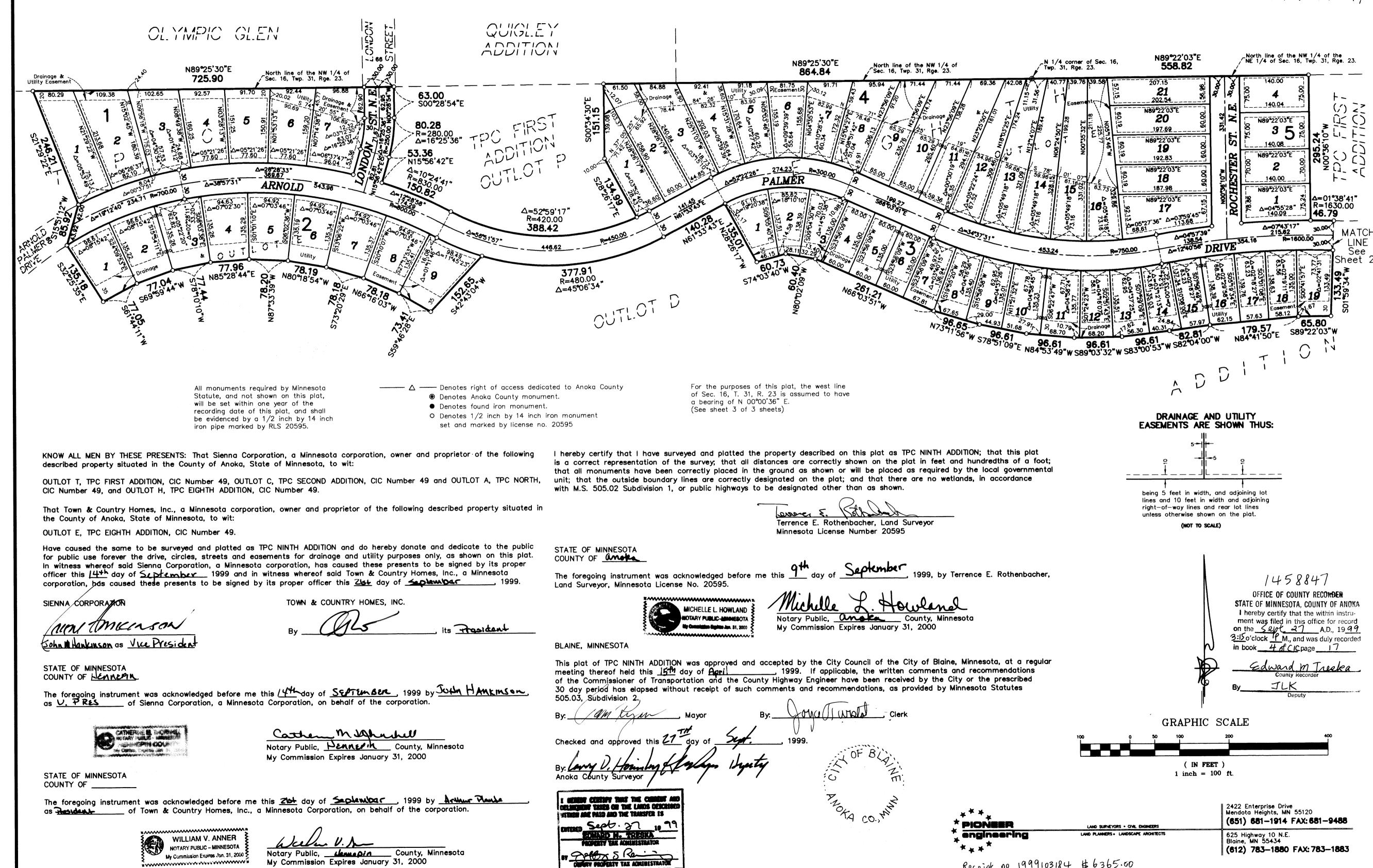
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