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HOURS: Monday – Thursday 8 a.m. to 4:30 p.m. | Friday 8 a.m. to 4 p.m.

CLASSIFIED DEADLINE: Insertion and cancellation Wednesday deadline is 4 p.m. Monday; Saturday deadline is 12 p.m. Thursday.

<p>Real Estate Services</p> <p>ND FARM LAND Values surge upward. Are you selling or renting? Pifers Auction and Farm Land Management. Bob Pifer 701-371-8538. Kevin Pifer 701-238-5810. Free valuation. (NorthSCAN)</p>	<p>Apartments for Rent</p> <p>PRAIRIE VIEW APARTMENTS Hankinson, ND 1 & 2 Bedrooms Available All Utilities Paid. Income Based. No Steps/Onsite Laundry. \$100 rental incentive. Non Smoking Call Jaime @ 701-899-0682 or 701-356-9501 Professionally Managed by Prairie Homes Management TTY: 1-800-366-6888 EHO</p>	<p>Medical Equipment/Supplies</p> <p>VIAGRA and CIALIS USERS! 50 Pills SPECIAL \$99.00! 100% guaranteed. CALL NOW! 1-866-481-0920 (NorthSCAN)</p>	<p>Miscellaneous</p> <p>WE BUY 8,000 CARS A WEEK Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 855/397-1673 (MNA)</p>	<p>Transportation Wanted</p> <p>GET A BREAK ON YOUR TAXES! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 844-220-9501 today! (MNA)</p>	<p>Help Wanted</p> <p>YOU CAN PLACE a 25-word classified ad like this one in every North Dakota newspaper for only \$160. Its easy. Contact this newspaper for details. (NorthSCAN)</p>
<p>Wanted to Buy: Real Estate</p> <p>WE BUY HOUSES for cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 844/978-0683 (MNA)</p>	<p>West Birch Apartments Wyndmere, ND 2 Bedroom Income based units. All utilities paid. non-smoking, W/D hook up in unit Call Mark 701-640-8431 or Prairie Homes Management 701-356-9501</p>	<p>Miscellaneous</p> <p>DON'T LET THE STAIRS LIMIT YOUR MOBILITY! Discover the ideal solution for anyone who struggles on the stairs, is concerned about a fall or wants to regain access to their entire home. Call AmeriGlide today! 866-852-5506 (MNA)</p>	<p>BOOST INFINITE! Unlimited talk, text and data for just \$25/mo! The power of 3 5G networks, one low price! Call today and get the latest iPhone every year on us! 855-849-6621 (MNA)</p>	<p>PUBLIC NOTICE</p> <p>NOTICE OF DEFAULT AND INTENT TO CANCEL CONTRACT FOR DEED PURSUANT TO N.D.C.C. CH. 32-18</p> <p>TO: NORMA LINDA RENDON, 205 2 ND STREET SOUTH, FAIRMOUNT, NORTH DAKOTA 58030.</p>	<p>PUBLIC NOTICE</p> <p>IN THE DISTRICT COURT OF RICHLAND COUNTY, STATE OF NORTH DAKOTA</p> <p>IN THE MATTER OF THE ESTATE OF JAMES ALLAN MAROHL A/K/A JAMES A. MAROHL A/K/A JAMES MAROHL A/K/A JIM MAROHL, DECEASED</p>
<p>Apartments for Rent</p> <p>NEW HORIZONS APARTMENTS Fairmount, ND Rent \$420, Security Dep. \$420 1 Bedroom Available Private Entrance All Utilities Paid (1 month free with year lease) Call Prairie Homes Management 701-356-9501. Professionally Managed by Prairie Homes Management</p>	<p>PRAIRIE VIEW APARTMENTS Hankinson, ND 1 Bedroom - \$440 (with 9mo. Or 1 year lease) All Utilities Paid. Call Jaime @ 701-899-0682</p>	<p>GET DISH SATELLITE TV + INTERNET! Free install, free HD-DVR upgrade, 80,000 on-demand movies, plus limited time up to \$600 in gift cards. Call today! 855-562-4309 (MNA)</p>	<p>PAYING TOP CASH FOR MEN'S SPORT WATCHES! Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. Call 1-877-548-8415 (NorthSCAN)</p>	<p>TO: NORMA LINDA RENDON, 205 2 ND STREET SOUTH, FAIRMOUNT, NORTH DAKOTA 58030.</p> <p>1. PLEASE TAKE NOTICE that Jerry and Sandra Meide herein give notice of default and intent to cancel the November 1, 2021, Contract for Deed between Jerry and Sandra Meide and Norma Linda Rendon for the following described real estate located in Richland County, North Dakota, to-wit:</p>	<p>NOTICE TO CREDITORS</p> <p>1. NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above estate. All persons having claims against the said decedent are required to present their claims within three months after the date of the first publication of this notice or within three months after the mailing of this Notice to the creditor to whom a copy of this "Notice to Creditors" is mailed and if a claim is not so presented, then said claim will be forever barred. Claims must either be presented to Derek James Marohl, Personal Representative of the estate, at 1413 E. Lake Geneva Road NE, Alexandria, Minnesota 56308, or filed with the Richland County District Court, at 418 -2nd Avenue North, Wahpeton, North Dakota 58075.</p>

