. 282.014, a \$25.00 fee will be charged to purchasers of tax-forfeited land for issuance of the state tax deed. Purchasers of direct county land must pay a \$25.00 deed issuance fee and will receive a Quit Claim Deed from Itasca County.

Pursuant to Minn. Stat. 282.12, the State of Minnesota shall reserve all tax-forfeited minerals and mineral rights, and water-power rights on tax-forfeited lands. Pursuant to the terms of Minn. Stat. 373.01, all mineral rights shall be reserved on direct county lands, together with the right to explore for, mine, and remove minerals thereon.

Minnesota Statute 282.014 requires that all State tax deeds be recorded with the County Recorder prior to issuing the deed to the purchaser. The purchaser must pay the \$46.00 recording fee. In the event of Torrens Property there may be additional recording fees.

A deed tax of \$1.65 for the first \$3,000.00 of the purchase price plus \$1.65 for each additional \$500.00 or fraction thereof shall be paid by the purchaser to the County Auditor/Treasurer.

Purchaser is required to pay a fee of \$50.00 for recording the well certificate where applicable, prior to the Auditor/Treasurer delivering the deed to the purchaser.

Certain parcels of tax-forfeited land located within cities, forfeited with unpaid special assessments for improvements. These special assessments were cancelled at the time of forfeiture. Upon sale of this land, the municipality may establish a re-assessment schedule for payment of a portion or all of the unpaid special assessments. **Itasca County recommends that individuals check for assessments with the municipality office that the parcel is located within.**

Except for land in platted subdivisions and lands conveyed for correcting legal descriptions, all deeds requested after August 1, 1991, will contain the following statement: This property is not eligible for enrollment in a state funded program providing compensation for conservation of marginal land and wetlands.

ALL SALES ARE FINAL. IN CASES OF PAYMENT DEFAULT, ITASCA COUNTY WILL RETAIN THE DOWN PAYMENT (I.E. 15% OF APPRAISED LAND VALUE, ETC.) AS PENALTY AND DAMAGES, AND WILL, AT IT'S SOLE DISCRETION, DECIDE WHETHER THE TRACT(S) WILL BE RE-OFFERED TO THE NEXT HIGHEST BIDDER.

Itasca County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment and the provision of services. Prospective bidders who require special accommodations to participate in this sale should inform the Real Estate Office as soon as possible and more than three working days before the sale. You may write to the return address shown on this notice or call telephone no. 218-327-2855 or TDD no. 218-327-2806 or 218-327-2847.

Questions regarding the sale should be directed to Itasca County Land Department, Real Estate Office, 1177 LaPrairie Avenue, Grand Rapids, MN 55744 (telephone 218-327-2855). Land sale list is also available on-line at www.co.itasca.mn.us.

ITASCA COUNTY TAX-FORFEITED 2021 PROPERTY AUCTION

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
<i>UNPLATTED</i>												
1	32.72	^10-013-2210	11581 State Hwy 1, Cook	13	62	22	Northwest Quarter of the Northwest Quarter (NW of NW) less West 400 feet of the South 218 feet and less part of the Northwest Quarter of the Northwest Quarter (NW of NW), Section Thirteen (13), Township Sixty-two (62) North of Range Twenty-two (22), West of the Fourth Principal Meridian, described as follows: assuming that the West line of the NW1/4 of the NW1/4 to run due North and South and the South line of said Quarter Quarter to run due East and West and beginning at the Southwest corner of said Quarter Quarter; thence North along the West line of said Quarter Quarter a distance of 468 feet to a point; thence South 70 degrees East, a distance of 730.95 feet to a point; thence East parallel to the South line of said Quarter Quarter, a distance of 318.36 feet to a point; thence South parallel to the West line of said Quarter Quarter, a distance of 218 feet more or less to the South line of said Quarter Quarter; thence West along the South line of said Quarter Quarter, a distance of 1005.23 feet to a point of beginning. Less the West 400 feet of the South 218 feet thereof.	-\$15,000.00	\$38,200.00	\$1,100.00		\$24,300.00
2	2.42	* 30-019-2303 *S*	36719 State Hwy 65, Nashwauk	19	57	22	That part of Government Lot Two (2), Section Nineteen (19), Township Fifty-seven (57) North, Range Twenty-two (22) West of the Fourth Principal Meridian, described as follows: Assuming the South line of said Government Lot 2 to be due East and West, commencing at the Southwest corner of said Government Lot 2; thence East along the South line of said Government Lot 2 a distance of 919.60 feet; thence North parallel to the East line of said Government Lot 2 a distance of 543.60 feet to the point of beginning; thence South parallel to the East line of said Government Lot 2 a distance of 543.60 feet to the South line of said Government Lot 2; thence East along the South line of said Government Lot 2 a distance of 208.00 feet; thence North parallel to the East line of said Government Lot 2 a distance of 466.19 feet; thence in a Northwesterly direction along the South right of way of State of Minnesota Highway Number 65 for a distance of 222 feet, more or less, to the point of beginning.	\$0.00	\$12,300.00	\$1,200.00		\$13,500.00
3	1.2	34-012-4103	Sago Twp	12	53	23	Revised Description 1 of Northeast Quarter of the Southeast Quarter (NE SE), Section Twelve (12), Township Fifty-three (53), Range Twenty-three (23) SEE ATTACHMENT FOR COMPLETE DESCRIPTION	\$0.00	\$1,000.00	\$200.00		\$1,200.00

