

1154647

State of Minnesota,

County of Hennepin

On this 3rd day of October

1975, before me, a

Notary Public

within and for said County personally appeared

Charles M. Spear

to me personally known, who, being sworn by me duly sworn, he did say that he is one of the partners of the partnership named in the foregoing instrument, and that the instrument was signed and sealed in behalf of said partnership by authority of the Board of all of the partners and said Charles M. Spear acknowledged said instrument to be the free act and deed of said partnership.

Eileen M. Spear

Notary Public County, Minn.

My commission expires 19

This Instrument was drafted by
Charles M. Spear, attorney at Law
5057 Richmond Dr.
Edina, Mn. 55436



STF. NO. 522724 1154647

Registered Vol 1731 Page 522333

OFFICE OF REGISTER OF TITLES
STATE OF MINNESOTA
COUNTY OF HENNEPIN
I hereby certify that the within instrument was filed in this office on the
3rd day of OCT. A.D. 1975 at
12 o'clock P.M.
By
Eileen M. Spear
DEPUTY REGISTER OF TITLES

OCT. 3 1975
No delinquent taxes
and transfer entered
FINANCE DIVISION
HENNEPIN COUNTY, MINN.

FINANCE DIVISION DIRECTOR
DEPUTY
This certificate is valid for the year 1975
for the current year. If not paid by 10/1/75
it may not be paid.

5073

WARRANTY DEED
Corporation to individual

Office of Register of Deeds,
State of Minnesota.

County of
I hereby certify that the within Deed
was filed in this office for record on the
3rd day of October, 1975,
at 12 o'clock P.M.,
and was duly recorded in Book
of Deeds, page

By
Register of Deeds,
Deputy.

Taxes for the year 19 on the lands
described within, paid this
day of , 19

County Treasurer,
Deputy.

Taxes paid and Transfer entered this
day of , 19

County Auditor,
Deputy.

Recording Fee \$1.50

1154647

Warranty Deed
Corporation to Individual

Towns # 52-277

Form No. 7-M.

Miller-Davis Co., Minneapolis, Minn.
Minnesota Uniform Conveyancing Blanks (1933).

1154647

This Indenture, Made this 3rd **day of** October **19** 75
between J. P. Riedel and Company, a partnership consisting of John P. Riedel, O. B. Gilbertson, Arnold G. Gilbertson and Charles M. Spear

Partnership
 a corporation under the laws of the State of Minnesota, party of the first part, and
 Vincent K. Burnhart

of the County of Hennepin and State of Minnesota
 part y of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of One dollar and other valuable consideration to it in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell, and Convey unto the said part y of the second part, his heirs and assigns, Forever, all the tract or parcel of land lying and being in the County of Hennepin and State of Minnesota, described as follows, to-wit:

Lot 4, Block 1, Riedel Company Stubbs Bay Addition, according to the plat thereof on file or of record in the office of the Registrar of Titles in and for said Hennepin County.

Together with an easement for the exclusive benefit of the owners of said Lot 4, Block 1, Riedel Company Stubbs Bay Addition for ingress to and egress from Stubbs Bay and the erection and maintenance of one small, private dock over the following described property:

The West 1/2 of Lot 1, Block 3, Bay View Park, according to the recorded plat thereof, which lies Southerly of a line 33 feet Southerly of, measured at right angles to and parallel with, a line hereinafter referred to as "Line A", said "Line A" being described as follows: Commencing at the Northeast corner of the Northwest quarter of Section 5, Township 117 North, Range 23 West of the 5th Principal Meridian; thence South along the East line of said Northwest quarter a distance of 1400.28 feet; thence deflecting left 64 degrees 30 minutes a distance of 143.32 feet to the point of beginning of said "Line A"; thence deflecting right 180 degrees along said "Line A" a distance of 100 feet; thence along a tangential curve to the left having a radius of 500 feet and central angle of 22 degrees 30 minutes a distance of 196.35 feet; thence Westerly tangent to said curve to the West line of the Northeast quarter of the Southeast quarter of said Northwest quarter, and there ending.

Subject to a SCENIC EASEMENT in favor of the City of Orono by Quit Claim Deed dated June 3, 1975 and filed July 2, 1975 as Doc. No. 1144484.

Grantee agrees to pay 1/2 of the yearly real estate taxes on Lot 1, Block 3, Bay View Park.