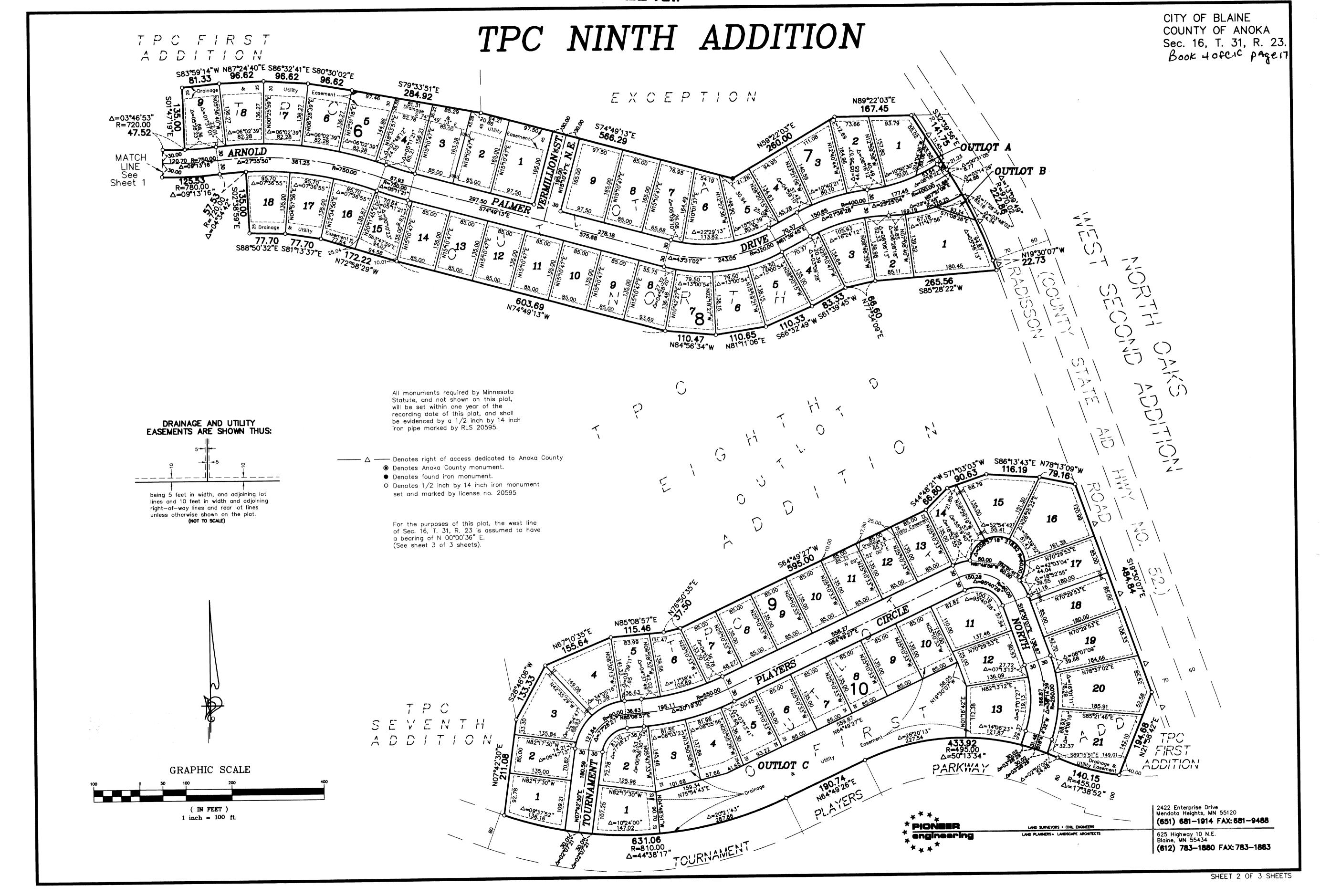
CITY OF BLAINE COUNTY OF ANOKA Sec. 16, T. 31, R. 23. BOOK 4 of CL PAGE 17