INCOME BASED
1, 2 & 3 BR Apts Available Now!

Southside Villa/ Rainbow Court Wahpeton, ND

Utilities paid except phone/cable Non-Smoking

Call Shannon 701-642-4103
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Homes For Sale

321 S Dahl Ave, Rosholt SD
On 28,000 sq ft. Residential Ranch. 3 BR/2 BA upstairs, 2593 sq ft. 1 BR/1.5 BA downstairs. 2 car garage attached & 2 car garage detached. In-ground pool, patio & deck, fireplace. Sold furnished as-is with right to inspect. Any interested party, please contact KassHomeRosholt@icloud.com

SAFE STEP
North Americas #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1,600 off for a limited time! Call today! Financing available. Call Safe Step 833-966-3882 (MNA)

Daily News CLASSIFIED EARLY DEADLINE

There will be an early deadline for any legal or ads to be published in the Wed., Dec, 25 and Jan. 1 Classified section. Please submit legal to classifieds@wahpetondailynews.com by 1 p.m. on Fridays prior.

Public Notice

/s/ Jerry Meide
Jerry Meide, Co-Owner of Property

/s/ Sandra Meide
Sandra Meide, Co-Owner of Property
Legal No. WDN000888 - Published Saturday, November 30, Saturday, December 7 and Saturday, December 14, 2024

Public Notice

/s/ Derek James Marohl
Derek James Marohl, Personal Representative

Amy M. Clark
Smith & Stregue Ltd.
321 Dakota Avenue, P.O. Box 38 Wahpeton, North Dakota 58074 701-642-2668
Attorney for Estate of James Allan Marohl, Deceased

First publication on the 30th day of November, 2024.
Legal No. WDN000886 - Published Saturday, November 30, Saturday, December 7 and Saturday, December 14, 2024

PUBLIC NOTICE

OFFERING OF LAND FOR LEASE ON BIDS

North Dakota Department of Transportation

The North Dakota Department of Transportation (ND DOT) offers to lease the following tract of land in Richland County for grazing and agricultural purposes:

Tract 1, being the south 1,564.2 feet of the SW1/4 of Sec. 27, Twp. 130 N., Rge. 50 W., 5th P.M., except the southeasterly 20.085 acres; and

Tract 2, being the SE1/4 of Sec. 28, Twp. 130N., Rge. 50 W., 5th P.M., containing 160 acres.

The lease term will be for one year, with tenant having the option to renew at the same terms for up to four additional years. Lease will be for cash rent, to be paid by the tenant on an annual basis, with first years' rent due upon execution of the lease. Thereafter, the annual lease payment will be due at the start of each successive year tenant exercises his or her option to renew. The state has the option of canceling the lease upon 30 days' notice prior to the annual renewal date.