ITASCA COUNTY TAX-FORFEITED 2021 PROPERTY AUCTION

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
4	10	41-026-2102	35677 North Star Lane, Grand Rapids	26	57	25	South Six Hundred Sixty feet (S. 660') of the East Six Hundred Sixty feet (E. 660') of Lot Two (2), Section Twenty-six (26), Township Fifty-seven (57), Range Twenty-five (25), West of the Fourth Principal Meridian.	\$9,800.00	\$26,400.00	\$3,600.00		\$39,800.00
5	4.02	43-023-2101	Wirt Twp	23	149	26	South Four Hundred Feet (S. 400') of the North Nine Hundred Twenty-five Feet (N. 925') of the East Four Hundred Thirty-five and Sixty Hundredths Feet (E. 435.60') of Northeast Quarter of the Northwest Quarter (NE of NW), Section Twenty-three (23), Township One Hundred Forty-nine (149), Range Twenty-six (26)	\$0.00	\$6,600.00	\$2,400.00		\$9,000.00
6	2.02	* 49-023-1106	59-22 unorganized	23	59	22	West Sixty-six Feet (W. 66') of the East One Hundred Thirty-two Feet (E. 132') of Northeast Quarter of Northeast Quarter (NE of NE), Section Twenty-three (23), Township Fifty-nine (59), Range Twenty-two (22)	\$0.00	\$570.00	\$930.00		\$1,500.00
	2.02	* 49-023-1108	59-22 unorganized	23	59	22	East Sixty-six Feet (E. 66') of the Northeast Quarter of the Northeast Quarter (NE of NE), Section Twenty-three (23), Township Fifty-nine (59), Range Twenty-two (22)					
7	0.78	^^ 85-027-3321 *S*	301 Rajala Mill Road, Bigfork	27	61	26	North One Hundred Feet (N. 100') of the West Three Hundred Forty Feet (W. 340') of the Southwest Quarter of the Southwest Quarter (SW of SW), which lies South of the Right of Way, Section Twenty-seven (27), Township Sixty-one (61), Range Twenty-six (26)	\$3,130.00	\$4,500.00	\$0.00	-\$6,130.00	\$1,500.00

ITASCA COUNTY TAX-FORFEITED 2021 PROPERTY AUCTION

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
8	1.76	97-003-2301	33547 Munson Road, Bovey	3	56	24	A tract of land situated in the Southwest Quarter of the Northwest Quarter (SW of NW), Section Three (3), Township Fifty-six (56) North, Range Twenty-four (24), West of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of Section 3; thence due North (assuming the West line of Section 3 to be due North and South) a distance of 165 feet to the point of beginning; thence due East a distance of 27 feet to the Southwest corner of Lot 6; thence due East a distance of 45 feet to the Southeast corner of Lot 6; thence North 44 degrees 46 minutes East a distance of 460 feet more or less to the South boundary of the Old Scenic Highway which point is the Northeast corner of Lot 6; thence North and West along the South boundary of the Old Scenic Highway a distance of 215 feet more or less to the Northwest corner of Lot 6; thence South 26 degrees 07 minutes West a distance of 550 feet more or less back to the Southwest corner of Lot 6; thence due West a distance of 27 feet back to the point of beginning.	\$ (9,000.00)	\$ 8,500.00	\$ 1,000.00		\$ 500.00

^Subject to driveway agreement with adjacent landowner.