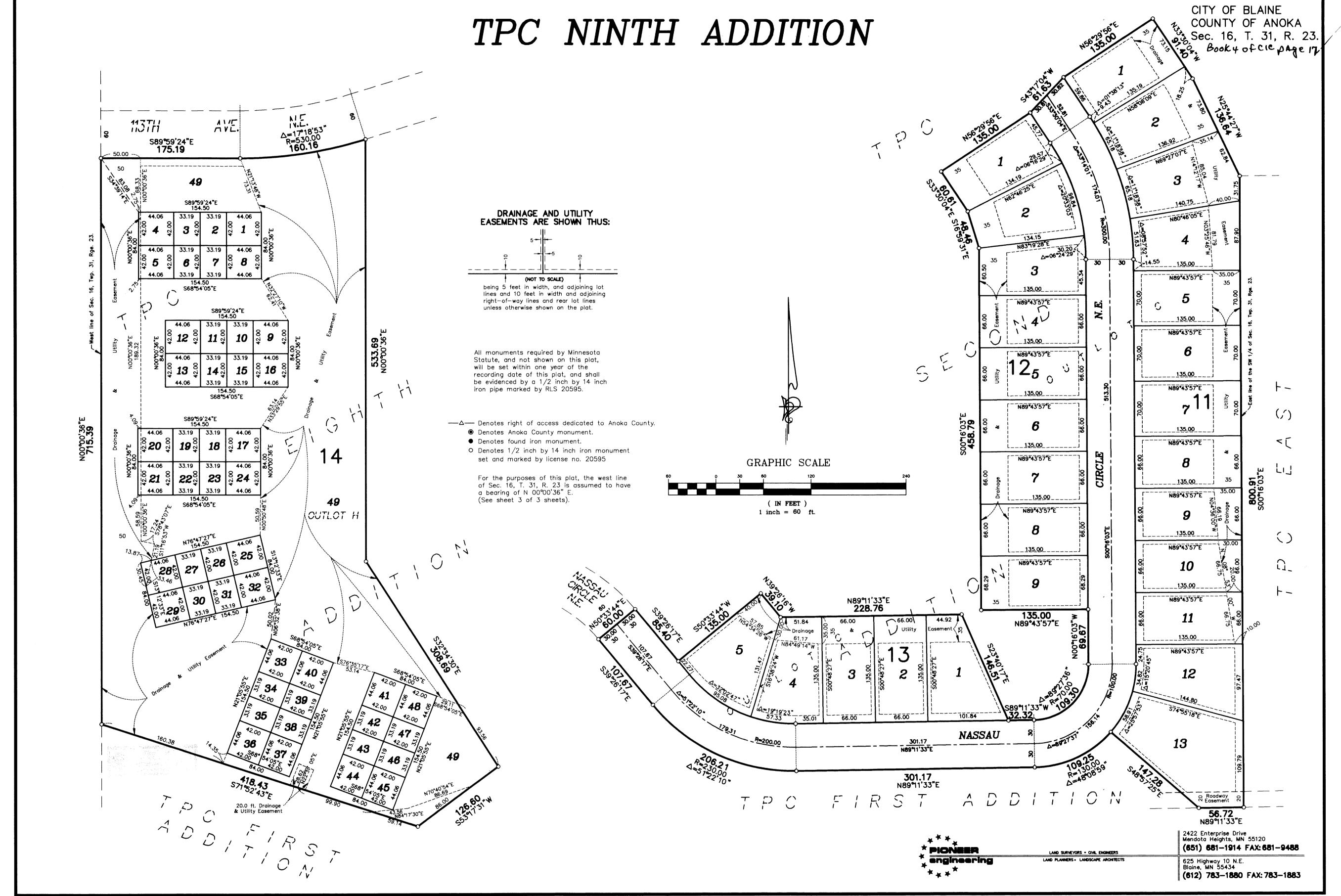


My Commission Expires Jan. 31, 2000 ₹

My Commission Expires January 31, 2000

Receipt no. 1999103184 \$ 6365.00





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847.0 ABSTRACT

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DECLARATION FOR NEW CIC

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COMMON INTEREST COMMUNITY NUMBER 52 TRADITIONS AT DEACON'S WALK SEVENTEENTH AMENDMENT TO DECLARATION