Subject to utility easement as shown on the Plat.

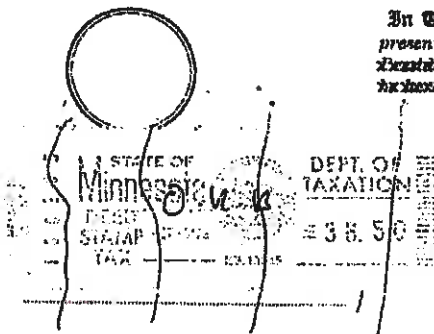
To Have and to Hold the Same, Together with all the hereditaments and appurtenances therunto belonging, or in anywise appertaining, to the said part y of the second part, his heirs and assigns, Forever. And the said J. P. Riedel and Company, a partnership consisting of John P. Riedel, O. B. Gilbertson, Arnold G. Gilbertson and Charles M. Spear party of the first part, for itself and its successors, does covenant with the said part y of the second part, his heirs and assigns, that it is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances except as above stated.

Tax Statements for Real Property described herein, Lot 4, Block 1, Riedel Company Stubbs Bay Addition should be sent to Vincent K. Burnhart, 2022 Lake Rd, Wayzata, Mn. 55391

State deed tax due hereon \$38.50

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said part y of the second part, his heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said party of the first part will Warrant and Defend.

In Testimony Whereof, The said first party has caused these presents to be executed in its corporate name by one of its Partners, Charles M. Spear, and as corporate seal to be hereunto affixed the day and year first above written.



J. P. Riedel and Company

By Charles M. Spear
 Charles M. Spear - Partner

Witness President

STATE DEED TAX DUE

38.50

11a

1144484

State of Minnesota,

County of Hennepin

On this 3rd day of June, 1975, before me, a Notary Public, Charles M. Spear, within and for said County, personally appeared ~~Charles M. Spear~~ himself in me personally known, who, being asked by me duly sworn, he did say that ~~that~~ they ~~are~~ are respectively that he is one ~~President~~ partner of the ~~partners~~ partners of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of all of its partners and said Charles M. Spear Partnership and acknowledged said instrument to be the free act and deed of said corporation partnership

Charles M. Spear

Notary Public, Hennepin County, Minn.

My commission expires 19

The within instrument was drafted by Charles M. Spear, Attorney 5037 Richmond Drive Edina, Minn. 55436



1144484
REGISTERED VOL. 1488, PAGE 5293722

2 day of JUL 1975
12 o'clock M.

2 day of JUL 1975
12 o'clock M.

John J. Lillie

REGISTRAR OF DEEDS
DEPUTY REGISTRAR OF DEEDS

No delinquent taxes and transfer entered FINANCE DIVISION HENNEPIN COUNTY, MINN.

John J. Lillie
FINANCE DIVISION DIRECTOR DEPUTY

THIS CERTIFICATE DOES NOT VALID IN LEND FOR THE CURRENT YEAR OR MAY BE PAID

JUN 30 1975

Minnesota Form No. 31.

Doc. No. QUIT CLAIM DEED Corporation to Corporation

TO

Office of Register of Deeds, State of Minnesota.

County of I hereby certify that the within Deed was filed in this office for record on the day of at o'clock M., and was duly recorded in Book of Deeds, page

Register of Deeds. By Deputy

Taxes for the year 19, on the lands described within, paid this day of, 19

County Treasurer. Deputy

Taxes paid and Transfer entered this day of, 19

County Auditor. Deputy

Recording Fee \$1.00

1144484

State of Minnesota,

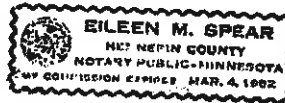
County of Hennepin

On this 2nd day of June, 1975, before me, a Notary Public, within and for said County, personally appeared to me personally known, who, being each by me duly sworn, did say that they are respectively: that he is the President and the of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Charles J. Spear, Partnership acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, County, Minn.

My commission expires, 19

The within instrument was drafted by Charles J. Spear, Attorney 2047 Richmond Drive Edina, Minn. 55436



1144484
REGISTERED VOL. 1688 PAGE 5293752

2 JUL 1975

12

By

St. Louis

No delinquent taxes and transfer entered FINANCE DIVISION HENNEPIN COUNTY, MINN.

