

# Invoice

**Remit payment to:**

Lyon County Abstract & Title  
102 S 5th Street  
Marshall, MN 56258  
(507)532-2367

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**Billed to:**

**Invoice number:** L030526CT-Meester  
**Invoice date:** March 12, 2026  
**Please pay before:** March 12, 2026  
**Our file number:** L030526CT-Meester

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**Property:**

pt NE4 4-111-45  
MN  
Lincoln County

**Brief legal:**

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DESCRIPTION	AMOUNT
Title Examination	200.00
Search/ Abstract Update	285.00
<b>Invoice total amount due:</b>	<b>\$ 485.00</b>

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Please contact us with any questions- Thanks for your business.



# CHICAGO TITLE INSURANCE COMPANY<sup>®</sup>

## ALTA COMMITMENT FOR TITLE INSURANCE

issued by  
CHICAGO TITLE INSURANCE COMPANY

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By:   
Michael J. Nolan  
President

ATTEST:   
Marjorie Nemzura  
Secretary

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ALTA Commitment for Title Insurance (7-1-21)

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements; and
- f. Schedule B, Part II - Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I - Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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# CHICAGO TITLE INSURANCE COMPANY<sup>®</sup>

## Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Lyon County Abstract & Title  
Issuing Office: 102 S 5th Street, Marshall, MN 56258  
Issuing Office's ALTA<sup>®</sup> Registry ID: 1112083  
Loan ID No.:  
Commitment No.: L030526CT-Meester  
Issuing Office File No.: L030526CT-Meester  
Property Address: pt NE4 4-111-45, MN

## SCHEDULE A

1. Commitment Date: March 10, 2026 at 08:30 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (07/01/21)  
Proposed Insured: TBD  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (07/01/21)  
Proposed Insured: , its successors and/or assigns as their respective interests may appear.  
Proposed Amount of Insurance: \$0.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
Elaine G. Meester and Gordon Meester, joint tenants
5. The Land is described as follows:  
See Exhibit A attached hereto

CHICAGO TITLE INSURANCE COMPANY

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**SCHEDULE A**  
(Continued)

Date:  
Winter Title & Abstract Cos.



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Gavin T. Winter, Owner

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## SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
6. Right or claims of parties in possession not disclosed by the public records. We require that standard form sellers and/or buyers affidavits be furnished, and adverse right disclosed thereby will be shown specifically.
7. NOTE: IF THIS OFFICE IS CLOSING THE MORTGAGE TO BE INSURED, WRITTEN PAYOFF STATEMENTS MUST BE RECEIVED IN THIS OFFICE 24 HOURS PRIOR TO CLOSING. DUE TO PRIVACY ISSUES AND LACK OF NECESSARY INFORMATION THIS OFFICE DOES NOT OBTAIN PAYOFF STATEMENTS. WITHOUT A PROVIDED CUSTOMER RELEASE RE: LIEN HOLDERS ACCOUNT

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## SCHEDULE B - PART I

(Continued)

8. In the event that the contemplated transaction is a transaction for which a Real Estate Report is required to be submitted to the US Department of Treasury Financial Crimes Enforcement Network ("FinCEN Report"), then the parties to transaction (Seller(s) and Buyer(s)) shall, no later than the closing, provide to the Company the information and documentation necessary to enable the Company to complete the FinCEN Report. Such information and documentation includes full legal name, date of birth, residential street address, and the IRS taxpayer identification number of the beneficial owners of the Buyer(s), as further defined and described in Section 1010.821 of Chapter 31 of the Code of Federal Regulations ("Code").  
**NOTE:** The FinCEN Report requires that certain residential real estate transactions purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person, must be reported to the United States Treasury Department's Financial Crimes Enforcement Network. If the required information is not timely provided to the Company, the Company may elect to withdraw as the settlement company or otherwise be involved in the transaction.
9. Instruments to be executed, delivered and duly filed for record.
10. Warranty Deed with Elaine G. Meester and Gordon Meester, grantor(s) and TBD, , grantee(s) to convey the property to be insured.

