

ROONEY & NEILSON, LTD.

ATTORNEYS AT LAW

8 PINE TREE DRIVE, SUITE 120

ARDEN HILLS, MINNESOTA 55112

THOMAS J. ROONEY
LARRY NEILSON

TELEPHONE: (612) 481-9222
TELECOPIER: (612) 481-7038

December 29, 1992

Anoka County Surveyor
2100 3rd Avenue
Anoka, MN 55303

Re: Gordon Rehbein
Our File No: 10943

Dear Sir:

Our firm represents Gordon Rehbein who owns the SE-1/4 of the SE-1/4 of Section 23, Township 31 North, Range 22 West, except the East 726 feet of the North 660 feet thereof. A deed recorded in his chain of title as Document No. 503285 indicates it is subject to a county ditch. I would appreciate it if you would review your maps and call me to let me know if there is a county ditch in that parcel. It appears to me that the only ditch on the parcel is the result of a flowage easement in favor of the Rice Creek Watershed District shown on your official ditch map created by a Grant of Easement filed for record as Document No. 721230. If this is the only county ditch on the property, I would like to obtain an affidavit from you to that effect to clear up this potential title problem. I have enclosed copies of the relevant abstract entries for your review. If you have any questions, please call.

Yours truly,

ROONEY & NEILSON, LTD.

Larry Neilson

Larry Neilson

LN/kp
pc: Gordon Rehbein

*Vacated 10/11/00
Sent copy of
Oct. 11, 1960
County Board
minutes.*

Dec. 857 #235

84.2399

Continuation of Abstract of Title

to

249125 ^B599 ^P408

63 The Southeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, EXCEPT the East 726 feet of the North 330 feet thereof, Anoka County, Minnesota.
Subject to County Ditch.
Subject to road easements.

64 Telesphore J. LaCasse and Rosemary
M. LaCasse, husband and wife

to #503285

Willard Rehbein and Gordon
Rehbein

WARRANTY DEED

Dated: January 6, 1977
Filed: August 1, 1978 at 3:30 P.M.
Consideration: \$1.00 and Other Good and Valuable Consideration
Description: The Southeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, except the East 726 feet of the North 330 feet thereof, subject to County Ditch, easements of record, and public road.

Free from all incumbrances except such as may have attached thereto after June 29, 1973.

65 Willard Rehbein and Susan
C. Rehbein, his wife, and
Gordon Rehbein and Lynda J.
Rehbein, his wife.

to #503286

Larry Brokke, a/k/a Larry
W. Brokke, a single person.

WARRANTY DEED

Dated: July 27, 1978
Filed: August 1, 1978 at 3:30 P.M.
Consideration: \$1.00 and Other Good and Valuable Consideration
Description: The West 70 feet of the East 370 feet of the South 160 feet of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota.

166 W. G. Rehbein Brothers, Inc.

to #721230

Rice Creek Watershed District

EASEMENT

Dated: July 30, 1986

Filed: August 13, 1986

Consideration: \$1.00 and other
good and valuable considerations

Grantor, does hereby grant, bargain and sell, release and convey to Grantee, and to its successors and assigns a perpetual flowage easement over, on and upon and across the land hereinafter described, all of said land lying and being in Anoka County, Minnesota, said land is described as follows:

A 100 foot wide drainage easement for Anoka County Ditch No. 47, Branch No. 1, as shown on the official Ditch Map on file in the office of the Anoka County Surveyor or engineer, the Easement to be centered on the ditch as shown on said map, over the North 1055 feet of the West 594 feet of the Southeast Quarter of the Southeast Quarter of Section 23, Township 31, Range 22, Anoka County, Minnesota.

167 Anoka County Auditor

to #842399

Whom it may concern

RELEASE OF DITCH LIEN
(Releases Entry No. 30)

Dated: March 6, 1989

Filed: March 6, 1989

168 Anoka County Auditor

to #851235

Whom it may concern

RELEASE OF DITCH LIEN
(Releases Entry No. 36)

Dated: June 1, 1989

Filed: June 1, 1989

169 Lynda J. Rehbein, a
single person

to #963873

L. & G. Rehbein, Inc.,
a Minnesota Corporation

QUIT CLAIM DEED

Dated: November 22, 1991

Filed: January 24, 1992

Consideration: Valuable

Legal Description: The Southeast Quarter of Southeast Quarter of Section 23, Township 31, Range 22, except the East 726 feet of the North 660 feet thereof and except the South 265 feet thereof, subject to a county ditch, easements of record, and subject to a road easement over the South 30 feet of the North 1055 feet of the East 726 feet thereof.

together with all hereditaments and appurtenances belonging thereto.