

LAW OFFICES OF  
**KLOSTERBUER & HAUBRICH, LLP**

120 North McKenzie  
P.O. Box 538  
Luverne, Minnesota 56156-0538  
Telephone: (507) 283-9111  
Facsimile: (507) 283-9113



Donald R. Klosterbuer, Esq.  
Jeffrey L. Haubrich, Esq.  
David A. Owens, Esq.

([drklosterbuer@khlawmn.com](mailto:drklosterbuer@khlawmn.com))  
([jhaubrich@khlawmn.com](mailto:jhaubrich@khlawmn.com))  
([dowens@khlawmn.com](mailto:dowens@khlawmn.com))

September 1, 2026

Office of Administrative Hearings  
Municipal Boundary Adjustment  
PO Box 64620  
St. Paul, MN 55164-0620

**VIA USPS**

*Re: In the Matter of the Petition for Detachment of Certain Land from the City of Hills  
Minnesota pursuant to Minn. Stat. § 414.06 – Three (3) separate but related petitions:  
Petitioner Nicholas Sandager  
Petitioner Walnut Grove, Ltd.  
Petitioner Diane Boatright as Trustee for the Lena J. Marbus Decedent Trusts FBO  
Dawn Wells, Sandra Peterson, and Pamela Jensen*

To Whom It May Concern:

Please find enclosed the following documents:

1. Three Petitions to Detach Land from Municipality for the following parcel numbers:
  - a. Petitioner Sandager: 15-0001-000
  - b. Petitioner Walnut Grove, Ltd: 15-0007-000
  - c. Petitioner Lena J. Marbus Decedent Trusts via Trustee Boatright: 15-0006-000
2. GIS photographs indicating city limits and parcel boundaries for each petition;
3. 2026 Aerial Photos via Google Maps of each parcel;
4. A Contract For Deed wherein Nicholas Sandager is the Buyer;
5. A Warranty Deed wherein Walnut Grove, Ltd. is Grantee;
6. An Order Allowing Final Account And Settling Estate And Decree of Distribution wherein Diane Boatright is identified as Trustee for the following Trusts:
  - a. Lena J. Marbus Decedent Trust FBO Dawn Wells;
  - b. Lena J. Marbus Decedent Trust FBO Sandra Peterson; and
  - c. Lena J. Marbus Decedent Trust FBO Pamela Jensen
7. Three Resolutions by the City of Hills, Minnesota, Opposing the Detachments;
8. Three Resolutions by Martin Township Supporting the Detachments;

**KLOSTERBUER & HAUBRICH, LLP**

120 North McKenzie P.O. Box 538  
Luverne, Minnesota 56156-0538  
Telephone: (507) 283-9111  
Facsimile: (507) 283-9113

9. A single Certificate of Service for each matter indicating service by mail (and/or via electronic means where applicable) upon the required persons.

Also enclosed are checks to cover the appropriate fees for the referenced Petitions in the following amounts:

1. Sandager Petition – Parcel No. 15-0001-000 – 61.93 acres: \$309.65;
2. Walnut Grove, Ltd – Parcel No. 15-0007-000 – 27.61 acres: \$138.05; and
3. Lena J. Marbus Trusts Petition – Parcel No. 15-0006-000 – 2.74 acres: \$100.00.

Please take note that these three Petitions are being filed together, as the Walnut Grove property and the Trust property simultaneously wish to detach from the municipality. To complicate things further, the Trust property is already “orphaned” due to a Railroad right of way owned by the Township, which is *not* considered to be within the Hills municipal boundary, which serves as the boundary between the Walnut Grove parcel and the Trusts’ parcel.

Accordingly, for ease of administration and consideration, Petitioners respectfully request that these three matters are considered concurrently and be heard together for the purposes of any determination(s) of detachment after appropriate hearing, if required.

Should you have any questions or concerns about the enclosed documents or anything else related to these matters, please do not hesitate to contact my office.