Stewart Title Me Centur

WHEREAS, Centex Homes, a Nevada general partnership, (the "Declarant") executed a Declaration (the "Declaration") creating Common Interest Community Number 52, Traditions at Deacon's Walk, Anoka County, Minnesota (hereinafter the "Common Interest Community") on November 10, 1998 and recorded the Declaration in the office of the Anoka County Recorder on December 14, 1998 as Document Number 1392703; and

WHEREAS, In Sections 8 and 9 of the Declaration, Declarant reserves to itself the right to add additional real estate to the Common Interest Community as provided for in M.S.A. Sec. 515B.2-111; and

WHEREAS, Declarant executed a First Amendment to the Declaration to add 5 coach home style Units and Additional Common Elements to the Common Interest Community on December 31, 1998 and recorded the First Amendment in the office of the Anoka County Recorder on February 2, 1999 as Document Number 1404806.0; and

WHEREAS, Declarant executed a Second Amendment to the Declaration to add 2 twin home style Units and Additional Common Elements to the Common Interest Community on January 11, 1999 and recorded the Second Amendment in the office of the Anoka County Recorder on April 20, 1999 as Document Number 1422871.0; and

WHEREAS, Declarant executed a Third Amendment to the Declaration to add 6 twin home style Units and Additional Common Elements to the Common Interest Community on February 9, 1999 and recorded the Third Amendment in the office of the Anoka County Recorder on April 20, 1999 as Document Number 1422872.0; and

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WHEREAS, Declarant executed a Fourth Amendment to the Declaration to add 8 coach home style Units and additional Common Elements to the Common Interest Community on February 10, 1999 and recorded the Fourth Amendment on April 20, 1999 as Document Number 1422873.0; and

WHEREAS, Declarant executed a Fifth Amendment to the Declaration to add 2 twin home style Units and additional Common Elements to the Common Interest Community on May 17, 1999 and recorded the Fifth Amendment in the office of the Anoka County Recorder on June 1, 1999 as Document Number 1432440.0; and

WHEREAS, Declarant executed a Sixth Amendment to the Declaration to add 4 twin home style Units and additional Common Elements to the Common Interest Community on May 20, 1999 and recorded the Sixth Amendment in the office of the Anoka County Recorder on June 14, 1999 as Document Number 1435339.0; and

WHEREAS, Declarant executed a Seventh Amendment to the Declaration to add 8 coach style Units and additional Common Elements to the Common Interest Community on May 24, 1999 and recorded the Seventh Amendment in the office of the Anoka County Recorder on June 14, 1999 as Document Number 1435338.0; and

WHEREAS, Declarant executed an Eighth Amendment to the Declaration to add 11 coach style Units and additional Common Elements, as well as 4 additional townhome style Units and additional Common Elements to the Common Interest Community on August 20, 1999 and recorded the Eighth Amendment in the office of the Anoka County Recorder on September 8, 1999 as Document Number 1454881.0; and

WHEREAS, Declarant executed a Ninth Amendment to the Declaration to add 8 coach style Units and additional Common Elements, as well as 4 additional townhome style Units and additional Common Elements to the Common Interest Community on September 30, 1999 and recorded the Ninth Amendment in the office of the Anoka County Recorder on October 11, 1999 as Document Number 1461988.0; and

WHEREAS, Declarant executed a Tenth Amendment to the Declaration to add 4 additional townhome style Units and additional Common Elements to the Common Interest Community on October 1, 1999 and recorded the Tenth Amendment in the office of the Anoka County Recorder on November 19, 1999 as Document Number 1470669.0; and

