

SVINGEN, CLINE & LARSON, P.A.

ATTORNEYS & COUNSELORS AT LAW

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November 22, 2013

Independent School District #548
ATTN: Deborah Wanek, Superintendent
PO Box 642
Pelican Rapids, MN 56572

RE: Gail E. Suko Property

Dear Ms. Wanek:

Our office is clearing up a title problem for property in the Southwest Quarter of Section 4, Friberg Township. The property was sold by the School District to Margaret K. Miller in 1971. A copy of the Deed from the School District to Ms. Miller is enclosed. Also enclosed is a copy of the Contract for Deed through which Bryan Stetz is currently purchasing the property from Gail E. Suko. You will note that the legal descriptions on the two documents are different. In order to correct the problem, we are asking the School District to sign a Deed to Gail E. Suko with the corrected legal description from the Contract for Deed. If you have any questions or concerns, please let me know.

I have enclosed the proposed Quit Claim Deed to Gail E. Suko to correct the title problem. If the enclosed Deed is acceptable, please have it signed and returned to our office in Fergus Falls. Thank you.

Sincerely,



Andrew Evenson

Attorney

aevenson@svingenlaw.com

Enc.

125 South Mill Street, Fergus Falls, MN 56537

www.svingenlaw.com

Offices in Fergus Falls, Pelican Rapids and Battle Lake
Weekly Office Hours in Vergas, Dalton and Underwood

ABSTRA

BY

One Acre in

corner of t

(See Ca

Sec. 4 Town

Other Tail Coun

Continued at th

Good Bar

City

ABSTRACTS OF TITLE TO AN

IN OTHER TAIL COUNTRY,

PROMPTLY FURNISHED AND

N. F. FIELD ABSTRACT

INCORPORATE

FERGUS FALLS, MINN.

THIS ABSTRACT OF TITLE

DESCRIBED THEREIN AND

REPRESENT THAT THE TITLE

MARKETABLE.

155060 VICTOR LUNDEN & CO. PRINTERS, FERGUS FALLS, MINN.

No. 65

N. F. FIELD ABSTRACT COMPANY, Fergus Falls, Minn.

RECORDED IN BOOK		444		OF Deeds		PAGE 625	
DAY	MONTH	YEAR	A. M.	P. M.	DATE		YEAR
					DAY	MONTH	
13	Jan.	1972	8:55		15	Dec.	1971

NATURE OF INSTRUMENT
 Warranty Deed

Grantor Independent School District No. 548 by Milton E. Seifert, Chairman and Alfred B. Rogelstad, Clerk (seal)
 Grantee Margaret K. Miller

Consideration \$ 1.00 and other good & valu.cons. Exempt from state deed tax stamps.

DESCRIPTION
 One square acre of land in the SW 1/4 of Sec. 4-134-42 Town of Priberg, as follows:
 Beginning at the quarter stake on the NW corner of the SW 1/4 of Sec. 4, thence South 209' thence east 209 feet, thence north 209 feet, thence west 209 feet to the place of beg.

Subject to incumbrances, if any:

ABSTRACT OF CERTIFICATE OF ACKNOWLEDGEMENT			
No. OF WITNESSES	DATE	NAME AND TITLE OF OFFICER	SEAL
	Dec. -1971	Milton E. Seifert and Alfred B. Rogelstad Chairman & Clerk of above corp.	Robert D. Stengrim MP Otter Tail Co. Minn.
			Commission Expires 8-24-1973

No. 101 West Central Abstracting Company, Inc.

Gail E. Suko, a single person

To

Bryan Stetz

Description:

Contract for Deed

Dated: April 17, 2009

Recorded: April 21, 2009, at 11:05am, as

Document #1055257

Amount: \$74,000.00

That part of the Southwest Quarter of Section 4, Township 134 North, Range 42 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows: Beginning at a found iron monument which designates the west Quarter corner of said Section 4; thence South 00 degrees 00 minutes 00 seconds East 209.00 feet on an assumed bearing along the west line of Section 4; thence North 89 degrees 21 minutes 31 seconds East 50 feet to an iron monument; thence continuing North 89 degrees 21 minutes 31 seconds East 168.17 feet to an iron monument; thence North 00 degrees 00 minutes 00 seconds West 176 feet to an iron monument; thence continuing North 00 degrees 00 minutes 00 seconds West 33 feet to the north line of said Southwest Quarter; thence South 89 degrees 21 minutes 31 seconds West 218.17 feet along the north line of said Southwest Quarter to the point of beginning.

(space above for recording data)

QUIT CLAIM DEED - Corporation or Partnership to Individual

Date: _____, 20__

STATE DEED TAX DUE HEREON: \$1.65

FOR VALUABLE CONSIDERATION, Independent School District No. 548, as successor to Independent School District No. 187 of Friberg Township, Otter Tail County, Minnesota, a public body, corporate and politic, under the laws of the State of Minnesota, Grantor, hereby conveys and quitclaims to Gail E. Suko, Grantee, real property in Otter Tail County, Minnesota, described as follows:

That part of the Southwest Quarter of Section 4, Township 134 North, Range 42 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows: Beginning at a found iron monument which designates the west Quarter corner of said Section 4; thence South 00 degrees 00 minutes 00 seconds East 209.00 feet on an assumed bearing along the west line of Section 4; thence North 89 degrees 21 minutes 31 seconds East 50 feet to an iron monument; thence continuing North 89 degrees 21 minutes 31 seconds East 168.17 feet to an iron monument; thence North 00 degrees 00 minutes 00 seconds West 176 feet to an iron monument; thence continuing North 00 degrees 00 minutes 00 seconds West 33 feet to the north line of said Southwest Quarter; thence South 89 degrees 21 minutes 31 seconds West 218.17 feet along the north line of said Southwest Quarter to the point of beginning;

together with all hereditaments and appurtenances belonging thereto. This Deed shall convey all after-acquired title of the Grantor.

The total consideration for this transfer of property is \$500.00 or less.

Independent School District No. 548, as successor to Independent School District No. 187 of Friberg Township, Otter Tail County, Minnesota

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA)
) ss.
COUNTY OF OTTER TAIL)

The foregoing was acknowledged before me this ___ day of _____, 20___, by
_____, and _____, the
_____ and _____ of Independent
School District No. 548, as successor to Independent School District No. 187 of Friberg Township, Otter Tail
County, Minnesota, a public body, corporate and politic, under the laws of State of Minnesota, Grantor.

Signature of Person Taking Acknowledgment

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

Same

This instrument was drafted by:

Andrew Evenson, Esq.
SVINGEN, CLINE & LARSON, P.A.
125 South Mill Street
Fergus Falls, MN 56537
Telephone: (218) 998-4088
FAX: (218) 998-4087
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