Sincerely,



David A. Owens, Esq.  
DAO

Cc (w/enclosures *sans payment*): Hills City Clerk, Hills City Attorney Matthew Gross, Rock County Land Records Office, Clerk of Martin Township, Clients, File.

**KLOSTERBUER & HAUBRICH, LLP**

120 North McKenzie P.O. Box 538  
Luverne, Minnesota 56156-0538  
Telephone: (507) 283-9111  
Facsimile: (507) 283-9113

**IN THE MATTER OF THE PETITION FOR DETACHMENT OF  
CERTAIN LAND FROM THE CITY OF HILLS MINNESOTA  
PURSUANT TO MINN. STAT. § 414.06**

**Petitioners:** Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Dawn Wells; Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Sandra Peterson; and Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Pamela Jensen

**Address of Real Property:**  
No 911 Address – Agricultural land

**Municipality:** Hills

**Township:** Martin Township

**PETITION TO DETACH LAND FROM MUNICIPALITY  
PURSUANT TO MINN. STAT. § 414.06**

**To:** Office of Administrative Hearings  
Municipal Boundary Adjustment  
PO Box 64620  
St. Paul, MN 55164-0620

Petitioners acknowledge that Pursuant to the 2012 amendment to Minn. Stat. § 414.06, the petitioner(s) shall also provide a copy of this petition to:

- 1) the city from which the land may be detached;
- 2) all property owners who have not signed this petition;
- 3) the clerk of the town to which the property may be attached if granted;
- 4) the clerk of any other abutting town or city; and
- 5) the county recorder in the county in which the land is located.

**NOW COMES PETITIONERS,** Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Dawn Wells; Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Sandra Peterson; and Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Pamela Jensen, each owning an undivided 1/3 interest in and to the subject property described herein to Petition for the detachment of certain real property from the above-named municipality:

[¶1] The number of Petitioners required by Minn. Stat. § 414.06, Subd. 1, is three (3).

[¶2] It is hereby requested by the owners that the certain real property identified herein be detached from the City of Hills and to be made a part of the Township of Martin.

[¶3] There are three property owners in the area proposed for detachment. The property is held by three (3) separate testamentary trusts administered by the same trustee, Dianne Boatright.

[¶4] The Trustee for each of the trusts identified herein has executed this document on behalf of the same.

[¶5] The property is situated within the City of Hills, abuts the municipal boundary, and is located in the County of Rock. The Petitioned area abuts on the City's Western and Southern boundary. The parcel is also isolated from the rest of the City by a tract of land presumably owned by a railroad, now owned by a private party not subject to the City of Hills.

[¶6] The property proposed for detachment is rural in character and not developed for urban residential, commercial, or industrial purposes.

[¶7] Petitioners request this detachment because though the property owners pay the City property taxes, the City does not provide any services whatsoever.

[¶8] Petitioners' efforts in resolving this prior to filing the petition are as follows: Over the last fifteen (15) years, Petitioners have approached the City Council at least 4 times seeking an agreement to detach or a rural service district, though no services are provided to the parcel. Each time, the request was rejected by the City.

[¶9] The number of acres on the property proposed for detachment is approximately 2.74 acres located in **Rock County, State of Minnesota, and more particularly described as follows:**

**Outlot Twenty-two (22) of County Auditor's Plat of Outlots of the Village (Now City) of Hills, Minnesota, being a part of the South Half (S1/2) of Section Twenty-eight (28), lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township One Hundred One (101) North, of Range Forty-six (46) West, of the 5<sup>th</sup> P.M., Rock County, Minnesota; containing 2.74 acres, more or less, and subject to Highway, REA, and Rural Water Easements.**

[¶10] The number and character of buildings on said property is as follows: None.

[¶11] The number of residents in the area proposed for detachment is zero (0), as this is agricultural land.

[¶12] Public improvements on said property are limited, if present at all, and on basis of information and belief, the City provides no services to the parcel whatsoever.