Finance Division Director

THIS CERTIFICATE DOES NOT INDICATE TAXES FOR THE CURRENT YEAR OR PAYMENT HAS BEEN MADE

JUN 30 1975

Minnesota Form No. 31

Doc. No.

QUIT CLAIM DEED Corporation to Corporation

TO

Office of Register of Deeds, State of Minnesota.

County of I hereby certify that the within Deed was filed in this office for record on the 19th day of June, 1975, at 12 o'clock P.M., and was duly recorded in Book of Deeds, page.

Register of Deeds, Deputy.

Taxes for the year 1975 on the lands described within, paid this day of 1975.

County Treasurer, Deputy.

Taxes paid and Transfer entered this day of 1975.

County Auditor, Deputy.

Recording Fee \$1.00

1144484

Salt Lake Des.
Corporation to Corporation

Form No. 31-M.

Miller-Devie Co., Minneapolis, Minn.
Minnesota Uniform Conveyancing Blanks (1931).

1144484

This Indenture, Made this 2nd day of June, 1975,
between J. P. Riedel & Company, a Partnership consisting of John P. Riedel, C. A.
Gilbertson, Arnold G. Gilbertson and Charles K. Spear

Partnership
a corporation under the laws of the State of Minnesota, party of the first part, and
The City of Orono
a corporation under the laws of the State of Minnesota
party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of
One dollar and other valuable consideration Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
does hereby Grant, Bargain, Quitclaim, and Convey unto the said party of the second part, its successors
and assigns, Forever, all the tract or parcel of land lying and being in the County of Hennepin
and State of Minnesota, described as follows, to-wit:

That part of the following described property: Lot 19, Block 1, and Lot 2, Block 3,
Bay View Park, according to the recorded plat thereof, which lies southerly of a line
33 feet southerly of, measured at right angles to and parallel with, a line hereinafter
referred to as "Line A", said "Line A" being described as follows: Commencing at the
Northeast corner of the Northwest quarter of Section 5, Township 117 North, Range 23
West of the 5th Principal Meridian; thence South along the west line of said Northwest
quarter a distance of 1400.28 feet; thence deflecting left 64 degrees 30 minutes a distance
of 143.32 feet to the point of beginning of said "Line A"; thence deflecting right
180 degrees along said "Line A" a distance of 100 feet; thence along a tangential
curve to the left having a radius of 500 feet and central angle of 22 degrees
30 minutes a distance of 196.35 feet; thence westerly tangent to said curve to the
West line of the Northeast quarter of the Southeast quarter of said Northwest
quarter, and thence ending.

The purpose of the within instrument is to grant to the Second Party herein a
SCENIC EASEMENT over the above described premises. This SCENIC EASEMENT limits the
improvements on said premises to the erection of two small, inconspicuous, private
(not multiple) docks to be used for the usual and normal fishing, swimming and docking
purposes and for the exclusive benefit of the owners of Lot 1 and 2, Block 1, Riedel
Company's Stubbs Bay Addition.

No vehicular parking shall be allowed on said premises, no signs or billboards
except small signs not exceeding in dimensions 2 feet by 3 feet indicating said docks
and premises to be private property. The erection of said docks to be subject to and
in compliance with any requirements of the City of Orono.

Real Estate Tax Statements on the
above premises are to be sent to J. P. Riedel
& Company, 5037 Richmond Dr. Edina, Mn. 55436

State Deed tax hereon is \$2.20

To Have and to Hold the Same, Together with all the hereditaments and appurtenances there-
unto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns,
Forever.



In Testimony Whereof, The said first party has caused these
present to be executed in its corporate name by its
President and its one of its partners and the corporate seal to
be hereunto affixed the day and year first above written.

J. P. RIEDEL & COMPANY

In Presence of

By Charles K. Spear
Charles K. Spear
Its Partner Witness

Its

1144484

Quit Claim Deed,
Corporation to Corporation.

Form No. 31-M.

Miller-Davis Co., Minneapolis, Minn.
Minnesota Uniform Conveyancing Blanks (1931).