WHEREAS, Declarant executed an Eleventh Amendment to the

Declaration to add 8 additional coach style Units and 4 additional townhome style Units and additional Common Elements to the Common Interest Community and recorded the Eleventh Amendment in the office of the Anoka County Recorder on December 13, 1999 as Document Number 1474527.0; and

WHEREAS, Declarant executed a Twelfth Amendment to the Declaration to add 8 additional carriage style Units and additional Common Elements as well as 4 additional townhome style Units and additional Common Elements to the Common Interest Community on December 3, 1999, and recorded the Twelfth Amendment in the office of the Anoka County Recorder on January 14, 2000 as Document Number 1480440; and

WHEREAS, Declarant executed a Thirteenth Amendment to the Declaration to add 8 additional carriage style Units and additional Common Elements as well as 4 additional townhome style Units and additional Common Elements to the Common Interest Community on January 17, 2000, and recorded the Thirteenth Amendment in the office of the Anoka County Recorder on February 11, 2000 as Document Number 1485623.0; and

WHEREAS, Declarant executed a Fourteenth Amendment to the Declaration to add 8 additional carriage style Units and additional Common Elements to the Common Interest Community on February 10, 2000 and recorded the Fourteenth Amendment in the office of the Anoka County Recorder on March 10, 2000 as Document Number 1489620.0; and

WHEREAS, Declarant executed a Fifteenth Amendment to the Declaration to add 8 additional carriage style units and additional Common Elements as well as 4 additional townhome style Units and additional Common Elements to the Common Interest Community on March 15, 2000 and recorded the Fifteenth Amendment in the office of the Anoka County Recorder on April 11, 2000 as Document Number 1494601.0; and

WHEREAS, Declarant executed a Sixteenth Amendment to the Declaration to add 8 additional carriage style units and additional Common Elements to the Common Interest Community on April 21, 2000 and will record the Sixteenth Amendment in the office of the Anoka County Recorder before recording this Seventeenth Amendment; and

WHEREAS, Declarant is executing and recording this Seventeenth Amendment to the Declaration to add 4 additional townhome style Units and additional Common Elements as well as 8 additional carriage home style Units and additional Common Elements to the

NOW THEREFORE, THE DECLARATION IS HEREBY AMENDED AS FOLLOWS:

- 1. The capitalized words and phrases used in this Amendment shall have the meanings set forth in the Declaration and the Minnesota Common Interest Ownership Act.
- 2. This Amendment adds Lots 1 through 4, inclusive, Block 2, TPC THIRD ADDITION, Anoka County, Minnesota, CIC Number 49 and the 4 townhome style Units and Common Elements located thereon to the Common Interest Community, as well as Lots 41 through 49, inclusive, Block 14, TPC NINTH ADDITION, Anoka County, Minnesota, CIC Number 49 and the 8 carriage homes style Units and Common Elements located thereon to the Common Interest Community. The remaining Additional Real Estate is legally described as Lots 13 through 28, Block 11; Lots 1 through 25, Block 12, TPC EIGHTH ADDITION, Anoka County, Minnesota, CIC Number 49 and Lots 1 through 40, Block 14, TPC NINTH ADDITION, Anoka County, Minnesota, CIC Number 49.
- 3. Each Unit's unit identifier is the lot number and block number assigned to the Unit in the CIC Plat and the subdivision name of the CIC Plat.
- 4. The Amendment reallocates the undivided interest in the Common Elements appurtenant to each Unit, the relative share of liability for Common Expenses allocated to each Unit and the fraction of total membership votes in the Association assigned to each Unit (the "Allocated Interests") for each Unit in existence immediately prior to the recording of this Amendment (the "Existing Units") and allocates Allocated Interests to each Unit this Amendment adds to the Common Interest Community (the "New Units"). For purposes of this Amendment, the term Unit means the Existing Units and the New Units. Each Unit's allocation of Allocated Interests is stated as a fraction (the "Fractional Allocation"), the numerator of which is one and the denominator of which is the total number of Units in the Common Interest Community after Declarant records this Amendment: 144
- 5. Any improvements such as shutters, awnings, window boxes, doorsteps, stoops, balconies, decks, patios, perimeter doors and windows, enclosed or unenclosed porches, constructed as a part of the original construction to serve a single Unit, and authorized replacements and modifications thereof, if located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit. If any chute, flue, duct, pipe, wire, conduit, bearing wall, bearing column, or other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion serving only that Unit is a Limited Common

Element allocated solely to that Unit. Minn. Stat. Sec. 515B.2-109 does not require the Declarant to specifically designate the Units to which these Limited Common Elements are allocated.