**[SIGNATURE PAGE TO FOLLOW]**

**PROPERTY OWNERS**

The Lena J. Marbus Decedent Trust FBO  
Dawn Wells

**DATED:** 6-10-26

*Dianne Boatright*  
**DIANNE BOATRIGHT**  
**TRUSTEE**

The Lena J. Marbus Decedent Trust FBO  
Sandra Peterson

**DATED:** 6-10-26

*Dianne Boatright*  
**DIANNE BOATRIGHT**  
**TRUSTEE**

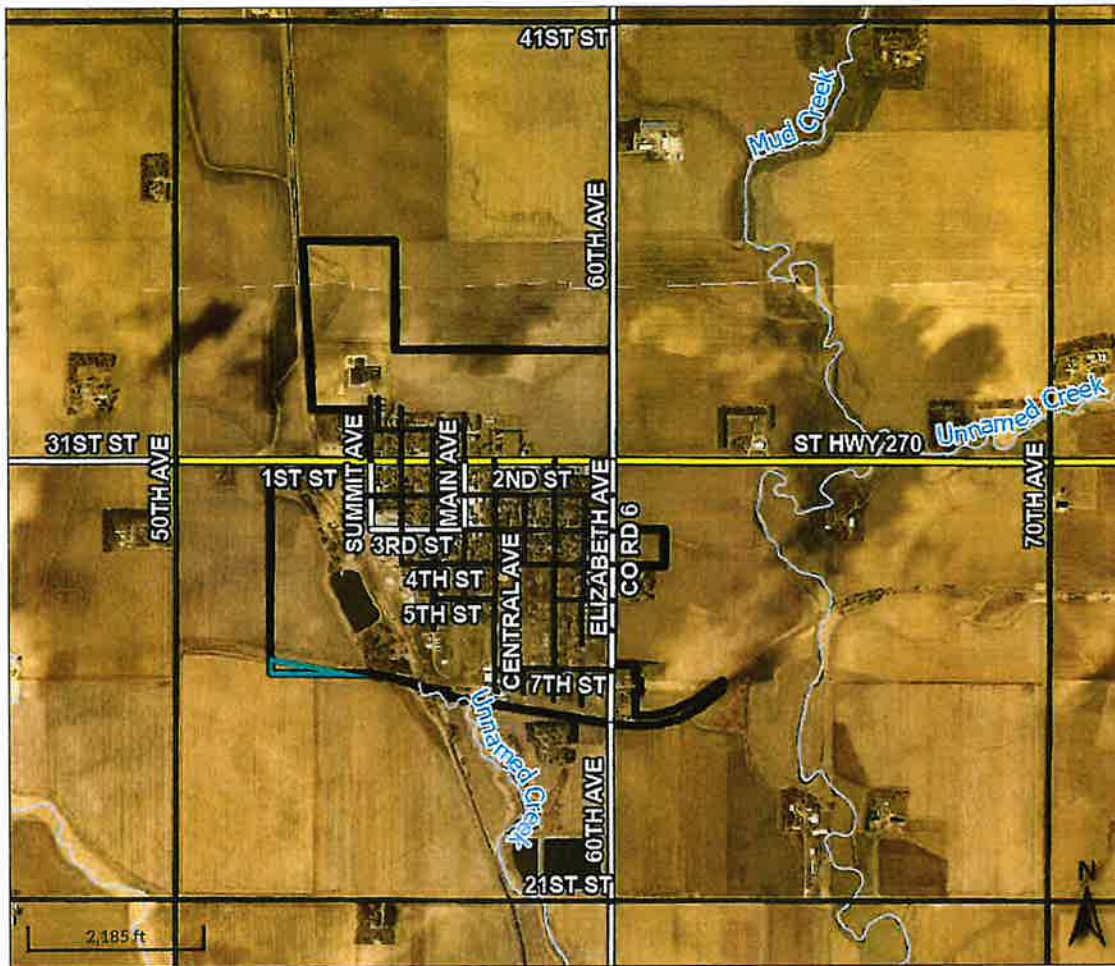
The Lena J. Marbus Decedent Trust FBO  
Pamela Jensen