1144484

This Indenture, Made this 1st **day of** June, **19** 37,
between Miller-Davis Co., a corporation under the laws of the State of Minnesota,
and Charles W. Davis, a corporation under the laws of the State of Minnesota,
party of the first part, and
Charles W. Davis,
a corporation under the laws of the State of Minnesota,
party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of 100.00 **DOLLARS,**
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,
does hereby Grant, Bargain, Quitclaim, and Convey unto the said party of the second part, its successors
and assigns, Forever, all the tract or parcel of land lying and being in the County of Hennepin
and State of Minnesota, described as follows, to-wit:

That part of the following described property: Lot 16, Block 1, and Lot 1, Block 1,
Rgr. New Park, according to the recorded plat thereof, which lies southerly of a line
25 feet southerly of, measured as with a chain to and parallel with, a line hereinafter
referred to as "Line A", said "Line A" being described as follows: Commencing at the
North east corner of the Northwest quarter of Section 34, Township 117 North, Range 21
West of the 5th Principal Meridian; thence South along the East line of said Northwest
quarter a distance of 1400.26 feet; thence deflecting left 62 degrees 40 minutes a distance
of 133.42 feet to the point of beginning of said "Line A"; thence deflecting right
180 degrees along said "Line A" a distance of 100 feet; thence along a fractional
curve to the left having a radius of 500 feet and central angle of 22 degrees
50 minutes a distance of 124.35 feet; thence westerly tangent to said curve to the
West line of the Northwest quarter of the Southeast quarter of said Northwest
quarter, and there ending.

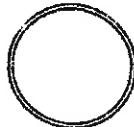
The purpose of the within instrument is to grant to the second Party herein a
SUNNY EASEMENT over the above described premises. This SUNNY EASEMENT limits the
improvements on said premises to the erection of two small, inconspicuous, private
(not multiple) docks to be used for the usual and normal fishing, swimming and docking
purpose and for the exclusive benefit of the owners of Lots 1 and 4, Block 1, Riedel
Company's Stubbs Bay Addition.

No vehicular parking shall be allowed on said premises, no signs or billboards
except small signs not exceeding in dimensions 2 feet by 3 feet indicating said docks
and premises to be private property. The erection of said docks to be subject to and
in accordance with any requirements of the City of Irono.

Real Estate Tax Statements on the
above premises are to be sent to J. P. Riedel
& Company, 5037 Richmond Dr. Minn, Inc. 55416

State Dead tax hereon is \$2.20

**To Have and to Hold the Same, Together with all the hereditaments and appurtenances there-
unto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns,
Forever.**



**In Testimony Whereof, The said first party has caused these
present to be executed in its corporate name by its
President and its one of its partners and its corporate seal to
be hereunto affixed the day and year first above written.**

J. P. RIEDEL & COMPANY

In Presence of

By Charles W. Davis
its Partner

Its

1155208

State of Minnesota,

County of Hennepin

The foregoing instrument was acknowledged before me this fourth

day of October, 1975, By Charles M. Spear, one of the partners of J. P. Riedel and Company, the partnership named in the foregoing instrument.

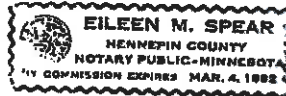
THIS INSTRUMENT WAS DRAFTED BY Charles M. Spear, Attorney at Law

5037 Richmond Dr.

Edina, Mn. 55436

(Name)

(Address)



OFFICE OF REGISTRAR OF TITLES

STATE OF MINNESOTA

COUNTY OF HENNEPIN

I hereby certify that the within instrument was filed in this office on the

9 day of OCT A.D. 1975 at

11:30 o'clock A. M.

By

REGISTRAR OF TITLES

DEPUTY REGISTRAR OF TITLES

OCT 7 1975

No delinquent taxes and transfer entered FINANCE DIVISION HENNEPIN COUNTY, MINN.

FINANCE DIVISION DIRECTOR

BY [Signature] DEPUTY

This certification does not apply to taxes for the current year.

For the current year, see [Signature] 10/14/75

Minnesota Form No. 5-M

Doc. No.