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## SCHEDULE B, PART II - EXCEPTIONS

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
8. Right or claims of parties other than the insured in actual possession of any or all of the property.

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## SCHEDULE B – PART II

(Continued)

9. a) Taxes and Special assessment installments for and payable in the year 2026 and all subsequent years.

The Parcel Identification Number(s) for the property to be insured is/are:  
02-0025-000

The real estate taxes due and payable in the year 2026 are in the amount of: \$ unavailable at this date and time.

2025 taxes 1768.00 paid in full

Current Tax Status is/are: 1st half due and payable May 15, 2026

Taxes are paid semi-annually and are due and payable in two equal installments.

First installment is due on May 15, 2026, and covers the period of January 1, 2026 to June 30, 2026

Second installment is due on October 15, 2026 and covers the period of July 1, 2026 to December 31, 2026

All prior years have been paid.

- b) All pending and levied special assessment installments for and payable in the year 2026 and all subsequent years.

There is an annual 70.00 solid waste/recycling assessment which is included and incorporated into the tax amount due and payable.

There are no other special assessment installments except the following:

0.00 after 2025 taxes

All prior years have been paid.

\*\*\*\* GAP Coverage will not be issued on commitments to insure not closed by this Title Insurance Company.\*\*\*\*

GAP Coverage being any and all instruments recorded from and since the effective date and time of this commitment to the date and time of closing and recording. On all transaction not closed by the Title Insurance Company and its appointed agent the Final Title Insurance Policy will not be issued until all of the above stated requirements are met.

10. Unfiled mechanics' or materialmen's liens.
11. Easements and wetlands which appear in the public records or are shown on any recorded plat.
12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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## SCHEDULE B – PART II

(Continued)

13. All restrictive covenants affecting the above described property, but the company guarantees that any such restrictive covenants have not been violated so as to affect, and that a future violation thereof will not affect the validity or priority of the mortgage hereby insured.
14. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements which survey would show.
15. Taxes and Special Assessments in 2026 and all subsequent years.
16. Subject to Rights and Interest of State of Minnesota in and to State Highway 75
17. Transmission Line Right-of-Way Easement running in favor of East River Electric Co-Operative, Inc. dated April 8, 1965, filed April 19, 1965 and recorded in [Book 76 of Deeds page 274](#)
18. Right-of-Way Easement running in favor of Otter Tail Power Company, dated June 4, 1968, filed November 5, 1968 and recorded in [Book 76 of Deeds page 597](#).  
  
Amendment to Right of Way Easement #55053 dated January 19, 2021, filed March 31, 2021 and recorded as Doc. No. [2021-000460](#)
19. Tile Line Easement date June 15, 1972, filed July 21, 1972 and recorded in [Book 79 of Deeds page 319](#)
20. Certificate running in favor of Northern Border Pipeline Company dated August 15, 1986, filed August 21, 1986 and recorded in [Book 98 of Deeds page 696](#)
21. Memorandum of Land Lease and Wind Easement running in favor of Blazing Star Wind Farm 2, LLC dated October 11, 2016, filed November 9, 2016 and recorded as Doc. No. [2016-001832](#)  
  
Affidavit of Merger dated January 28, 2020, filed February 3, 2020 and recorded as Doc. No. [2020-000132](#)  
  
Memorandum of Property Accession executed by Northern States Power Company dated January 31, 2020, filed April 27, 2020 and recorded as Doc. No. [2020-000422](#)  
  
Supplemental Trust Indenture from Northern States Power Company to The Bank of New York Mellon Trust Company, N.A. dated June 8, 2020, filed June 10, 2020 and recorded as Doc. No. [2020-000645](#)
22. Easement running in favor of Lyon-Lincoln Electric Cooperative, Inc. dated March 29, 2023, filed April 26, 2023 and recorded as Doc. No. [2023-000420](#)
23. Conditional Use Permit running in favor of East River Electric Power Cooperative dated August 22, 2023, filed August 29, 2023 and recorded as Doc. No. [2023-000980](#)