**DATED:** 6-10-26

*Dianne Boatright*  
**DIANNE BOATRIGHT**  
**TRUSTEE**

**Prepared by:**

David A. Owens, Esq.  
Klosterbuer & Haubrich, LLP  
(MN ID – 0401386)  
120 N. McKenzie, PO Box 538  
Luverne, MN 56156  
Phone: 507-283-9111  
Fax: 507-283-9113  
Email: [dowens@khlawmn.com](mailto:dowens@khlawmn.com)



Overview



Legend

Roads

- INTERSTATE
- INTERSTATE
- US HWY
- STATE HWY
- CNTY RD
- OTHER RD
- <all other values>
- Rivers

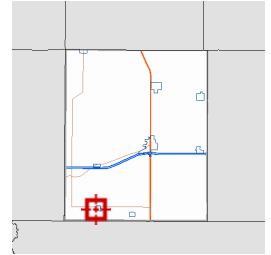
|                       |                                           |              |             |               |                   |
|-----------------------|-------------------------------------------|--------------|-------------|---------------|-------------------|
| Parcel ID             | 15-0006-000                               | Alternate ID | n/a         | Owner Address | MARBUS LENA       |
| Sec/Twp/Rng           | 28-101-46                                 | Class        | AGRICULTURE |               | %DIANNE BOATRIGHT |
| Property Address      |                                           | Acreage      | 2.74        |               | 46230 W SHORE PL  |
|                       | HILLS                                     |              |             |               | HARTFORD SD 57033 |
| District              | n/a                                       |              |             |               |                   |
| Brief Tax Description | OUTLOT 22 ACRES 2.74                      |              |             |               |                   |
|                       | (Note: Not to be used on legal documents) |              |             |               |                   |

Date created: 8/13/2026  
Last Data Uploaded: 8/12/2026 11:06:02 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL



#### Overview



#### Legend

##### Roads

- INTERSTATE
- INTERSTATE
- US HWY
- STATE HWY
- CNTY RD
- OTHER RD
- <all other values>
- Rivers
- Parcels

|                       |                                           |              |             |               |                   |
|-----------------------|-------------------------------------------|--------------|-------------|---------------|-------------------|
| Parcel ID             | 15-0006-000                               | Alternate ID | n/a         | Owner Address | MARBUS LENA       |
| Sec/Twp/Rng           | 28-101-46                                 | Class        | AGRICULTURE |               | %DIANNE BOATRIGHT |
| Property Address      |                                           | Acreage      | 2.74        |               | 46230 W SHORE PL  |
|                       | HILLS                                     |              |             |               | HARTFORD SD 57033 |
| District              | n/a                                       |              |             |               |                   |
| Brief Tax Description | OUTLOT 22 ACRES 2.74                      |              |             |               |                   |
|                       | (Note: Not to be used on legal documents) |              |             |               |                   |

Date created: 9/14/2026  
Last Data Uploaded: 9/11/2026 11:03:34 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL

**RESOLUTION OF THE CITY OF HILLS  
CONCERNING DETACHMENT OF CERTAIN LAND  
PURSUANT TO MINN. STAT. § 414.06**

The City of **Hills** received a petition for detachment of certain property owned by The Lena J. Marbus Decedent Trust FBO Dawn Wells; the Lena J. Marbus Decedent Trust FBO Sandra Peterson; and the Lena J. Marbus Decedent Trust FBO Pamela Jensen on **June 9, 2026**, for the following described property:

**Approximately 2.74 acres located in Rock County, State of Minnesota, and more particularly described as follows:**

**Outlot Twenty-two (22) of County Auditor's Plat of Outlots of the Village (Now City) of Hills, Minnesota, being a part of the South Half (S1/2) of Section Twenty-eight (28), lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township One Hundred One (101) North, of Range Forty-six (46) West, of the 5<sup>th</sup> P.M., Rock County, Minnesota; containing 2.74 acres, more or less, and subject to Highway, REA, and Rural Water Easements.**

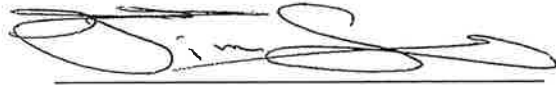
The City of **Hills**:

- ☐ Supports the petition for detachment; or  
☒ Opposes the petition for detachment.