Tenant shall not commit or permit waste upon the property. Tenant will not be allowed to assign, sublet, or alter the property without the prior written consent of the Lessor.

Tenant agrees to maintain any fencing on the property and to control noxious weeds.

At any time during the term of the lease, ND DOT or its assigns shall retain the right to enter the leased tract for the purpose of surveying, prospecting for, and/or removing subsurface sand and gravel.

The tenant will be required to have commercial general liability insurance in the amount of \$500,000 per occurrence. Tenant may substitute farm liability insurance, renter's insurance, or homeowner's insurance in the amount of at least \$500,000. If an automobile will be used, tenant must secure automobile liability insurance with a minimum limit of liability of at least \$500,000. The state of North Dakota, its agencies, officers, and employees (State) shall be endorsed as an additional insured on the above policies. A certificate of liability insurance will be required.

Interested parties are invited to submit a bid for the leasing of this land. Bidders are advised that the property is being offered for lease as-is. All bidders should inspect the property, inform themselves of existing conditions, and be familiar with the terms of the lease before bidding.

Only mail-in bids, postmarked on or before December 20, 2024 will be accepted. To obtain a bid package, visit our website at www.dot.nd.gov. To place a bid, visit our website at www.dot.nd.gov. The bid sheet provided in the bid package, following the directions provided on the bid sheet. State the total amount of the rent you are bidding per year, and provide bidder's full name, e-mail and mailing addresses, and telephone number on the bid sheet. Then,

2. Place the completed bid sheet, along with a certified check made payable to ND DOT for the full amount of your bid (one year's rent), in an envelope plainly marked in the lower left-hand corner with "DO NOT OPEN - BID FOR STATE LAND - RICHLAND COUNTY". Then,

3. On the back of the envelope, legibly print bidder's name, mailing address, and the telephone number. Bidder can be contacted at the time of bid opening.

4. Mail the bid to Maintenance Division, c/o Joe Snustad, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505.

ND DOT's Maintenance Division will conduct the bid opening at 12:00PM (CST), Wednesday, January 8, 2025 by telephone conference call. Each bidder will be contacted at the phone number provided on the back of their bid envelope. Bids will then be opened and announced, and the three highest bidders will be afforded the opportunity to orally raise their bids. ND DOT reserves the right to reject any or all bids, to waive technicalities, or to accept such bids as may be in the interest of the state.

High bidder's check will be retained pending award of a lease contract, the final decision to be made by the Director. Final decision is anticipated within approximately one week. With award of contract, the successful bidder will have until January 31, 2025 to submit a certified check for any balance owed on first year's rent. If no award is made, bidder's check will be returned. Possession of the property, upon award and final payment, will be February 1, 2025.

Checks from unsuccessful bidders will be returned by mail to the address each bidder specified on his or her bid sheet.

The information contained in this advertisement may be revised prior to the auction upon further review by the North Dakota Department of Transportation. Any such revisions will be announced at the auction and will be binding upon the bidders. Please visit our website at www.dot.nd.gov for more information and any late developments regarding this event.

The ND DOT will consider every request for the reasonable accommodation to provide:

- an accessible facility or other accommodation for people with disabilities,
- language interpretation for people with limited English proficiency (LEP), and
- translations of written material necessary to access ND DOT programs and information.

Appropriate provisions will be considered when the Department is notified at least 10 days prior to the Bid Opening date.