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## SCHEDULE B – PART II

(Continued)

24. Transmission Line Right-of-Way Easement running in favor of East River Electric Power Cooperative, Inc. dated January 25, 2023, filed August 9, 2023 and recorded as Doc. No. [2023-000896](#)

Corrective Transmission Line Right-of-Way Easement dated December 6, 2023, filed December 12, 2023 and recorded as Doc. No. [2023-001433](#)

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## EXHIBIT A

The Land is described as follows:

The Northeast Fractional Quarter (NEfr 1/4) and the Southeast Quarter (SE 1/4) North and West of Trunk Highway No. 75 in Section 4, Township 111 North, Range 45 West, of the 5th Principal Meridian, Lincoln County, Minnesota, EXCEPTING THEREFROM: That part of the Southwest Quarter of Southeast Quarter (SW 1/4 SE 1/4) Section 4, Township 111 North, Range 45 West described as follows: Beginning at the point of intersection of the centerline of Trunk Highway 75 with the West line thereof; thence North along said West line, 300 feet; thence East at right angles to its intersection with said centerline of Trunk Highway 75; thence Southwesterly along said center line to the point of beginning

2019-000121 ✓  
RECORDED ON  
01/25/2019 01:20 PM  
MICHELLE FACILE, RECORDER  
LINCOLN COUNTY MN  
REC FEE: 46.00  
PAGES: 2

No Delinquent Taxes & Transfer  
Entered This 25<sup>th</sup> day of Jan, 2019  
Michelle Facile, County Recorder  
By Jm, Deputy

(Top 3 inches reserved for recording data)

02-0025-000

QUIT CLAIM DEED  
Individual(s) to Joint Tenants

WELL CERTIFICATE NOT REQUIRED

eCRV number: Exempt-Consideration less than \$500.

DEED TAX DUE: \$ 1.65

DATE: January 23, 2019

FOR VALUABLE CONSIDERATION, Gordon Meester, ("Grantor"), hereby conveys and quitclaims to Gordon Meester and Elaine G. Meester, husband and wife, as joint tenants, for one dollar (\$1.00) and other good and valuable consideration, the real property situated in Lincoln County, Minnesota, legally described as follows:

The Northeast Fractional Quarter (NEfr/4) and the Southeast Quarter (SE/4) North and West of Trunk Highway No. 75 in Section 4, Township 111 North, Range 45 West, of the 5<sup>th</sup> Principal Meridian, Lincoln County, Minnesota, EXCEPTING THEREFROM: That part of the Southwest Quarter of Southeast Quarter (SW/4 of SE/4), Section 4, Township 111 North, Range 45 West described as follows: Beginning at the point of intersection of the centerline of Trunk Highway 75 with the West line thereof; thence North along said West line, 300 feet; thence East at right angles to its intersection with said centerline of Trunk Highway 75; thence Southwesterly along said center line to the point of Beginning.

Subject to existing highways, easements and rights of way of record.

The above described premises contain 229.29 acres, more or less.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

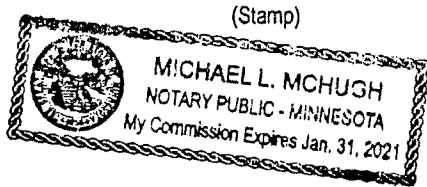
Grantor

Gordon Meester  
Gordon Meester

Lincoln County  
Deed Tax \$ 1.65 11867  
Date 1-25-19 20

State of Minnesota )  
 )  
County of Lincoln )

This instrument was acknowledged before me on this 23 day of January, 2019, by Grantor, Gordon Meester, a married individual.



Michael L. McHugh  
(Signature of Notarial Officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
**Michael L. McHugh, Attorney**  
115 So. Main St.  
Hendricks, MN 56136

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN  
THIS INSTRUMENT SHOULD BE SENT TO:  
**Gordon and Elaine G. Meester**  
2716 200<sup>th</sup> Ave.  
Ivanhoe, MN 56142