*(Please check the box which best indicates the City's position)*

Date:

July 14, 2026



Mayor



City Clerk

**RESOLUTION OF MARTIN TOWNSHIP  
CONCERNING DETACHMENT OF CERTAIN LAND  
PURSUANT TO MINN. STAT. § 414.06**

The Township of **MARTIN** received a petition for detachment of certain property owned by The Lena J. Marbus Decedent Trust FBO Dawn Wells; the Lena J. Marbus Decedent Trust FBO Sandra Peterson; and the Lena J. Marbus Decedent Trust FBO Pamela Jensen on JUNE 8, 2026 for the following described property:

**Approximately 2.74 acres located in Rock County, State of Minnesota, and more particularly described as follows:**

**Outlot Twenty-two (22) of County Auditor's Plat of Outlots of the Village (Now City) of Hills, Minnesota, being a part of the South Half (S1/2) of Section Twenty-eight (28), lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township One Hundred One (101) North, of Range Forty-six (46) West, of the 5<sup>th</sup> P.M., Rock County, Minnesota; containing 2.74 acres, more or less, and subject to Highway, REA, and Rural Water Easements.**

The Township of **MARTIN**:

- ☒ Supports the petition for detachment;  
☐ Opposes the petition for detachment; or  
☐ Is neutral to the petition.

*(Please check the box which best indicates the Township's position)*

Date: 6-8-2026

Chair - Nathan S  
Township Signature

Don Smith  
Josh Ahearn



**201590**  
**OFFICE OF LAND RECORDS**  
**ROCK COUNTY, MINNESOTA**  
CERTIFIED, FILED AND/OR  
RECORDED ON  
**12/17/2021 11:43 AM**  
**RACHEL JACOBS**  
**ROCK COUNTY RECORDER**

**ROCK COUNTY LAND RECORDS OFFICE**

204 E Brown St P.O. Box 509  
Luverne, MN 56156-0509  
PHONE: 507-283-5014  
FAX: 507-283-1343  
E-MAIL: [rachel.jacobs@co.rock.mn.us](mailto:rachel.jacobs@co.rock.mn.us)

**RACHEL JACOBS**  
Land Records Director

**ORDER**

**\* Please note - This cover page has been attached to the document for recording purposes.  
It is a permanent part of the document and has been included in the page count.  
507.093(4) Standards For Documents To Be Recorded Or Filed.**



DocId:8011526

Tx:4008635

STATE OF MINNESOTA

COUNTY OF ROCK

FIFTH JUDICIAL DISTRICT  
DISTRICT COURT  
PROBATE DIVISION

Court File No. 67-PR-21-8

Estate of

Lena J. Marbus a.k.a. Lena Marbus,  
DecedentORDER ALLOWING FINAL ACCOUNT  
AND SETTLING ESTATE AND  
DECREE OF DISTRIBUTION

The Petition to Allow Final Account and Settle and Distribute Estate, signed by Dianne J. Boatright came before this Court on 11/30/21. The Court, having heard and considered the Petition, determines the following:

1. The Court has jurisdiction and venue in this County is proper.
2. The Petition is complete.
3. ☐ Any notice required by Minnesota law has been given.

or

☒ Consents to the Final Account and to issuance of a Final Decree, and waivers of further notice or hearing have been signed by all interested persons and filed with the Court.

