



Aitkin
County

Board of County Commissioners Agenda Request

22
Agenda Item #

Requested Meeting Date: November 22, 2016

Title of Item: Release of Combination Mortgage - Quadna Mountain

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <i>*provide copy of hearing notice that was published</i>
Submitted by: Patrick Wussow		Department: Administration
Presenter (Name and Title):		Estimated Time Needed:
Summary of Issue: Release of Combination Mortgage and Security Agreement and Future Financing Statement between Four Seasons Development Corporation, Twin Cities and County of Aitkin. At the September 27, 2016 County Board meeting, the Board approved execution of the requested "Consent of Mortgagee to Termination," and asked the County Administrator to direct Mr. Krietzman to draft proposed releases for the County Board to consider at a future date. Attached is the proposed Release, which has been reviewed and approved by County Attorney Jim Ratz.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Approve Release and authorize signatures.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

(Above Space Reserved for Recording Data)

**RELEASE OF COMBINATION MORTGAGE AND SECURITY AGREEMENT AND
FIXTURE FINANCING STATEMENT**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned, County of Aitkin, which is the Mortgagee under that certain Combination Mortgage and Security Agreement and Fixture Financing Statement, owned by the undersigned, dated May 2, 1989, and recorded in the office of the County Recorder in and for Aitkin County, Minnesota, on May 2, 1989, as Document No. 256354 (the "Mortgage"), does hereby release the following described land (and all improvements thereon) situated in Aitkin County, Minnesota, from the lien of the Mortgage:

[See Exhibit A attached hereto and incorporated herein by reference]

IN WITNESS WHEREOF, the undersigned has caused this Release of Combination Mortgage and Security Agreement and Fixture Financing Statement to be executed as of the date stated below.

Date: _____

COUNTY OF AITKIN

By: _____

Its: _____

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 201____, by _____ and _____, the _____ and _____, respectively, of the County of Aitkin, a governmental subdivision within the State of Minnesota, on behalf of said governmental subdivision.

Notary Public

This instrument was drafted by:
Felhaber Larson (FRK)
220 South 6th Street, Suite 2200
Minneapolis, MN 55402
(612) 373-8418

**RELEASE OF COMBINATION MORTGAGE AND SECURITY AGREEMENT AND
FIXTURE FINANCING STATEMENT**

EXHIBIT A

[The land (and all improvements thereon) that is released by the County of Aitkin pursuant to the Release of Combination Mortgage and Security Agreement and Fixture Financing Statement, of which this Exhibit is part, is legally described in EXHIBIT A (and in Exhibits A-1, A-2, A-3, A-4, and A-5) to that certain Combination Mortgage and Security Agreement and Fixture Financing Statement, dated May 2, 1989, and recorded in the office of the County Recorder in and for Aitkin County, Minnesota, on May 2, 1989, as Document No. 256354, which EXHIBIT A (and which Exhibits A-1, A-2, A-3, A-4, and A-5) are the immediately attached document.]

EXHIBIT A
TO
COMBINATION MORTGAGE, SECURITY AGREEMENT
AND FIXTURE FINANCING STATEMENT

Mortgagor: Four Seasons Development Corporation, Twin Cities

Mortgagee: County of Aitkin

The Land described in the referenced instrument is located in Aitkin County, Minnesota, and is legally described on Exhibits A-1, A-2, A-3, A-4 and A-5.