^^Possible building encroachment onto adjoining parcel.

*S*Special Assessments to be reinstated upon sale of property.

*Subject to a highway right-of-way reservation.

NOTE: Special Assessment totals are only approximate

Exact total of Special Assessment must be verified with municipality

PLATTED

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
9	2.37	18-420-0180	16585 Budrow Avenue, Pengilly	13	56	23	Lots Eighteen (18), Nineteen (19) & those parts of Lots Twenty-four (24) and Lot Twenty-five (25) that lie northerly of the northerly right of way of the Great Northern Railway Spur to the Range Sand Lime Brick Company, CARPENTER-HILL-WAHLSTROM SUBDIVISION	\$ -	\$ 11,900.00	\$ 100.00		\$ 12,000.00
10	1	74-410-0130	51382 US Hwy 2, Deer River	2	144	26	Lot Five (5), Block A AUDITOR'S SUBDIVISION NUMBER 23	\$ (2,000.00)	\$ 3,000.00	\$ -	\$ -	\$ 1,000.00

ITASCA COUNTY TAX-FORFEITED 2021 PROPERTY AUCTION

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
11	0.6	* 74-410-0155	144-26 unorganized	2	144	26	All that part of Lot Ten (10) & that part of vacated TH 8 lying North and adjacent to said Lot 10 except that part being East of a line 196 feet East of the Center line of CSAR 137, Block A, Auditor's Subd #23					
	0.8	* 74-410-0160	144-26 unorganized	2	144	26	All that part of Lot Ten (10), Block A AUDITOR'S SUBDIVISION NUMBER 23, and that part of vacated trunk highway #8, lying North and adjacent to said Lot Ten (10), lying and being East of a line marked by two iron pipes, One Hundred Ninety-six (196') feet East of the center line of County Aid Road #137. LESS ROW ALONG RD	\$ -	\$ 2,100.00	\$ 100.00		\$ 2,200.00
12	0.15	87-410-0215	112 Corey Street, Calumet	21	56	23	Lots Six (6) and Seven (7), Block Two (2) CALUMET	\$ -	\$ 1,400.00	\$ -	\$ -	\$ 1,400.00
13	0.43	87-410-0330	106 Third Ave., Calumet	21	56	23	Lots Twenty-two (22) thru Twenty-seven (27), Block Three (3) CALUMET	\$ -	\$ 4,200.00	\$ -	\$ -	\$ 4,200.00
14	0.14	87-410-0705	337 Third Avenue, Calumet	21	56	23	Lots One (1) and Two (2), Block Five (5), Calumet	\$ 29,000.00	\$ 1,400.00	\$ -		\$ 30,400.00
15	0.18	87-410-1380 *S*	632 Sixth Avenue, Calumet	21	56	23	East One Half of Lot Twenty-five (25), and all of Lots Twenty-six (26) and Twenty-seven (27), Block Thirteen (13), Calumet	\$ 15,228.00	\$ 1,700.00	\$ -	\$ (1,928.00)	\$ 15,000.00
16	0.2	89-430-0161/89-480-1720	312 SE Second Street, Deer River	36	145	25	East One Hundred Twenty feet (E. 120') of Lots Thirteen (13) and Fourteen (14), Block Seventeen (17) ITASCA CITY *Subject To Roadway Easement to the City of Deer River	\$ -	\$ 500.00	\$ -		\$ 500.00
17	0.24	91-425-0230 *S*	604 NE 9th Ave, Grand Rapids	21	55	25	Lots Thirteen (13) thru Fifteen (15), Block Two (2), Third Division of Grand Rapids	\$ -	\$ 16,000.00	\$ -	\$(29,221.00)	\$ 500.00
18	0.9	91-502-0150 *S*	Grand Rapids City	33	55	25	Lot Ten (10), Block One (1), DON-AL ADDITION	\$ -	\$ 16,000.00	\$ 400.00	\$ (860.00)	\$ 15,540.00
19	0.19	91-555-0720 *S*	821 NW 8th Ave., Grand Rapids	17	55	25	All of Lot Four (4) and the North Fourteen feet (N. 14') of Lot Five (5), Block Seven (7), Houghton's Second Addition to Grand Rapids	\$ 24,993.00	\$ 16,000.00	\$ -	\$ (493.00)	\$ 40,500.00

