

# Certificate of Title

Certificate Number: **380298**

Created by Document Number: **1118663**

This is the First Certificate of Title

Originally registered April 18, 1996. Book 807, Page 298, District Court No: 11953

State of Minnesota } S.S. REGISTRATION  
County of Ramsey }

This is to certify that

City of White Bear Lake, a Minnesota corporation, 4820 Cook Avenue, City of White Bear Lake, County of Ramsey, State of Minnesota is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

That part of Blocks A , Cottage Park, and accretions thereto;  
AND

That part of Block B, Cottage Park;

All described as beginning at the intersection of the Southerly shoreline of White Bear Lake with the extension Northwesterly of the Westerly line of Lot 11, Block 1, Cottage Park, which extended line is marked by Judicial Landmarks set pursuant to Torrens Case Number 11580; thence Southeasterly along said extended lot line to the Northwest corner of said Lot 11; thence Northeasterly along the Northerly lines of Lot 11, 12 and 13, said Block 1, to the Northeast corner of said Lot 13; thence Southeasterly along the Easterly line of said Lot 13 to the Southeast corner of said Lot 13; thence Northeasterly 10 feet to the Southwest corner of Lot 14, said Block 1; thence Northwesterly along the Westerly line of said Lot 14 to the Northwest corner of said Lot 14; thence Northeasterly along the Northerly lines of Lots 14 to 19, inclusive, said Block 1, to the Northeast corner of said Lot 19; thence Southeasterly along the Easterly line of said Lot 19 to the Southeast corner of said Lot 19; thence Southeasterly deflecting to the left 00 degrees 08 minutes 56 seconds a distance of 33.17 feet; thence East, deflecting to the left 69 degrees 48 minutes 09 seconds, a distance of 1.63 feet; thence on a tangential curve to the right having a radius of 146.6 feet to an intersection with the extensions Southwesterly of the Northwesterly line of Lot 1, Block 2, Cottage Park; thence Northeasterly along said last described line to the Southwest corner of said Lot 1; thence Northwesterly deflecting to the left 90 degrees 35 minutes 23 seconds a distance of 9.78 feet; thence Northeasterly, deflecting to the right 90 degrees 38 minutes 20 seconds to the shoreline of White Bear Lake; thence Westerly, Southerly , Southeasterly and Southwesterly along said shoreline to the point of beginning.

Subject to the Amendment Agreement as Document Number 2863748 of Ramsey County Records, the legal description of which was reformed by Order and Decree of Registration, Ramsey County District Court File Number T-11953. See Document Number 1118663.

Subject to the terms and conditions of the Declaration of Easements, Uses and Limitations dated October 18, 1993, and recorded on May 7, 1984, as Document Number 2219607 of Ramsey County Records.

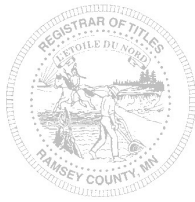
Subject to a reservation by State of Minnesota of all minerals and mineral rights.

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment for which a sale of the land has not been had at the date of the certificate of title;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date Received Month Day, Year Time	Amount (\$)	Running in Favor Of

**Indexes Verified through 1/18/2022**



IN WITNESS WHEREOF, I have hereunto subscribed my name  
and affixed the seal of my office this 19th day of April, 1996.

**Lou McKenna**  
**Registrar of Titles,**

**In and for the County of Ramsey and State of Minnesota.**