Parcel I

Government Lot Five (5) and Government Lot Six (6) of Section Twenty-Three (23), Township Fifty-Two (52), Range Twenty-Six (26) AND Government Lot Three (3) and the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Twenty-Four (24), Township Fifty-Two (52), Range Twenty-Six (26), AND Condominium Number 4, Quadna Mountain Lodge Condominium, EXCEPT the following eight parcels thereof:

Exception No. 1

That part of Government Lot Five (5) of said Section 23 and of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24 described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24, which point is the point of beginning;

thence Easterly along the North line of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24, a distance of 99.49 feet to a point on the center line of the right of way of County Road No. 82;

thence South 36°30'27" East along said center line a distance of 130.57 feet;

thence South 22°02'33" East along said center line a distance of 170.19 feet;

thence South 67°05'42" West a distance of 410.91 feet to a point on the West line of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24, and continuing along the previous course of South 67°05'42" West a distance of 487.22 feet;

thence North 22°15'14" West a distance of 310.31 feet;

thence North 45°18'19" East a distance of 344.67 feet;

thence North 14°23'23" East a distance of 251.17 feet to a point on the North line of said Government Lot 5;

thence East along the North line of said Government Lot 5 a distance of 277.42 feet to the point of beginning;

Exception No. 2

That part of Government Lot Five (5) of said Section 23 and of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24 described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24;

thence South 1°49'00" West along the West line of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ of SW $\frac{1}{4}$) of said Section 24 a distance of 582.93 feet to the point of beginning;

thence South 67°05'42" West a distance of 487.22 feet;

thence North 22°15'14" West a distance of 310.31 feet;

thence South 45°17'28" West a distance of 461.89 feet;

thence South 13°13'13" East a distance of 365.58 feet;
thence North 78°33'54" East a distance of 500.10 feet;
thence South 62°58'30" East a distance of 337.45 feet to a
point on the West line of the Northwest Quarter of the South-
west Quarter (NW¼ of SW¼) of said Section 24, and continuing
along the previous course of South 62°58'30" East a distance
of 115.46 feet to a point (herein called "Point A") on the
center line of the right of way of County Road No. 82;
thence Northerly along the center line of said County Road No.
82 from said Point A to Point B, below designated, which center
line between said points is described as follows: Com-
mencing at said Point A;
thence North 16°17'04" East a distance of 99.96 feet;
thence Northeasterly a distance of 197.64 feet along a tangen-
tial curve concave to the Southeast and having a radius of
525.32 feet and a central angle of 21°33'21";
thence North 37°50'25" East a distance of 322.28 feet;
thence Northerly a distance of 217.76 feet along a tangential
curve concave to the West and having a radius of 208.42 feet
and a central angle of 59°51'45";
thence North 22°01'20" West a distance of 127.61 feet and
there terminating (said point of termination being herein
called "Point B");
thence South 67°05'42" West a distance of 410.91 feet to the
point of beginning; Excepting from this exception, however, a
strip of land 33 feet wide and lying Easterly and South-
easterly of a line drawn parallel with and 33 feet Westerly
and Northwesterly of the above described center line of said
County Road No. 82 from said Point A to said Point B;

Exception No. 3

That part of Government Lot Five (5) of said Section 23
described as follows: Commencing at the Northeast corner of
Government Lot Five (5) of said Section 23;
thence South 1°49'00" West along the East line of Government
Lot 5 of said Section 23 a distance of 1220.66 feet;
thence North 62°58'30" West a distance of 337.45 feet;
thence South 78°33'54" West a distance of 183.26 feet;
thence North 0°13'10" East a distance of 221.78 feet;
thence North 09°33'35" West a distance of 401.79 feet;
thence South 45°17'28" West a distance of 461.89 feet to the
point of beginning;
thence continue South 45°17'28" West a distance of 87.95 feet;
thence South 13°13'13" East a distance of 317.30 feet;
thence North 78°33'54" East a distance of 75.04 feet;
thence North 13°13'13" West a distance of 365.58 feet to the
point of beginning;

Exception No. 4

That part of Government Lot Three (3) of said Section 24
described as beginning at the Southwest corner of said Govern-
ment Lot 3;

thence North along the West line of Government Lot Three (3), 819.6 feet;
thence East 620.8 feet to the actual point of beginning of the tract of land to be described;
thence North 300 feet;
thence East 500 feet, more or less, to the shoreline of Hill Lake;
thence Southerly along the shoreline of Hill Lake 300 feet to the intersection with a line bearing East of the point of beginning;
thence West 500 feet, more or less, to the point of beginning;