For more information, contact Joe Snustad, Maintenance Division, ND DOT, 608 East Boulevard Avenue, Bismarck, ND, 58505 (701-328-2613) or Brad Dar, Maintenance Division, ND DOT, 608 East Boulevard Avenue, Bismarck, ND, 58505 (701-328-2613) or Brad Dar, Maintenance Division, ND DOT, 608 East Boulevard Avenue, Bismarck, ND, 58505 (701-328-2613) - Published Saturday, November 30, Saturday, December 7 and Saturday, December 14, 2024

WANTED: ALL 1970S MOTORCYCLES

Running or not. Titled or not. Will pick up. Cash in exchange. Sell now before prices fall. Call Dan at 612-720-2142 (MNA)

TOP CASH PAID FOR OLD GUITARS!

1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg, And Gibson Mandolins / Banjos. 1-844-592-3691 (NorthSCAN)

Public Notice

IN DISTRICT COURT, COUNTY OF RICHLAND, STATE OF NORTH DAKOTA

Cass County Joint Water Resource District, a North Dakota Political Subdivision, Plaintiff,

vs.

Jeffrey J. Thoreson, as Trustee of the Jeffrey J. Thoreson Irrevocable Trust under agreement dated February 3, 2016; Andrew J. Thoreson, as Trustee of the Andrew J. Thoreson Irrevocable Trust under agreement dated February 3, 2016; James C. Thoreson and Caroline P. Thoreson, and all other persons unknown claiming an estate or interest in or lien or encumbrance upon the real property described in the Complaint, whether as heirs, legatees, devisees, personal representatives, creditors or otherwise, Defendants.

Civ. No. 39-2024-CV-00012 SUMMONS

THE STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANTS: You are hereby summoned and required to appear and defend against the Complaint in this action, which is herewith served upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons upon you, exclusive of the day of service. If you do not serve an Answer in this action on or before twenty-one (21) days after service of this Summons upon you, default judgment could be entered against you. The Complaint in this action seeks a remedy of eminent domain whereby the Plaintiff Cass County Joint Water Resource District, a North Dakota Political Subdivision, will acquire a flowage easement over, across, and through real property located in the County of Richland and the State of North Dakota, described as follows:

QIN 1342
Tract 2-1 (Zone 2):
That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:
Commencing at the northwest corner of said Southwest Quarter; thence North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2308.10 feet to the true point of beginning; thence South 30°13'26" East for a distance of 257.00 feet; thence South 48°14'05" West for a distance of 86.00 feet; thence South 78°18'31" East for a distance of 243.00 feet; thence South 42°48'39" East for a distance of 55.00 feet; thence South 03°13'53" East for a distance of 105.00 feet; thence South 26°14'42" East for a distance of 48.00 feet to a point of intersection with easterly line of said Southwest Quarter; thence North 48°14'05" West for a distance of 86.00 feet; thence South 88°22'43" West for a distance of 438.64 feet; thence North 48°14'05" West for a distance of 60.00 feet; thence North 84°38'55" West for a distance of 99.00 feet; thence North 42°43'40" West for a distance of 72.00 feet to a point of intersection with the northerly line of said Southwest Quarter; thence South 88°19'26" West, along the northerly line of said Southwest Quarter, for a distance of 148.00 feet to the true point of beginning. Said tract contains 1.854 acres, more or less.
Tract 3-1A (Zone 3):
That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:
Commencing at the northwest corner of said Southwest Quarter; thence North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2308.10 feet to the true point of beginning; thence South 30°13'26" East for a distance of 257.00 feet; thence South 48°14'05" West for a distance of 86.00 feet; thence South 78°18'31" East for a distance of 243.00 feet; thence South 42°48'39" East for a distance of 55.00 feet; thence South 03°13'53" East for a distance of 105.00 feet; thence South 26°14'42" East for a distance of 48.00 feet to a point of intersection with easterly line of said Southwest Quarter; thence North 48°14'05" West for a distance of 86.00 feet; thence South 88°22'43" West for a distance of 438.64 feet; thence North 48°14'05" West for a distance of 60.00 feet; thence North 84°38'55" West for a distance of 99.00 feet; thence North 42°43'40" West for a distance of 72.00 feet to a point of intersection with the northerly line of said Southwest Quarter; thence South 88°19'26" West, along the northerly line of said Southwest Quarter, for a distance of 148.00 feet to the true point of beginning. Said tract contains 1.854 acres, more or less.
Tract 3-1B (Zone 3):
That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:
Commencing at the northeast corner of said Southwest Quarter; thence North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2456.10 feet to the true point of beginning; thence continue North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 145.86 feet; thence South 49°03'18" East for a distance

