

STATE OF MINNESOTA

COUNTY OF CARVER

EXAMINER'S DIRECTIVE

To the Registrar of Titles of Carver County, Minnesota:

James N. Kass has made proper application for the issuance of a Certificate of Possessory Title pursuant to sections 508A.01 to 508A.85 for land described as follows:

The Northwesterly 78.5 feet of Lots 6 and 7, Block 59, Village of Watertown, according to the recorded plat thereof, as measured at right angle to and parallel with the Northwesterly line of said Lots 6 and 7.

I issued my Examiner's Report on June 4, 2003 after examining the Abstract of Title. I mailed the Notice of this application to all named parties on October 21, 2003 and received no valid written objection within the 20 day period.

Therefore, you are directed to issue a Certificate of Possessory Title to the above-named applicant for the above-described property subject to the standard statutory exceptions and subject to the memorials of:

Examiner's CPT Directive dated November 10, 2003 "subject to the right of persons in possession, if any, and any rights which would be disclosed by a survey, except as such rights are limited by Sec. 508A.02, subdivision 1"

Mortgage in the amount of \$93,200 dated September 3, 2002, filed October 2, 2002 as Document No. A326518 from James N. Kass, single, to U. S. Bank National Assn.

Date: November 10, 2003

Stephanie M. Young
Examiner of Titles

VACATED STREET DIRECTIVE

TO THE REGISTRAR OF TITLES OF CARVER COUNTY:

Pursuant to Minn. Stat. Sec. 508.73, subd. 2 (2002) you are hereby directed to memorialize this directive on Certificate of Title No. 33059 (or the current Certificate for the land therein described) for the purpose of showing that there is added to the land therein the following described land:

That part of Hazeltine Boulevard as dedicated on HAZELTINE 1st ADDITION, Carver County, Minnesota, lying easterly of the easterly right of way line of State Highway Number 41 as described on Doc. No. T11132, a duly recorded document, Carver County, Minnesota, and lying northwesterly and northerly of the following described line: Commencing at the southwest corner of Tract F of REGISTERED LAND SURVEY NO. 65, Carver County, MN; thence South 89 degrees 22 minutes 00 seconds East, assumed bearing, along the southerly line of said Tract F, 111.61 feet to the point of beginning of the line to be described; thence South 65 degrees 33 minutes 49 seconds West 116.25 feet; thence southwesterly, 166.27 feet along a tangential curve concave to the northwest having a radius of 380.00 feet and a central angle of 25 degrees 04 minutes 11 seconds; thence North 89 degrees 22 minutes 00 seconds West, tangent to said curve, 21.26 feet to the easterly right of way line of State Highway No. 41 as described on said Doc. No. T11132 and said line terminating thereat

and, in future certificates issued for the land in Certificate of Title No. 33059 you are hereby further directed to place the added description of vacated street and said easement rights in the body of the new certificates along with the lot description, and to omit the memorial of Resolution Doc. No. T_____ and also to omit the memorial of this directive.

Dated: October 1, 2007

Stephanie M. Young
Examiner of Titles

STATE OF MINNESOTA
COUNTY OF CARVER

DISTRICT COURT
FIRST JUDICIAL DISTRICT

No. _____

In the Matter of the Application of)
Ninfa G. Seifert, a single person)
)
To Register the Title to Certain Land)

Application

STATE OF MINNESOTA)
)
COUNTY OF CARVER)

To the Judges of the above-named Court:

ss.

I hereby apply to register the title to the land described below and do solemnly swear that I know the contents of this application are true of my own knowledge, except as to those matters stated on information and belief, and that as to those matters I believe them to be true.

[cross out all paragraphs or words not applicable]

A. Name: Ninfa G. Seifert

Address: 1000 Highway 7, Excelsior, Minnesota 55331

I am 18 years of age or older.

B. I am unmarried.

I have been divorced.

[if you have been divorced, set out the date of the Decree, the Court File No., and the County and State in which it was obtained]

Amended Decree: January 10, 1979;

Court File No.: 59539

County and State: Hennepin County, Minnesota

I am not under any legal incapacity except for: _____ None. _____
[if none state "none"]

C. Description of land: [for the registration of easements over unregistered land, the fee simple estate to which the easements are appurtenant must also be described]

See Exhibit A attached hereto.

The estimated market value of the land to be registered, exclusive of improvements according to the last official assessment is \$1,455,800.00.

[to be ascertained from the County Finance Department - Property ID control counter]

D. Estate or interest claimed in the dominant estate is in fee simple and is [~~is not~~] subject to homestead.

E. The land is occupied by the following parties:

Name	Address	Estate or Interest
Ninfa G. Seifert	1000 Highway 7, Victoria, Minnesota	Fee Simple

F. The following liens and interests encumber the land:

Name of Claimant	Lien or Interest	Recording Data
Town of Laketown	Easement	Dated November 7, 1978
State of Minnesota Highway Department	Right of Way Plat No. 10-11 dated May 2, 2001	Filed may 30, 2001 in the office of the County Recorder as Document No. 2987575.

G. I wish to terminate or modify the following liens or interests: [for each lien or interest: list the names of the interested parties, the relief sought and the reason for requesting relief and the recording data if any]

Name of Claimant	Lien or Interest	Recording Data
The Public	Center Line Order for Trunk Highway No. 7 dated May 28, 1948	Filed October 20, 1951 in the Office of the County Recorder in Book J. of Misc., Page 446
State of Minnesota	Final Certificate for Condemnation of Certain Lands dated December 2, 1953	Filed December 4, 1953 in the Office of the County Recorder in Book "V" of Decrees, Page 812.
State of Minnesota Highway Department	Road Order for Trunk Highway No. 7 dated May 28, 1948	Filed March 10, 1955 in the office of the County Recorder in Book L of Misc., Page 293

H. The title to the land contains the following other defects which should be cured:

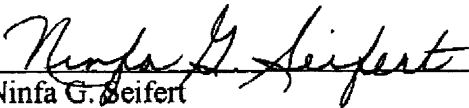
None.

I. I do wish to register the boundary lines of the land.
[names and addresses of owners of lands affected by the determination of boundaries must be listed below]


Richard G. Hanson
Dorothy Marie Hanson
970 Iris Circle
Excelsior, MN 55331; and

Richard M. Dahl
Linda D. Dahl
1010 Highway 7
Excelsior, MN 55331

I therefore request the Court to adjudicate that I am vested with title to the estate or estates in the lands as described above, and that the Court direct the Registrar of Titles to register the same in my name and for such other relief as the Court finds appropriate.


Ninfa G. Seifert

Subscribed and sworn to before me on
December 11th, 2003.
Ninfa G. Seifert, The Applicant.


Notary Public 1-31-2008



[Notary seal]

Approved for filing:

Deputy Examiner of Titles

Attorney for applicant: Anne M. Olson
Address: 1500 Wells Fargo Plaza, 7900 Xerxes Ave. S.
Bloomington, MN 55431
Telephone: 952-835-3800
Fax: 952-896-3250