Exception No. 5

That part of Government Lot Three (3) of said Section 24 described as follows: Commencing at the Southwest corner of Government Lot Three (3), Section Twenty-four (24);
thence North, assumed bearing, along the West line of Government Lot 3 a distance of 819.59 feet;
thence South 89°50'32" East a distance of 244 feet to the point of beginning of parcel to be described;
thence continuing South 89°50'32" East a distance of 893 feet, more or less, to the mean high-water mark of Hill Lake,
thence Southeasterly along the meandered shoreline of Hill Lake a distance of 416 feet, more or less, to a point at the intersection of the mean high-water line of Hill Lake and a Line A as herein later described;
thence South 69°27'14" West a distance of 188 feet, more or less;
thence North 41°52'10" West a distance of 245.95 feet;
thence North 76°23'39" West a distance of 653.09 feet;
thence due North a distance of 139.56 feet to the point of beginning.

Line A is hereby described by commencing at the previous point of beginning;

thence due South a distance of 139.56 feet;
thence South 76°23'39" East a distance of 653.09 feet;
thence South 41°52'10" East, a distance of 245.95 feet to the beginning of Line A;
thence North 69°27'14" East, a distance of 188 feet, more or less, to the mean high-water line of Hill Lake which is also the end of Line A.

Exception No. 6

All that part of Government Lot 5, Section 23, Township 52, Range 26 lying North of County Road No. 82.

Exception No. 7

The southerly 200.00 feet of the northerly 400.00 feet of that part of Government Lot 5, Section 23, Township 52, Range 26 lying westerly of the westerly boundary line of Quadna Mountain Second Townhouse Addition and Quadna Mountain Third

Townhouse Addition. The north and south line of said 200.00 foot strip are to be lengthened or shortened to terminate at the western lines of said plats and at the easterly shoreline of Hill Lake.

Exception No. 8
Apartment Unit 145, Condominium Number 4, Quadna Mountain Lodge Condominium.

Parcel II
Government Lot Four (4), the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) and that part of Government Lot Three (3) described as follows:
Commencing at the point on the South line of said Lot 3 at the point of intersection of the West right of way line of Highway 169;
thence West along said South line a distance of 200 feet;
thence North parallel with the West line of said Lot 3 a distance of 200 feet; thence East parallel with the said South line of said Lot 3 to the West right of way line of Highway 169; thence in a generally Southerly direction along the said right of way line to the point of beginning, all in Section 23; AND the South Half of the Southeast Quarter (S $\frac{1}{2}$ of SE $\frac{1}{4}$), the East Half of the Southwest Quarter (E $\frac{1}{2}$ of SW $\frac{1}{4}$) and the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$), all in Section 24; AND the West Half (W $\frac{1}{2}$) and the West Half of the East Half (W $\frac{1}{2}$ of E $\frac{1}{2}$), all in Section 25; AND the Southeast Quarter (SE $\frac{1}{4}$) and the East Half of the Northeast Quarter (E $\frac{1}{2}$ of NE $\frac{1}{4}$), all in Section 26; AND that part of the East Half of the Northwest Quarter of the Northeast Quarter (E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$) lying West of the Airport Property hereafter described, and that part of the West Half of the Northeast Quarter of the Northeast Quarter (W $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$) lying East of the Airport Property hereafter described, and the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$), all in Section 35; all located in Township 52, Range 26, Aitkin County, Minnesota, EXCEPT the following seven parcels thereof:

Exception No. 1
That part of the Southerly 50 feet of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ of SE $\frac{1}{4}$) of said Section 26 lying Westerly of a line described as beginning at a point on the South line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, 1197.15 feet East of the Southwest corner thereof;
thence North 19'25" West (true) to the North line of the Southerly 50 feet and there terminating; AND that part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of said Section 26, described as beginning at the Northwest corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$;
thence East along the North line 1197.15 feet;
thence South 19'25" East (true) to the South line of said Section 26;

thence West along the South line of Section 26, 795.23 feet;
thence North 19°25' West (true) to the intersection with a
line 50 feet South of and parallel with the North line of said
SW¼ of SE¼;
thence West parallel with said line to the West line of said
SW¼ of SE¼;
thence North along said line 50 feet to the beginning;