- 6. The term Project Documents, as defined in the Declaration, shall include this Amendment.
- 7. The Association has not required the inclusion of any other provisions in this Amendment.

8. Except as modified in this Amendment, all of the terms and conditions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, Centex Homes has executed this Amendment as of this /5 day of _______, 2000.

ALBERTA VICTORIA SEVERSON

CENTEX HOMES, a Nevada general partnershix

CENTEX REAL ESTATE CORPORATION, A Nevada Corporation,

Its Managing General Partner

By Scott J. Richter Minnesota Division President

STATE OF MINNESOTA

ss: COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 15^{-1} day of _______, 2000, by Scott J. Richter, Minnesota Division President of Centex Real Estate Corporation, a Nevada corporation, managing general partner of CENTEX MOMES, a Nevada General partnership, on behalf of said corporation.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY: Centex Homes Minnesota Division 12400 Whitewater Drive, Ste #120 Minnetonka, MN 55343 (612) 936-7833 (CLM)

AFFIDAVIT OF SERVICE

STATE OF MINNESOTA) SS COUNTY OF HENNEPIN

Connie McGuire, being duly sworn on oath, states that on $\frac{15}{5}$, 2000, she deposited the attached Notice of Intention to Add Additional Real Estate with the United States Postal Service, with postage prepaid, for delivery to the Owners of Units in Deacon's Walk at the addresses set forth on the attached Exhibit A. Declarant is the Owner of all Units not identified by address on the attached Exhibit A. With respect to Declarant owned Units, Declarant has notified itself.

Consul Meline

Subscribed and sworn to before me this 15 day of May, 2000.

ALBERTA VICTORIA SEVERSON NOTARY PUBLIC-MINNESOTA MY COMMISSION EXPIRES 1-31-2005

1/31/2005

THIS INSTRUMENT WAS DRAFTED BY:

Centex Homes Minnesota Division 12400 Whitewater Drive, Ste #120 Minnetonka, MN 55343 (612) 936-7833

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NOTICE TO OWNERS OF UNITS IN TRADITIONS AT DEACON'S WALK OF THE DECLARANT'S INTENTION TO ADD ADDITIONAL REAL ESTATE

TO: Unit Owners Entitled to Legal Notice

FROM: Centex Homes

12400 Whitewater Drive, Suite 120

Minnetonka, MN 55343

Notice is hereby given that not less than Fifteen (15) days after hand delivery or mailing of this Notice, Centex Homes, ("Declarant") intends to file an amendment to the Declaration of Common Interest Community for Common Interest Community Number 52, Traditions at Deacon's Walk (the "Declaration") adding additional real estate to the Common Interest Community pursuant to the provisions of Minnesota Statutes S515B.2-111 and Section 9 of the Declaration. Declarant is obligated to provide a copy of the Amendment to Unit Owners at no cost within five business days of the Unit Owner's request.

ALBERTA VICTORIA SEVERSON NOTARY PUBLIC-MINNESOTA MY COMMISSION EXPIRES 1-31-2005

CENTEX HOMES, a Nevada general partnership

CENTEX REAL ESTATE CORPORATION a Nevada Corporation,

Its Managing General Partner

By Scott J. Richter Minnesota Division President

Notary Public

STATE OF MINNESOTA)

OUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this \(\frac{5^{13}}{2} \)
day of \(\frac{1}{2} \), 2000, by Scott J. Richter, Minnesota Division
President, of Centex Real Estate Corporation, a Nevada corporation
on behalf of the corporation on behalf of the partnership.