Public Notice

IN DISTRICT COURT, COUNTY OF RICHLAND, STATE OF NORTH DAKOTA

Cass County Joint Water Resource District, a North Dakota Political Subdivision, Plaintiff,

vs.

Jeffrey J. Thoreson, as Trustee of the Jeffrey J. Thoreson Irrevocable Trust under agreement dated February 3, 2016; Andrew J. Thoreson, as Trustee of the Andrew J. Thoreson Irrevocable Trust under agreement dated February 3, 2016; James C. Thoreson and Caroline P. Thoreson, and all other persons unknown claiming an estate or interest in or lien or encumbrance upon the real property described in the Complaint, whether as heirs, legatees, devisees, personal representatives, creditors or otherwise, Defendants.

Civ. No. 39-2024-CV-00012 SUMMONS

THE STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANTS: You are hereby summoned and required to appear and defend against the Complaint in this action, which is herewith served upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons upon you, exclusive of the day of service. If you do not serve an Answer in this action on or before twenty-one (21) days after service of this Summons upon you, default judgment could be entered against you. The Complaint in this action seeks a remedy of eminent domain whereby the Plaintiff Cass County Joint Water Resource District, a North Dakota Political Subdivision, will acquire a flowage easement over, across, and through real property located in the County of Richland and the State of North Dakota, described as follows:

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Public Notice

IN DISTRICT COURT OF RICHLAND COUNTY, STATE OF NORTH DAKOTA

IN THE MATTER OF THE ESTATE OF JAMES ALLAN MAROHL A/K/A JAMES A. MAROHL A/K/A JAMES MAROHL A/K/A JIM MAROHL, DECEASED

NOTICE TO CREDITORS

1. NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above estate. All persons having claims against the said decedent are required to present their claims within three months after the date of the first publication of this notice or within three months after the mailing of this Notice to the creditor to whom a copy of this "Notice to Creditors" is mailed and if a claim is not so presented, then said claim will be forever barred. Claims must either be presented to Derek James Marohl, Personal Representative of the estate, at 1413 E. Lake Geneva Road NE, Alexandria, Minnesota 56308, or filed with the Richland County District Court, at 418 -2nd Avenue North, Wahpeton, North Dakota 58075.

2. Dated this 21st day of November, 2024.

/s/ Derek James Marohl
Derek James Marohl, Personal Representative

Amy M. Clark
Smith & Stregue Ltd.
321 Dakota Avenue, P.O. Box 38 Wahpeton, North Dakota 58074 701-642-2668
Attorney for Estate of James Allan Marohl, Deceased

First publication on the 30th day of November, 2024.
Legal No. WDN000886 - Published Saturday, November 30, Saturday, December 7 and Saturday, December 14, 2024

Public Notice

IN DISTRICT COURT, COUNTY OF RICHLAND, STATE OF NORTH DAKOTA

Cass County Joint Water Resource District, a North Dakota Political Subdivision, Plaintiff,

vs.

Jeffrey J. Thoreson, as Trustee of the Jeffrey J. Thoreson Irrevocable Trust under agreement dated February 3, 2016; Andrew J. Thoreson, as Trustee of the Andrew J. Thoreson Irrevocable Trust under agreement dated February 3, 2016; James C. Thoreson and Caroline P. Thoreson, and all other persons unknown claiming an estate or interest in or lien or encumbrance upon the real property described in the Complaint, whether as heirs, legatees, devisees, personal representatives, creditors or otherwise, Defendants.