Exception No. 2

That part of the Northwest Quarter of the Southeast Quarter
(NW¼ of SE¼) of said Section 26 described as follows: Com-
mencing at the Northwest corner of said NW¼ of SE¼;
thence East along the North line of said NW¼ of SE¼ a distance
of 200 feet to the East line of the right of way of State
Highway No. 169, which is the point of beginning;
thence in a Southerly direction along the East line of said
highway right of way, a distance of 649.07 feet to the North
line of the right of way of the Minnesota Power and Light Com-
pany transmission line;
thence North 63°50' East along the Northerly line of said
transmission line right of way a distance of 120.06 feet;
thence North on a line parallel to the East line of said high-
way right of way a distance of 382.01 feet to the North line
of said NW¼ of SE¼;
thence along the North line of said NW¼ of SE¼ a distance of
100 feet, more or less, to the point of beginning;

Exception No. 3

That part of said Sections 25 and 26 reserved by the State of
Minnesota for the Quadna Hill Lookout Tower and the road to
the tower site in deed dated February 18, 1964, filed March 5,
1964 as Document No. 152214 and described as the Quadna Hill
Lookout Tower site consisting of four acres, more or less, and
the present road right of way 66 feet wide to the Lookout
Tower Site; the following traverse line being the center line
of the now existing 66-foot road right-of-way, a traverse to
the center of the supports of the fire tower:

Commencing at the North quarter corner of Section 26, Township
52 North, Range 26 West and assuming that the county road runs
due East and West and is the North boundary line of Section
26; run East along the North boundary line of Section 26 a
distance of 1298.10 feet to the starting point:
thence South 1°59' West for 360.57 feet;
thence South 4°33' West for 374 feet;
thence South 40°50' West for 100.07 feet;
thence South 57°35' West for 219.35 feet;
thence South 40°27' West for 301.98 feet;
thence South 56°47' East for 326.22 feet;
thence South 70°20' East for 148.22 feet;
thence South 3°15' West for 418.01 feet;
thence South 3°29' West for 426.60 feet;

thence South 3°21' West for 474.61 feet;
thence South 4°04' West for 496.59 feet;
thence South 15°49' East for 205.21 feet;
thence South 57°02' East for 430.71 feet;
thence South 46°06' East for 252.58 feet;
thence South 59°48' East for 276.40 feet;
thence North 86°32' East for 233.52 feet;
thence South 84°53' East for 245.23 feet;
thence South 79°32' East for 329.04 feet;
thence South 86°25' East for 313.64 feet;
thence North 89°14' East for 242.65 feet;
thence North 59°09' East for 227.29 feet;
thence North 39°10' East for 106.14 feet;
this being the terminating point of the 66-foot road right-of-way;
thence North 18°25' East for 222.58 feet;
thence South 89°35' East for 87.90 feet;
thence South 76°48' East for 46.13 feet;
to a point that is located at the intersection of lines drawn from the four supports of the present fire tower, hereinafter called the center of the fire tower; and the following described land in the Southwest Quarter (SW $\frac{1}{4}$) of Section 25, Township 52 North, Range 26 West is reserved for the fire tower site:

From the center of the fire tower proceed South 33°58'19" West for 399.53 feet to the point of beginning, which is the Southwest corner of said tract;
thence North 2°29' East for 417.40 feet to the Northwest corner of site;
thence South 87°31' East for 417.40 feet to the Northeast corner of site;
thence South 2°29' West for 417.40 feet to the Southeast corner of site;
thence North 87°31' West for 417.40 feet, more or less, to the Southwest corner of site, which is the point of beginning; and said tract containing four acres, more or less.