4. The Petitioner has declared or affirmed that the representations contained in the Petition are true and complete to the best of the Petitioner's knowledge or belief.
5. The Petitioner is an interested person as defined by Minnesota law.
6. The Decedent died on October 30, 2020, at Sioux Falls, South Dakota.
7. This Estate has been in all respects fully administered, and all expenses, debts, valid charges and all claims allowed against this Estate have been paid. (If any exceptions, so state.) None.
8. The Personal Representative has filed a Final Account for consideration and approval which accounts for every part of the estate.
9. (Check appropriate boxes)

☒ Testate

Decedent's Will is comprised of the following:

☒ Will dated August 15, 2013.☐ Codicil( ) dated \_\_\_\_\_.Filed in District Court  
State of Minnesota  
Dated 11-30-21

☐ Separate writing( ) under Minnesota Statutes section 524.2-513 dated \_\_\_\_\_.

☐ The Will refers to a separate writing but none has been found.

☒ The Will was formally probated by the Order of this Court dated February 25, 2021.

or

☐ The Will is formally probated by this Order. The Court construes the Will as follows:  
\_\_\_\_\_.

☐ Intestate.

☐ A previous Order of this Court dated \_\_\_\_\_, determined Decedent died intestate.

or

☐ This Court determines by this Order that the Decedent died intestate.

The following named persons are all the heirs of the Decedent and their relationship to Decedent is as follows: \_\_\_\_\_.

10. The property of the Decedent on hand for distribution consists of the following:

(A) Personal property of the value of \$0 described as follows:

|                                           |        |
|-------------------------------------------|--------|
| Stocks, Bonds and other Securities        | \$0.00 |
| Mortgages, Contract for Deed, Notes, Etc. | \$0.00 |
| Cash on Hand                              | \$0.00 |
| All Other Personal Property (Describe):   |        |

(B) Real property described as follows (Legal description) (Identify if homestead):

1. Homestead in the County of:

None

2. Other Real Estate in the County of Rock; legally described as:

Outlots 18 and 20 in County Auditor's Plat of Outlots in Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, and subject to utility and highway easements;

and further subject to the easements to the City of Hills, Minnesota, for sanitary sewers for drainage and the necessary and desirable appurtenances thereto; all as described in Deeds 52, pages 386-387 dated February 8, 1965 and recorded April 29, 1965 at No. 36.

AND

The Southwest Quarter (SW¼) of Section Twenty-eight (28) in Township One Hundred One (101) North of Range Forty-six (46) West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;

That part of the South Half (S½) and Northwest Quarter (NW¼) lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, of Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;

Outlot 22 in County Auditor's Outlots of the Village of Hills, Minnesota, being a part of the S½ of Section 28 lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements.

### IT IS ORDERED AND DECREED:

1. The Petition is granted.

2. (Testate)

☒ If not previously probated, Decedent's Will is formally probated. Decedent's Will is construed as stated above.

(Intestate)

☐ The heirs of the Decedent are determined to be as stated above.

3. Any previous order determining testacy is confirmed by this Order as it affects any previously omitted or unnotified persons and other interested persons.

4. The acts of the Personal Representative as shown by the Final Account and the Petition are confirmed.

5. The property of the Decedent on hand for distribution is as stated above.

6. The Final Account of the Personal Representative is allowed.

7. By this Decree, title to the personal and real property described above, subject to any prior disposition, is assigned to and vested in the following named persons in the following amounts, proportions or parts:

| Person                                                                           | Property/Part                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Dawn Wells | <b>An undivided one-third interest in and to:</b><br>Outlots 18 and 20 in County Auditor's Plat of Outlots in Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, and subject to utility and highway easements; and further subject to the easements to the City of |