ITASCA COUNTY TAX-FORFEITED 2021 PROPERTY AUCTION

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
20	0.42	^^^ 93-440-0110	LaPrairie City	23	55	25	Block One (1), Buells Addition	\$ -	\$ 4,400.00	\$ 500.00		\$ 4,900.00
	0.9	^^^ 93-440-0220	LaPrairie City	23	55	25	Lots One (1) thru Six (6), Block Two (2), Buells Addition					
21	0.11	95-410-1560 *S*	401 Central Ave., Nashwauk	32	57	22	Lot Eleven (11), Block Fifteen (15) NASHWAUK	\$ -	\$ 1,500.00		\$ (6,396.25)	\$ 500.00
22	0.18	*** 97-440-1510	211 S. Guyer St., Taconite	27	56	24	Lots Fourteen (14) thru Seventeen (17), Block Fifteen (15), HOLMAN	\$ 44,700.00	\$ 4,000.00	\$ -		\$ 48,700.00

WATERFRONT

23	0.4	**** 22-013-1203	Lake Jessie Twp	13	148	25	That part of Government Lot Two (2), Section Thirteen (13), Township One Hundred Forty-eight (148), Range Twenty-five (25), described as follows: Beginning at a point on the shoreline of Big Too Much Lake 435.0 Feet North of the Southwest corner of said Lot 2; thence East a distance of 114.00 Feet; thence due South a distance of 135.0 Feet; thence due West a distance of 94.0 Feet to a point on the shoreline of Big Too Much Lake; thence North along said shoreline to the point of beginning.	\$ (5,000.00)	\$ 41,400.00	\$ 100.00		\$ 36,500.00
24	6.46	43-010-3410	52700 County Road 29, Wirt	10	149	26	See Attachment A	\$ 7,900.00	\$ 31,700.00	\$2,300.00		\$ 41,900.00
25	0.41	** 58-420-0010	Wildwood Twp	22	53	25	Lot One (1) Harbor Haven	\$ -	\$ 39,600.00	\$ 300.00		\$ 39,900.00
	0.41	** 58-420-0020					Lot Two (2) Harbor Haven					
26	5.8	07-030-4301	Bigfork Twp	30	61	26	That part of the Southwest Quarter of the Southeast Quarter (SW of SE) lying North of the center of Bigfork River and LESS the West Seven Hundred Thirty-five feet (W. 735') thereof, Section Thirty (30), Township Sixty-one (61), Range Twenty-six (26).	\$ -	\$ 37,000.00	\$4,900.00		\$ 41,900.00
	32	07-030-4400	Bigfork Twp	30	61	26	The Southeast Quarter of the Southeast Quarter (SE of SE) lying North and East of the center of Bigfork River, Section Thirty (30), Township Sixty-one (61), Range Twenty-six (26).					

DIRECT COUNTY

27	1.61	10-023-3203	Carpenter Twp	23	62	22	South Three Hundred Fifty-seven feet (S. 357') of the North Four Hundred Sixty-seven feet (N. 467') of the West Two Hundred feet (W. 200') of the Northwest Quarter of the Southwest Quarter (NW SW), Section Twenty-three (23), Township Sixty-two (62), Range Twenty-two (22)	\$ -	\$ 2,730.00	\$1,170.00		\$ 3,900.00
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ITASCA COUNTY TAX-FORFEITED 2021 PROPERTY AUCTION

TRACT	ACRES	PID	LOCATION	SEC	TWP	RGE	DESCRIPTION	IMPROVEMENT VALUE	LAND VALUE	TIMBER VALUE	SPECIAL ASSESS.	APPRAISED VALUE
28	16.16	*^ 63-028-2300	Unorg 54-26	28	54	26	Southwest Quarter of the Northwest Quarter (SW NW), lying Southerly of County Road 449 LESS the East Six Hundred Sixty feet (E. 660'), Section Twenty-eight (28), Township Fifty-four (54), Range Twenty-six (26)	\$ -	\$ 43,800.00	\$ -		\$ 43,800.00