Exception No. 4

That part of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of said Section 35 included in the Airport Property hereafter described.

Exception No. 5

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty-three (23), and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty-Six (26), all in Township Fifty-Two (52) North, Range Twenty-Six (26) West, Aitkin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 26;

thence West, assumed bearing, along the North line of said Section 26, a distance of 493.18 feet to the point of beginning of the tract to herein be described;
thence South 48°52'09" West 403.92 feet;
thence North 23°37'35" West 290.00 feet;
thence North 66°22'25" East, along a line 50.00 feet Southeasterly of the center line of County Road No. 82 as now constructed, 327.79 feet;
thence Northeasterly along a tangential curve concave to the Northwest and 50.00 feet Southeasterly of said centerline, having a radius of 1068.24 feet, a central angle of 10°01'59", a distance of 187.06 feet;
thence South 33°39'34" East, radial to the last described curve, 87.19 feet;
thence South 25°59'05" West 59.18 feet;
thence South 34°49'45" West 115.91 feet to the point of beginning and there terminating;

Exception No. 6

All of the plat of Quadna Mountain Vacation Club First Addition.

Exception No. 7

All that part of Government Lot 4 and SE¼ of SE¼ of Section 23, Township 52, Range 26 lying North of County Road No. 82.

For purposes of the foregoing descriptions, the "Airport Property" is described as follows:

A strip of land 500.0 feet wide described as that part of the SE¼ of NE¼, the W¼ of NE¼ of NE¼ and the E¼ of the NW¼ of NE¼, all in Section 35, Township 52, Range 26, lying 250.0 feet Northeasterly and 250.0 feet Southwesterly of the following described centerline:

Commencing at a point on the South line of the SE¼ of NE¼, 598.6 feet West of the Southeast corner thereof; thence North 19°25'W (true) to the intersection with the North line of Section 35 and there terminating, excepting therefrom the Southerly 100.0 feet of said SE¼ of NE¼ of said Section 35.

Parcel III

The South 420 feet of the NW¼ of NE¼ of Section 26, Township 52, Range 26.

Parcel I

All that part of Government Lot Four (4) of Section Twenty-three (23), Township Fifty-two (52) North, Range Twenty-six (26) West, lying North of County Road No. 82.

Parcel II

All of Government Lot Five (5) of Section Twenty-Three (23), Township Fifty-two (52) North, Range Twenty-six (26) West, lying North of County Road No. 82, EXCEPT the South 200.00 feet of the North 400.00 feet of that part of Government Lot 5, Section 23, Township 52N, Range 26W; lying Westerly of the Westerly boundary lines of Quadna Mountain 2nd Townhouse Addition and Quadna Mountain 3rd Townhouse Addition according to the record plats thereof on file and of record in the County Recorder's Office, Aitkin County, Minnesota. The North and South lines of said 200.00 foot strip are to be lengthened or shortened to terminate at the Westerly line of said record plats and at the Easterly shore line of Hill Lake; AND FURTHER EXCEPTING Quadna Mountain 1st Townhouse Addition, Quadna Mountain 2nd Townhouse Addition, Quadna Mountain 3rd Townhouse Addition, Quadna Mountain 4th Townhouse Addition, Quadna Mountain 5th Townhouse Addition, Quadna Mountain 6th Townhouse Addition, Quadna Mountain 7th Townhouse Addition and Quadna Mountain 8th Townhouse Addition.

Parcel III

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty-six (26), Township Fifty-two (52) North, Range Twenty-six (26) West EXCEPT the South 420 feet of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 52N, Range 26W; AND FURTHER EXCEPTING: That part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 52N, Range 26W, described as follows: Commencing at the northwest corner of the said Northwest Quarter of the Northeast Quarter; thence East, assumed bearing, along the north line of the said Northwest Quarter of the Northeast Quarter 465.62 feet; thence South 34.17 feet to a point 50.00 feet as measured at right angles from the center line of County Road No. 82 as now constructed and the point of beginning of the tract to herein be described; thence South 87°31'57" West parallel to the said center line 467.60 feet to the west line of the said Northwest Quarter of the Northeast Quarter; thence South 1°37'53" West along the said west line 488.53 feet; thence East 401.27 feet; thence North 42°30'00" East 68.36 feet; thence North 230.00 feet; thence North 28°27'00" West 41.79 feet; thence North 86.50 feet; thence North 42°00'00" East 80.00 feet; thence North 45.37 feet to the point of beginning and there terminating. AND FURTHER EXCEPTING: All of the plat of Quadna Mountain Vacation Club First Addition.

Parcel IV

All of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty-three (23), Township Fifty-two (52) North, Range Twenty-six (26) West, lying North of County Road No. 82.

Parcel V

Tract A: Lot Two (2), Block One (1), Quadna Mountain Vacation Club First Addition, according to the filed and recorded plat thereof.

Tract B: All of the plat of Quadna Mountain Vacation Club First Addition, according to the filed and recorded plat thereof, except Lots One (1) and Two (2), Block One (1), Quadna Mountain Vacation Club First Addition.

Exhibit A-3

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty-six (26), Township Fifty-two (52), Range Twenty-six (26), according to the Government Survey thereof.

Aitkin County, Minnesota.

200 Units

An undivided 75/765th interest, as tenants in common with the other owners of the real estate hereinafter referred to, in and to the real estate described as follows:

That part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty-six (26), Township Fifty-two (52), Range Twenty-six (26) described as follows: Commencing at the Northwest corner of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence East, assumed bearing, along the North line of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ 465.62 feet; thence South 34.17 feet to a point 50.00 feet as measured at right angles from the center line of County Road No. 82 as now constructed and the point of beginning of the tract to herein be described; thence South 87°31'57" West parallel to the said center line 467.60 feet to the West line of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence South 1°37'53" West along the said West line 488.53 feet; thence East 401.27 feet; thence North 42°30'00" East 68.36 feet; thence North 230.00 feet; thence North 28°27'00" West 41.79 feet; thence North 86.50 feet; thence North 42°00'00" East 80.00 feet; thence North 45.37 feet to the point of beginning and there terminating. Contains 5.00 acres.

Together with:

Time Unit Nos. 7, 18, 26, 28, 29, 31 and 52 of Apartment Unit No. 225;

Time Unit Nos. 5, 23 and 31 of Apartment Unit No. 226;

Time Unit Nos. 7, 25, 29, 31, 32, 33, 40 and 51 of Apartment Unit No. 227;

Time Unit Nos. 1, 5, 6, 28, 29, 30, 31, 33, 35, 51 and 52 of Apartment Unit No. 228;

Time Unit Nos. 5, 6, 7, 20, 23, 24, 25, 26, 31, 32, 33, 37, 40 and 51 of Apartment Unit No. 229;

Time Unit Nos. 6, 7, 8, 24, 26, 29, 33, 34, 36, 39 and 52 of Apartment Unit No. 230;

Time Unit Nos. 13, 15 and 29 of Apartment Unit No. 231;

Time Unit No. 51 of Apartment Unit No. 232;

Time Unit Nos. 28 and 51 of Apartment Unit No. 233;

Time Unit No. 11 of Apartment Unit No. 234;

Time Unit Nos. 15, 50 and 52 of Apartment Unit No. 235;

Time Unit No. 27 of Apartment Unit No. 236;

Time Unit Nos. 12, 31 and 44 of Apartment Unit No. 237;

Time Unit Nos. 14, 32, 40 and 43 of Apartment Unit No. 238;

Time Unit Nos. 29, 41 and 49 of Apartment Unit No. 239;

All as created by and defined under, and together with the benefits of, that certain Declaration of Covenants, Conditions and Restrictions for Quadna Mountain Vacation Ownerships, dated July 20, 1984 and recorded August 21, 1984 as Document No. 228029;

TOGETHER WITH the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.