|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                              | <p>Hills, Minnesota, for sanitary sewers for drainage and the necessary and desirable appurtenances thereto; all as described in Deeds 52, pages 386-387 dated February 8, 1965 and recorded April 29, 1965 at No. 36.</p> <p>AND</p> <p>The Southwest Quarter (SW¼) of Section Twenty-eight (28) in Township One Hundred One (101) North of Range Forty-six (46) West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;</p> <p>That part of the South Half (S½) and Northwest Quarter (NW¼) lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, of Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;</p> <p>Outlot 22 in County Auditor's Outlots of the Village of Hills, Minnesota, being a part of the S½ of Section 28 lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements.</p> <p><b>All subject to the options as set forth in Article II of decedent's Last Will and Testament dated August 15, 2013.</b></p> |
| <p>Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Sandra Peterson</p> | <p><b>An undivided one-third interest in and to:</b></p> <p>Outlots 18 and 20 in County Auditor's Plat of Outlots in Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, and subject to utility and highway easements; and further subject to the easements to the City of Hills, Minnesota, for sanitary sewers for drainage and the necessary and desirable appurtenances thereto; all as described in Deeds 52, pages 386-387 dated</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                            | <p>February 8, 1965 and recorded April 29, 1965 at No. 36.</p> <p>AND</p> <p>The Southwest Quarter (SW¼) of Section Twenty-eight (28) in Township One Hundred One (101) North of Range Forty-six (46) West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;</p> <p>That part of the South Half (S½) and Northwest Quarter (NW¼) lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, of Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;</p> <p>Outlot 22 in County Auditor's Outlots of the Village of Hills, Minnesota, being a part of the S½ of Section 28 lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements.</p> <p><b>All subject to the options as set forth in Article II of decedent's Last Will and Testament dated August 15, 2013.</b></p> |
| <p>Dianne J. Boatright, Trustee of the Lena J. Marbus Decedent Trust FBO Pamela Jensen</p> | <p><b>An undivided one-third interest in and to:</b> Outlots 18 and 20 in County Auditor's Plat of Outlots in Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, and subject to utility and highway easements; and further subject to the easements to the City of Hills, Minnesota, for sanitary sewers for drainage and the necessary and desirable appurtenances thereto; all as described in Deeds 52, pages 386-387 dated February 8, 1965 and recorded April 29, 1965 at No. 36.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div data-bbox="191 949 706 1222" data-label="Text"> <p>Transfer entered<br/> December 15<sup>th</sup>, 2021<br/> Ashley Kurtz<br/> Rock County Auditor/Treasurer<br/> By <i>Vanessa Shull</i><br/> Deputy</p> </div> | <p>AND</p> <p>The Southwest-Quarter (SW¼) of Section Twenty-eight (28) in Township One Hundred One (101) North of Range Forty-six (46) West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;</p> <p>That part of the South Half (S½) and Northwest Quarter (NW¼) lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, of Section 28 in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements;</p> <p>Outlot 22 in County Auditor's Outlots of the Village of Hills, Minnesota, being a part of the S½ of Section 28 lying south of the Right-of-way of the Cherokee and Dakota Railway, now Illinois Central Railway, in Township 101 North of Range 46 West of the 5th PM, Rock County, Minnesota, subject to Highway, REA, and Rural Water Easements.</p> <p>All subject to the options as set forth in Article II of decedent's Last Will and Testament dated August 15, 2013.</p> |
| <p>Ryan Rentschler</p>                                                                                                                                                                                                | <p><b>The whole thereof:</b> Options to rent real property and to buy real property as set forth in Article II of the decedent's Last Will and Testament dated August 15, 2013.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

Dated: \_\_\_\_\_

BY THE COURT

*Terry Vajnt*

Vajnt, Terry (Judge)  
Nov 30 2021 10:58 AM

Judge of District Court

State of Minnesota  
Does hereby certify that the attached instrument  
is a true and correct copy of the official  
version of the court record.  
By Deputy:

Thode, Jennifer  
Dec 3 2021 12:40 PM

MINN. STAT. §§ 524.3-1001 & 524.3-1002  
MNCLC © 2021

P613  
6

Order Allowing Final Account and Settling  
Estate and Decree of Distribution