Drafted by Centex Homes 12400 Whitewater Drive, Suite 120 Minnetonka, MN 55343 (612) 936-7833 (CLM)

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EXHIBIT A TO AFFIDAVIT OF SERVICE UPON OCCUPANTS

TRADITIONS AT DEACON'S WALK COMMON INTEREST COMMUNITY #52 ANOKA COUNTY, MINNESOTA ADDRESS LIST (ALL IN BLAINE, MN 55449)

PHASE I (Lots 13, 14 and 17 TPC FIRST ADDITION) Twin(c)

1971 110th Court N.E.

1977 110th Court N.E.

PHASE II (Lots 4 through 8, TPC THIRD ADDITION) Coach Bldg #1(c)

- 1921 111th Avenue N.E.
- 1919 111th Avenue N.E.
- 1917 111th Avenue N.E.
- 1913 111th Avenue N.E.
- 1911 111^{th} Avenue N.E.
- 1909 111th Avenue N.E.
- 1907 111th Avenue N.E.

PHASE III (Lots 11 and 12, TPC FIRST ADDITION) Twin (c)

1959 110th Court N.E.

1965 110th Court N.E.

PHASE IV (Lots 5, 6, 7, 8, 9 and 10, TPC FIRST ADDITION) Twins (c)

- 1855 110th Court N.E.
- 1960 110th Court N.E.
- 1954 110th Court N.E.
- 1948 110th Court N.E.
- 1947 110th Court N.E.
- 1953 110th Court N.E.

PHASE V (Lots 9 through 16, TPC THIRD ADDITION) Coach - Bldg #2 (c)

- 1895 111th Avenue N.E.
- 1897 111th Avenue N.E.
- 1899 111th Avenue N.E.
- 1901 111th Avenue N.E.

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Exhibit A to Affidavit of Service
Traditions at Deacon's Walk
PHASE V (continued)
1893 111th Avenue N.E.
1891 111th Avenue N.E.
1889 111th Avenue N.E.
1887 111th Avenue N.E.
Phase VI (Lots 15 and 16, TPC FIRST ADDITION) Twin (c)
1983 110th Court N.E.
1989 110th Court N.E.
PHASE VII (Lots 1,2,3 and 4, TPC FIRST ADDITION) Twin (c)
1990 110th Court N.E.
1984 110th Court N.E.
1978 110th Court N.E.
1972 110th Court N.E.
PHASE VIII (Lots 17-24, TPC THIRD ADDITION) Coach(c)
1871 111th Avenue N.E.
1873 111<sup>th</sup> Avenue N.E.
1875 111th Avenue N.E.
1877 111th Avenue N.E.
1869 111th Avenue N.E.
1867 111th Avenue N.E.
1865 111TH Avenue N.E.
1863 111th Avenue N.E.
PHASE IX (Lots 1-3, TPC THIRD ADDITION and 1-8 TPC SEVENTH- COACH)
and (Lots 5-8 TPC THIRD ADDITION - TOWNHOMES) (c)
1851 111<sup>TH</sup> Avenue N.E.
1853 111th Avenue N.E.
1855 111th Avenue N.E.
1857 111th Avenue N.E.
1849 111th Avenue N.E.
1845 111TH Avenue N.E.
1843 111th Avenue N.E.
1841 111th Avenue N.E.
1915 111th Avenue N.E.
1917 111th Avenue N.E.
1919 111th Avenue N.E.
1926 111th Avenue N.E.
1920 111th Avenue N.E.
1914 111th Avenue N.E.
1908 111th Avenue N.E.
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Page 2

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Page 3
Exhibit A to Affidavit of Service
Traditions at Deacon's Walk
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PHASE X (Lots 9-16, TPC SEVENTH ADDITION - BLDG #5 COACH and LOTS 9-12, TPC THIRD ADDITION - BLDG #3 TOWNHOMES) (c)

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1831 111<sup>th</sup> Avenue N.E.