WARRANTY DEED

Individual or Joint Tenants

TO

OFFICE OF REGISTRAR OF DEEDS

State of Minnesota,

County of _____
 I hereby certify that the within Deed was filed in this office for record on the _____ day of _____ at _____ o'clock _____ M., and was duly recorded in Book _____ of Deeds, page _____

Register of Deeds

By _____ Deputy

Taxes paid and Transfer entered this _____ day of _____ 19____

County Auditor

By _____ Deputy
 Tax statements for the real property described in this instrument should be sent to:

Name

Address

Recording Fee \$2.00

CTF NO 522894 1155208

REGISTERED VOL. 1688, PAGE 50932

Ref: 1688, Vol 1, Page 522332

50979 [Signature]

11:30 522895

1155208

Warranty Deed
Individual to Joint Tenants Torrens 509372

Form No. 5-M

Miller-Davis Co., Minneapolis
Minnesota Uniform Conveyancing Blanks (Revised 1973)

1155208

This Indenture,

Made this

4th

day of

October

1975

between J. P. Riedel and Company, a partnership consisting of John P. Riedel, O. B. Gilbertson, Arnold G. Gilbertson and Charles M. Spear

of the County of Hennepin and State of Minnesota, part X
of the first part, and John G. Pidgeon and Magdalen M. Pidgeon, husband and wife,
Hennepin and State of Minnesota, parties of the second part,

Witnesseth. That the said part X of the first part, in consideration of the sum of one dollar,
One dollar and other valuable consideration to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint
tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and
assigns of the survivor, Forever, all the tract or parcel of land lying and being in the County of
Hennepin and State of Minnesota, described as follows, to-wit:

That part of the following described property: Lot 16, Block 3, Bay View Park,
according to the recorded plat thereof which lies Southerly of a line
33 feet Southerly of, measured at right angles to and parallel with, a line hereinafter
referred to as "Line A", said "Line A" being described as follows: Commencing at the
Northeast corner of the Northwest quarter of Section 5, Township 117 North, Range 23
West of the 5th Principal Meridian; thence South along the East line of said Northwest
quarter a distance of 1400.28 feet; thence deflecting left 64 degrees 30 minutes a distance
of 143.32 feet to the point of beginning of said "Line A"; thence deflecting right
180 degrees along said "Line A" a distance of 100 feet; thence along a
tangential curve to the left having a radius of 500 feet and central angle of 22 degrees
30 minutes a distance of 196.35 feet; thence Westerly tangent to said curve to the
West line of the Northeast quarter of the Southeast quarter of said Northwest
quarter, and there ending.

Subject to a SCENIC EASEMENT in favor of the City of Orono by Quit Claim Deed dated June
3, 1975 and filed in the office of the Registrar of Titles on July 2, 1975 as Doc. No.
1144483.

Reserving to the grantors herein, their heirs and assigns, an easement for ingress
to and egress from Stubbs Bay and the erection and maintenance of one small, private dock
over the West 1/2 of that part of Lot 16, Block 3, Bay View Park, above described. This
easement shall run with the land and bind the heirs, executors, administrators, successors
and assigns of the respective parties hereto and is for the exclusive benefit of the owners
of Lot 3, Block 1, Riedel Company Stubbs Bay Addition.

Tax Statements for Real Property property described herein
Shall be sent to John G. Pidgeon, 10912 Glen Wilding Lane, Bloomington, Mn. 55431

G. K. H. C.

To Have and to Hold the Same, Together with all the hereditaments and appurtenances there-
unto belonging or in anywise appertaining, to the said parties of the second part, their assigns, the sur-
vivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties of the second part
taking as joint tenants and not as tenants in common.

And the said J. P. Riedel and Company, a partnership consisting of John P. Riedel, O.
B. Gilbertson, Arnold G. Gilbertson and Charles M. Spear, assigns
part of the first part, for itself, its successors, heirs, executors and administrators, do hereby
covenant with the said parties of the second part, their assigns, the survivor of said parties, and the heirs
and assigns of the survivor, that it is well seized in fee of the lands and premises aforesaid and
has a good right to sell and convey the same in manner and form aforesaid, and that the same are
free from all incumbrances, except as above stated.

State deed tax due hereon \$2.20

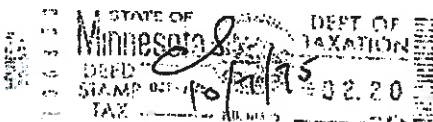
And the above bargained and granted lands and premises, in the quiet and peaceable possession of the
said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the
survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject to
incumbrances, if any, hereinbefore mentioned, the said party of the first part will Warrant and
Defend.

In Testimony Whereof, The said party of the first part has herunto set its
hand the day and year first above written.

J. P. Riedel and Company

By Charles M. Spear

Charles M. Spear - partner

38-413-5-050 4920-3210
NEW EASE-
STREET TO OHT