**Subject to Restrictive Covenants of Plat

***Possible building encroachment on adjacent parcel

^^^Access is to an undeveloped platted street

****Easement for ingress & egress over private drive

S Special Assessment to be reinstated upon sale of property

*^ Subject to a snowmobile easement and highway row reservation

NOTE: Special Assessment totals are only approximate

Exact total of Special Assessment must be verified with municipality

EXHIBIT A

Tract 3: 34-012-4103 Legal Description

All that part of the Northeast Quarter of the Southeast Quarter (NE SE), Section Twelve (12), Township Fifty-three (53) North, Range Twenty-three (23) West of the Fourth Principal Meridian, lying on both sides of a straight line (said line being designated as Line "A") extending from a point in the South line of said Section 12 distant 563 Feet East of the South Quarter corner thereof; Northeasterly to a point in the North line of Section 7, Township 53 North, Range 22 West of the Fourth Principal Meridian, distant 1302 Feet East of the Northwest corner thereof more particularly described as follows: Beginning at a point on said Line "A" distant 1924 Feet Northeasterly from the South terminus of said Line "A"; thence Northwesterly in a straight line at right angles to said Line "A" a distance of 35 Feet to a point; thence Northeasterly in a straight line to a point 50 Feet Northwesterly on a line drawn at right angles to said Line "A" distant 300 Feet Northeasterly from the point of beginning; thence Northeasterly in a straight line parallel with said Line "A" and 50 Feet distant therefrom, a distance of 50 Feet to a point; thence Southeasterly in a straight line at right angles to the last described course a distance of 150 Feet to a point; thence Southwesterly in a straight line parallel with and distant 100 Feet Southeasterly from said Line "A" a distance of 350 Feet to a point; thence Northwesterly in a straight line at right angles to the last described course a distance of 100 Feet to the point of beginning.

Tract 24: 43-010-3410 Legal Description

Government Lot Eight (8), Section Ten (10), Township One Hundred Forty-nine (149) North, Range Twenty-six (26), North and West of the plat of Stanley, LESS the following described parcels: Beginning at the Southwest corner of Lot 4 of Block E of the Plat of Stanley, thence in a Westerly continuation of the South line of said Lot 4 a distance of 220 feet ; thence North at an angle of 90 degrees a distance of 260 feet; thence East at an angle of 90 degrees a distance of 220 feet; thence South along the West line of the Plat of Stanley to the point of beginning. And excepting all that part of said Government Lot Eight (8), Section 10, Township 149, Range 26 which lie North and East of a line which would be in the Northerly continuation of the West line of said above described excepted parcel, said line being extended from the Northwest corner of said above described excepted parcel to the Bigfork River and said line being the Westerly boundary of the parcel hereby excepted. And beginning at a point on the south boundary of Government Lot 8, 33 feet North and 30 feet West of the Northwest corner of Lot 2 of Bingham's First Addition to Wirt, thence West along the South line of said Lot 8 a distance of 208 feet; thence North and at right angles of said South line of Lot 8 a distance of 208 feet, thence East a distance of 208 feet, thence South a distance of 208 feet to the point of beginning. And beginning at a point 33 feet North and 30 feet West of the Northwest corner of Lot 2 of Bingham's First Addition to Wirt; thence East along the South boundary of Government Lot 8 a distance of approximately 256.5 feet to the intersection of the old "Y" crossing of the Minneapolis and Rainy River right-of-way; thence in a Northwesterly direction along the center line of the said "Y" crossing to a point directly North of the point of beginning; thence South to the point of beginning; according to the Government survey thereof on file and of record in the office of the Register of Deeds of said County and State. Except all that part of Government Lot 8, Section 10, Township 149 North, Range 26, West of the Fourth Principal Meridian lying East of the following described line: the South boundary of said Lot 8 is assumed an East and West bearing and the point of beginning being a point on the South boundary a distance of 921.2 feet West of the Southeast corner of said Lot 8; thence North 208 feet; thence North 03 degrees 49 minutes West a distance of 194.33 feet; thence North 16 degrees 35 minutes West to the water's edge of the Bigfork River and there terminate.