1833 111<sup>th</sup> Avenue N.E.

1835 111<sup>th</sup> Avenue N.E.

1837 111<sup>th</sup> Avenue N.E.

1829 111<sup>th</sup> Avenue N.E.

1827 111<sup>th</sup> Avenue N.E.
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1825 111th Avenue N.E.

1823 111th Avenue N.E.

1902 111th Avenue N.E.

1896 111th Avenue N.E.

1890 111th Avenue N.E.

1884 111th Avenue N.E.

PHASE XI (Lots 13-16, TPC THIRD ADDITION - BLDG #4 TOWNHOMES) (c)

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1878 111th Avenue N.E.
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1872 111th Avenue N.E.

1866 111th Avenue N.E.

1860 111th Avenue N.E.

PHASE XII (Lots 17-24, TPC SEVENTH ADDITION - BLDG #6 COACH HOMES and Lots 1-4 TPC SEVENTH - BLDG #5 TOWNHOMES) (c)

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1813 111TH Avenue N.E.
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1815 111th Avenue N.E.

1817 111th Avenue N.E.

1819 111th Avenue N.E.

1811 111th Avenue N.E.

1809 111th Avenue N.E. 1807 111th Avenue N.E.

1805 111th Avenue N.E.

1854 111th Avenue N.E.

1848 111th Avenue N.E.

1842 111th Avenue N.E.

1836 111th Avenue N.E.

Page 4
Exhibit A to Affidavit of Service
Traditions at Deacon's Walk

PHASE XIII (Lots 1-8 TPC EIGHTH - CARRIAGE BLDG #7 and Lots 5-8 TPC SEVENTH - BLDG #13 TOWNHOMES)

11271 Isanti Court NE

11263 Isanti Court NE

11261 Isanti Court NE

11259 Isanti Court NE

11257 Isanti Court NE

1832 111th Avenue NE

1820 111th Avenue NE

PHASE XIV (Lots 9-16 TPC EIGHTH - CARRIAGE BLDG #8 and Lots 9-12 TPC SEVENTH - BLDG #14 TOWNHOMES)

11249 Isanti Court NE

11251 Isanti Court NE

11253 Isanti Court NE

11255 Isanti Court NE

11247 Isanti Court NE

11245 Isanti Court NE

11243 Isanti Court NE

1812 111th Avenue NE

1808 111th Avenue NE

1806 111th Avenue NE

PHASE XV (Lots 17-24 TPC EIGHTH - CARRIAGE BLDG #9)

11233 Isanti Court NE

11235 Isanti Court NE

11237 Isanti Court NE

PHASE XVI (Lots 25-32 TPC EIGHTH - CARRIAGE BLDG #10 and Lots 1-4 Block 11, TPC EIGHTH - BLDG #6 TOWNHOMES)

PHASE XVII (Lots 5-8 and 29 TPC EIGHTH - BLDG #7 TOWNHOMES)

PHASE XV III (Lots 1-4 TPC THIRD - BLDG #1 TOWNHOMES and Lots 41-49 TPC NINTH - BLDG #11 AND COMMON AREA CARRIAGE HOMES

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ABSTRACT DOCUMENT NO. 1504600.0 Abstr. Certified Copy
Date Mailed __ ANOKA COUNTY MINNESOTA Date/Time: I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON ☐ Tax Liens / Releases Doc. Order ■ Multi-Co Doc Tax Pd ✓ by: Pins: M4 AND WAS DULY RECORDED. AT 11:45 A.M.
FEES AND TAXES IN THE AMOUNT OF \$ 19.50 PAID. Recordability / Delqs: MV New Desc. ☐ Transfer Filing Fees: 110.50 RECEIPT NO. 2000043401 ☐ GAC Division EDWARD M. TRESKA Def. Spec ☐ Status ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES Well Certificate Received this Date: Anoka County Recorder ☐ No Change ☐ Other DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES Notes: