

Recorded: July 14, 2021 1:00 PM

By Deputy: NJ

**Robert J. Bambenek, County Recorder
Winona County, Minnesota**

Fee Amount: \$46.00

Total Pages: 3



() \$5.00 Cons Fee: () WDC Fee: Received

(Top 3 inches reserved for recording data)

TRANSFER ON DEATH DEED

**by Married Grantor Owners Owning
Property As Joint Tenants**

NO DEED TAX DUE pursuant to Minn. Stat. 287.22(15)

DATE: July 14, 2021

Richard B. Hopkins and Marian L. Hopkins, married to each other ("**Grantor Owners**"), hereby convey and quitclaim to **Jennifer L. Hopkins** ("**Grantee Beneficiary**"), effective on the death of the last of the Grantor Owners to die, real property in **Winona** County, Minnesota, legally described as follows:

See Attached Exhibit A;

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Note: This deed should be used only when the Grantor Owners are married to each other and own the real property as joint tenants. If the Grantor Owners are married to each other and own the real property as tenants in common, see Form 10.8.2.

Pursuant to Minn. Stat. 507.071, subd. 8, this deed must be recorded before the death of the Grantor Owner upon whose death the conveyance or transfer is effective.

If checked, the following optional statement applies:

- ☒ When effective, this instrument conveys any and all interests in the described real property acquired by the Grantor Owners before, on, or after the date of this instrument.

Grantor Owner

Richard B. Hopkins

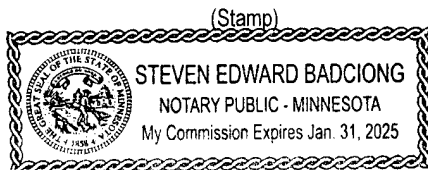
Richard B. Hopkins

Marian L. Hopkins

Marian L. Hopkins

State of Minnesota, County of **Winona**

This instrument was acknowledged before me on July 14, 2021, by **Richard B. Hopkins and Marian L. Hopkins**, married to each other.



Steven Edward Badciong
(signature of notarial officer)

Title (and Rank): Notary Public, Winona County, Minnesota

My commission expires: January 31, 2025

THIS INSTRUMENT WAS DRAFTED BY:
LIBERA KNAPP, P.A.
Attorneys-at-Law
125 Center Street
P.O. Box 101
Winona, MN 55987
(507) 452-3246

EXHIBIT A

That part of the Northwest quarter of the Southeast quarter ($NW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section thirty-one (31), Township One Hundred Seven (107) North, of Range seven (7), West of the Fifth Principal Meridian, Winona County, Minnesota, located west of the Gilmore Valley Road and described as follows:

Commencing at the center of said Section 31 as the point of beginning, thence East along the one-eighth section line a distance of 200 feet, thence South a distance of 582 feet, thence North 72 degrees West a distance of 209 feet, thence North 528 feet to the point of beginning.

Also, commencing at the center of said Section 31 and thence East 672 feet to the center of the Gilmore Valley Road, thence Southerly along the center line of said road a distance of 1057.2 feet to the point of beginning, thence North 58 degrees West a distance of 167.5 feet, thence South 87 degrees West, 317 feet, thence West, 56 feet to the one-eighth Section line, thence South 325 feet to the Southwest corner of said $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section 31, thence East 602 feet to the center line of the Gilmore Valley Road, thence Northerly along the center line of said road a distance of 292 feet to the point of beginning.

Also, all that part of the Southwest quarter of the Southeast quarter ($SW\frac{1}{4}$ of $SE\frac{1}{4}$) of Section thirty-one (31), Township One hundred seven (107) North, of Range seven (7), West of the Fifth Principal Meridian, Winona County, Minnesota, lying Westerly of the Gilmore Valley Road, except the South 748.7 feet thereof.