
PREMIER

TITLE SERVICES, LLC

PRELIMINARY TITLE OPINION

November 4, 2025

Mark Burgess
Rachel Burgess
56918 230th Street
Madison Lake, MN 56063

RE: Combination of parcels R40.04.36177004; R40.04.36.177.011; R40.04.36.177.007;
R40.04.36.177.012
Our File No.: P.253308

Dear Mark and Rachel:

We have examined the title to the following described real property situated in the Township of Lime, County of Blue Earth and State of Minnesota, to-wit:

See attached legal description.

We have not been provided with an abstract of title to the property; therefore, on October 29, 2025 (with records posted through October 24, 2025), we examined the records in the office of the Blue Earth County Recorder. Our search and the official records upon which it is based are assumed to be a complete and accurate index to all instruments of record affecting the title to the above-described real property.

According to our search of the records as aforesaid, the title in and to the above-described real property is in the names of **MARK J. BURGESS and RACHEL E. BURGESS, as Joint Tenants**, and title thereto is good, valid and marketable, and subject to no liens or encumbrances, excepting only as follows:

1. The rights of any persons in possession of the real property.

2. Any public or private easements perfected by adverse usage on, under, or over the real property.
3. Zoning ordinances and building restrictions of the governmental subdivision in which the real property is located.
4. Unrecorded liens, if any, for labor and materials furnished for improvements to the real property within the last one hundred twenty days.
5. The location of any boundary lines and rights of adjoining property owners which could only be disclosed by an accurate survey of the real property.
6. Any special assessments for improvements made to the real property, the amount of which has not yet been determined by the governing municipal body nor has been certified to the county auditor.
7. The possible rights of owners of any personal property or fixtures which may be located on the above-described real property and which were placed there pursuant to conditional sales contracts or financing statements.
8. Utility Easements or Claims of Utility Easements, whether Recorded or Unrecorded.
9. Subject to the rights of tenants under unrecorded leases, and of other occupants, and property owned by such tenants and/or occupants.
10. Easements and setbacks dedicated to the public as shown on the recorded plats of Hilgers' Subdivision No. 2, Eagle Bluff and Blue Earth County Highway Right of Way Plat No. 28.
11. Parcel R40.04.36.177.004: Taxes for the year 2025 in the sum of \$3,146.00, inclusive of a solid waste fee of \$20.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.

Parcel R40.04.36.177.011: Taxes for the year 2025 in the sum of \$94.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.

Parcel R40.04.36.177.007: Taxes for the year 2025 in the sum of \$74.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.

Parcel R40.04.36.177.012: Taxes for the year 2025 in the sum of \$32.00, are paid in full. Taxes for the year 2024 and all prior years are paid in full. Homestead.
12. Easement to Northern States Power Co., dated October 19, 1953, recorded September 4, 1954 in Book 9 of Bonds, page 131. Affects the Northeast Quarter of the Northwest Quarter of Section 36, Township 109 North, Range 26 West. See attached copy.

13. Resolution Vacating County Road recorded May 7, 2015 as Document No. 541CR068. See attached copy.
14. Permanent Easement to the County of Blue Earth, recorded August 3, 2012 as Document No. 519CR609. Runs along the westerly side of the subject property. See attached copy.
15. Covenants of Restriction dated June 6, 1980, recorded June 6, 1980 in Book 258 of Blue Earth County Records, page 24. Affects Hilgers' Subdivision No. 2.
16. Easement to Mid-Communications dated May 21, 1993, recorded June 11, 1993 as Document No. 335CR765. See attached copy.
17. Resolution Vacating Loretta Court and all of the Easements across said Block 2, Hilgers' Subdivision and North Road and East Court and all 10 foot Wide Utility Easements across Hilgers' Subdivision No. 2, recorded September 29, 2016 as Document No. 552CR043. See attached copy.
18. Mortgage executed by Mark J. Burgess and Rachel E. Burgess, husband and wife to Affinity Plus Federal Credit Union dated January 19, 2018, recorded January 26, 2018 as Document No. 562CR198 in the original principal amount of \$89,000.00.
19. Transfer on Death Deed executed by Mark J. Burgess and Rachel E. Burgess, married to each other, (grantor owners) to Matthew J. Burgess, dated April 8, 2024, recorded April 9, 2024 as Document No. 611CR309. Will only transfer upon the death of the last Grantor owner to pass.

This Opinion is based entirely upon our search of the records in the office of Blue Earth County through the posted date of October 24, 2025.

Sincerely,

PREMIER TITLE SERVICES, LLC


Stacey R. Edwards Jones
Stacey@premiertitlemn.com

SEJ/ccb

Legal Description

Lot Four (4), Block Two (2), Hilgers' Subdivision No. 2, according to the plat thereof on file and of record in the office of the County Recorder in and for Blue Earth County, Minnesota.

PID: R40.04.36.177.004

All of Parcel D-2 and that part of Parcel D-1, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder, described as:

Beginning at the northwesterly corner of Parcel 6 of said Blue Earth County Highway Right of Way Plat No. 28; thence North 21 degrees 16 minutes 44 seconds West, (Minnesota County Coordinate System - Blue Earth County Zone - NAD83 - 1986), along the northeasterly line of said Parcel D-1, a distance of 134.34 feet; thence North 42 degrees 27 minutes 11 seconds West, along said northeasterly line, 219.74 feet; thence South 47 degrees 32 minutes 49 seconds West, 66.00 feet to a point on the southwesterly line of said Parcel D-1; thence South 42 degrees 27 minutes 11 seconds East, along said southwesterly line, 207.40 feet; thence South 00 degrees 20 minutes 33 seconds East, along said southwesterly line, 89.00 feet; thence South 45 degrees 10 minutes 33 seconds East, along said southwesterly line, 78.50 feet to a point on a circular curve which center of radius bears South 49 degrees 36 minutes 32 seconds East; thence northeasterly, along the southeasterly line of said Parcel D-1, along a 1151.27 radius curve, central angle = 03 degrees 40 minutes 15 seconds, an arc distance 73.76 feet to the point of beginning.

AND

All of the formerly occupied right of way of 230 Street (C.S.A.H. No. 26) lying over and across that part of Government Lot 5 in Section 36, Township 109 North Range 26 West, Blue Earth County, Minnesota, which lies northwesterly of the northwesterly line of Parcel D-2, southwesterly of Parcel 6 and northeasterly of Parcel 5, all according to Blue Earth County Highway Right of Way Plat No. 28, on file and of record with the Blue Earth County Recorder.

PID: R40.04.36.177.007

Outlot D and Outlot E. Eagle Bluff, Blue Earth County, Minnesota.

PID: R40.04.36.177.011 and R40.04.36.177.012