309, 310, 315 and 316 Units

Time Unit Nos. 18, 19, 40, 41, 43 and 44 of Apartment Unit No. 309, Quadna Mountain Vacation Club Condominium Number 309;

Time Unit Nos. 17, 20 and 51 of Apartment Unit No. 310, Quadna Mountain Vacation Club Condominium Number 310;

Time Unit Nos. 41 and 51 of Apartment Unit No. 315, Quadna Mountain Vacation Club Condominium Number 315;

Time Unit Nos. 39, 40 and 41 of Apartment Unit No. 316, Quadna Mountain Vacation Club Condominium Number 316;

All in Aitkin County, Minnesota;

Together with the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.

Units 601-608

Time Unit No. 41 of Apartment Unit No. 601;

Time Unit Nos. 1, 30, 31, 41 and 51 of Apartment Unit No. 602;

Time Unit Nos. 1, 2, 14, 38 and 51 of Apartment Unit No. 603;

Time Unit No. 2 of Apartment Unit No. 604;

Time Unit No. 44 of Apartment Unit No. 605;

Time Unit Nos. 14, 20 and 51 of Apartment Unit No. 606;

Time Unit Nos. 1, 25, 38, 41, 44 and 51 of Apartment Unit No. 607;

All part of Condominium No. 102, Quadna Mountain Vacation Club Condominium;

Together with the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.

Units 609-612

An undivided 43/204th interest, as tenants in common with the other owners of the real estate hereinafter referred to, in and to the real estate described as follows:

Lot One (1), Block One (1), Quadna Mountain Vacation Club First Addition.

Together with:

Time Unit Nos. 1, 2, 29, 41, 42, 44 and 51 of Apartment Unit No. 609;

Time Unit Nos. 1, 2, 15, 18, 19, 29, 30, 38, 41, 42, 43 and 51 of Apartment Unit No. 610;

Time Unit Nos. 2, 17, 18, 20, 21, 26, 27, 31, 38, 41, 42, 43, 47, 51 and 52 of Apartment Unit No. 611;

Time Unit Nos. 2, 13, 18, 37, 38, 40, 41, 43 and 51 of Apartment Unit No. 612;

All as created by and defined under, and together with the benefits of, that certain Declaration of Covenants, Conditions and Restrictions for Quadna Mountain Vacation Ownerships, dated July 20, 1984 and recorded August 21, 1984 as Document No. 228029;

TOGETHER WITH the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.

200 Units

An undivided 67/765th interest, as tenants in common with the other owners of the real estate hereinafter referred to, in and to the real estate described as follows:

That part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Twenty-six (26), Township Fifty-two (52), Range Twenty-six (26) described as follows: Commencing at the Northwest corner of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence East, assumed bearing, along the North line of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ 465.62 feet; thence South 34.17 feet to a point 50.00 feet as measured at right angles from the center line of County Road No. 82 as now constructed and the point of beginning of the tract to herein be described; thence South 87°32'57" West parallel to the said center line 467.60 feet to the West line of the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence South 1°37'53" West along the said West line 488.53 feet; thence East 401.27 feet; thence North 42°30'00" East 68.36 feet; thence North 230.00 feet; thence North 28°27'00" West 41.79 feet; thence North 86.50 feet; thence North 42°00'00" East 80.00 feet; thence North 45.37 feet to the point of beginning and there terminating. Contains 5.00 acres.