Civ. No. 39-2024-CV-00012 SUMMONS

THE STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANTS: You are hereby summoned and required to appear and defend against the Complaint in this action, which is herewith served upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons upon you, exclusive of the day of service. If you do not serve an Answer in this action on or before twenty-one (21) days after service of this Summons upon you, default judgment could be entered against you. The Complaint in this action seeks a remedy of eminent domain whereby the Plaintiff Cass County Joint Water Resource District, a North Dakota Political Subdivision, will acquire a flowage easement over, across, and through real property located in the County of Richland and the State of North Dakota, described as follows:

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Tract 3-1B (Zone 3):
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Civ. No. 39-2024-CV-00012 SUMMONS

THE STATE OF NORTH DAKOTA TO THE ABOVE-NAMED DEFENDANTS: You are hereby summoned and required to appear and defend against the Complaint in this action, which is herewith served upon you, by serving upon the undersigned an answer or other proper response within twenty-one (21) days after the service of this Summons upon you, exclusive of the day of service. If you do not serve an Answer in this action on or before twenty-one (21) days after service of this Summons upon you, default judgment could be entered against you. The Complaint in this action seeks a remedy of eminent domain whereby the Plaintiff Cass County Joint Water Resource District, a North Dakota Political Subdivision, will acquire a flowage easement over, across, and through real property located in the County of Richland and the State of North Dakota, described as follows:

QIN 1342
Tract 2-1 (Zone 2):
That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:
Commencing at the northwest corner of said Southwest Quarter; thence North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2308.10 feet to the true point of beginning; thence South 30°13'26" East for a distance of 257.00 feet; thence South 48°14'05" West for a distance of 86.00 feet; thence South 78°18'31" East for a distance of 243.00 feet; thence South 42°48'39" East for a distance of 55.00 feet; thence South 03°13'53" East for a distance of 105.00 feet; thence South 26°14'42" East for a distance of 48.00 feet to a point of intersection with easterly line of said Southwest Quarter; thence North 48°14'05" West for a distance of 86.00 feet; thence South 88°22'43" West for a distance of 438.64 feet; thence North 48°14'05" West for a distance of 60.00 feet; thence North 84°38'55" West for a distance of 99.00 feet; thence North 42°43'40" West for a distance of 72.00 feet to a point of intersection with the northerly line of said Southwest Quarter; thence South 88°19'26" West, along the northerly line of said Southwest Quarter, for a distance of 148.00 feet to the true point of beginning. Said tract contains 1.854 acres, more or less.
Tract 3-1A (Zone 3):
That part of the North Half of the Southwest Quarter of Section 12, Township 136 North, Range 49 West of the Fifth Principal Meridian, Richland County, North Dakota, described as follows:
Commencing at the northwest corner of said Southwest Quarter; thence North 88°19'26" East, along the northerly line of said Southwest Quarter, for a distance of 2308.10 feet to the true point of beginning; thence South 30°13'26" East for a distance of 257.00 feet; thence South 48°14'05" West for a distance of 86.00 feet; thence South 78°18'31" East for a distance of 243.00 feet; thence South 42°48'39" East for a distance of 55.00 feet; thence South 03°13'53" East for a distance of 105.00 feet; thence South 26°14'42" East for a distance of 48.00 feet to a point of intersection with easterly line of said Southwest Quarter; thence North 48°14'05" West for a distance of 86.00 feet; thence South 88°22'43" West for a distance of 438.64 feet; thence North 48°14'05" West for a distance of 60.00 feet; thence North 84°38'55" West for a distance of 99.00 feet; thence North 42°43'40" West for a distance of 72.00 feet to a point of intersection with the northerly line of said Southwest Quarter; thence South 88°19'26" West, along the northerly line of said Southwest Quarter, for a distance of 148.00 feet to the true point of beginning. Said tract contains 1.854 acres, more or less.
Tract 3-1B (Zone 3):
That part of the North Half of the Southwest Quarter of Section 12, Township 136