Together with:

Time Unit Nos. 1, 27, 34, 38, 41 and 46 of Apartment Unit No. 225;

Time Unit Nos. 9, 14, 24 and 41 of Apartment Unit No. 226;

Time Unit Nos. 2, 5, 36 and 41 of Apartment Unit No. 227;

Time Unit Nos. 2, 7, 12, 16, 41, 45 and 46 of Apartment Unit No. 228;

Time Unit Nos. 2, 4, 8, 13, 18, 29, 47 and 50 of Apartment Unit No. 229;

Time Unit Nos. 5 and 43 of Apartment Unit No. 230;

Time Unit Nos. 11, 17 and 25 of Apartment Unit No. 231;

Time Unit Nos. 17, 26, 35, 44, 50 and 52 of Apartment Unit No. 232;

Time Unit Nos. 10 and 13 of Apartment Unit No. 233;

Time Unit Nos. 12, 16, 39, 43 and 50 of Apartment Unit No. 234;

Time Unit Nos. 13, 16, 45 and 48 of Apartment Unit No. 235;

Time Unit Nos. 2, 4, 14, 43, 47 and 51 of Apartment Unit No. 236;

Time Unit Nos. 15, 33 and 48 of Apartment Unit No. 237;

Time Unit Nos. 1, 35 and 44 of Apartment Unit No. 238;

Time Unit Nos. 13, 28, 32 and 47 of Apartment Unit No. 239;

All as created by and defined under, and together with the benefits of, that certain Declaration of Covenants, Conditions and Restrictions for Quadna Mountain Vacation Ownerships, dated July 20, 1984 and recorded August 21, 1984 as Document No. 228029;

TOGETHER WITH the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.

309, 310, 315 and 316 Units

Time Unit Nos. 13, 15, 30 and 47 of Apartment Unit No. 309, Quadna Mountain Vacation Club Condominium Number 309;

Time Unit Nos. 1, 2, 16, 18, 33 and 40 of Apartment Unit No. 310, Quadna Mountain Vacation Club Condominium Number 310;

Time Unit Nos. 2, 4, 17, 32, 39 and 48 of Apartment Unit No. 315, Quadna Mountain Vacation Club Condominium Number 315;

Time Unit Nos. 3, 14, 15, 36 and 43 of Apartment Unit No. 316, Quadna Mountain Vacation Club Condominium Number 316;

All in Aitkin County, Minnesota;

Together with the benefits defined in that certain Easement of Recreation Area dated March 6, 1984, filed March 9, 1984 as Document No. 225092.

Units 601-608

Time Unit Nos. 5, 6 and 15 of Apartment Unit No. 601;

Time Unit Nos. 8, 16, 17, 25, 44, 47 and 50 of Apartment Unit No. 602;

Time Unit Nos. 13, 15, 35, 37, 42, 46 and 49 of Apartment Unit No. 603;

Time Unit Nos. 3, 14, 15, 20 and 29 of Apartment Unit No. 604;

Time Unit Nos. 15, 21, 30 and 40 of Apartment Unit No. 605;
Time Unit Nos. 26 and 41 of Apartment Unit No. 606;
Time Unit Nos. 13, 21, 43 and 46 of Apartment Unit No. 607;
Time Unit Nos. 1, 2, 24, 40, 49 and 52 of Apartment Unit No. 608;

All part of Condominium No. 102, Quadna Mountain Vacation Club Condominium;

Together with the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.

Units 609-612

An undivided 18/204th interest, as tenants in common with the other owners of the real estate hereinafter referred to, in and to the real estate described as follows:

Lot One (1), Block One (1), Quadna Mountain Vacation Club First Addition.

Together with:

Time Unit Nos. 11, 14, 18, 20 and 43 of Apartment Unit No. 609;

Time Unit Nos. 13, 14 and 49 of Apartment Unit No. 610;

Time Unit Nos. 6, 9, 14, 15 and 24 of Apartment Unit No. 611;

Time Unit Nos. 16, 17, 24, 27 and 52 of Apartment Unit No. 612;

All as created by and defined under, and together with the benefits of, that certain Declaration of Covenants, Conditions and Restrictions for Quadna Mountain Vacation Ownerships, dated July 20, 1984 and recorded August 21, 1984 as Document No. 228029;

TOGETHER WITH the benefits defined in that certain Easement of Recreation Area, dated March 6, 1984 and recorded March 9, 1984 as Document No. 225092.