

SUMMONS

STATE OF MINNESOTA

COUNTY OF WRIGHT

DISTRICT COURT

TENTH JUDICIAL DISTRICT

Case Type: Quiet Title

Court File No. _____

Suzanne L. Kramer, as the Personal Representative of the Estate of Marion K. Jameson, Plaintiff,

vs.

Heirs of Carl L. Sebey and Jeanette Sebey, who are both deceased, heirs of Wilbur H. Daniels and Mary R. Daniels, who are both deceased, heirs of Edward Jones Doran and Patricia S. Dunnigan, f/k/a Patricia S. Doran, husband and wife, who are both deceased, heirs of James Warren Osberg, married to Patricia S. Dunnigan, f/k/a Patricia S. Doran, who are all deceased, heirs of William A. Malone and Eleanor L. Malone, husband and wife, who are both deceased, and All Other Persons Unknown Claiming Any Right, Title, Estate, Interest or Lien in the Real Estate Described in the Complaint Herein, Defendants.

THIS SUMMONS IS DIRECTED TO THE ABOVE-NAMED DEFENDANTS.

1. YOU ARE BEING SUED. Plaintiff Suzanne L. Kramer, as the Personal Representative of the Estate of Marion K. Jameson, has started a lawsuit against you. The Complaint against you is attached to this Summons. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. YOU MUST REPLY WITHIN 20 DAYS TO PROTECT YOUR RIGHTS. You must give or mail to the person who signed this summons a written response called an Answer within 20 days of the date on which you received this Summons. You must send a copy of your Answer to the person who signed this Summons located at:

Felhaber Larson

Attn: Daniel R. Haller, Esq.

220 South Sixth Street,

Suite 2200

Minneapolis, Minnesota 55402

3. YOU MUST RESPOND TO EACH CLAIM. The Answer is your written response to the Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS. If you do not answer within 20 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. LEGAL ASSISTANCE. You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.

6. ALTERNATIVE DISPUTE RESOLUTION. The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

7. THIS LAWSUIT MAY AFFECT OR BRING INTO QUESTION TITLE TO REAL PROPERTY. This action involves, affects or brings in question real property situated in the County of Wright, State of Minnesota, legally described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 121, Range 25, Wright County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 01 degree 24 minutes 50 seconds East, assumed bearing, along the West line of said Southwest Quarter of the Southwest Quarter, 534.50 feet; thence South 88 degrees 35 minutes 10 seconds East, 318.00 feet; thence North 12 degrees 24 minutes 50 seconds East, 292.79 feet to the South line of Old Territorial Road as described in Document No. 765393 and a point hereinafter known as Point 'A'; thence South 67 degrees 59 minutes 57 seconds East, along said South line of Old Territorial Road as described in Document No. 765393, a distance of 989.48 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence 01 degree 24 minutes 40 seconds East, along said East line of the Southwest Quarter of the Southwest Quarter, 70.50 feet to the North line of Old Territorial Road as described in Document No. 765393 and the point of beginning of the parcel to be described; thence continuing North 01 degree 24 minutes 40 seconds East and along said East line of said Southwest Quarter of the Southwest Quarter, 297.76 feet to the Southerly line of the Burlington Northern Railroad, formerly Great Northern Railway; thence Northwesterly, along said Southerly line of the Burlington Northern Railroad, 1045.67 feet to the intersection with a line bearing North 13 degrees 57 minutes 39 seconds West from the aforementioned Point 'A', said line being the centerline of Old Territorial Road and its southerly extension; thence South 13 degrees 57 minutes 39 seconds East, along said centerline of Old Territorial Road to the Northerly line of Old Territorial Road as described in Document No. 765393; thence South 67 degrees 59 minutes 57 seconds East, along said Northerly line of Old Territorial Road as described in Document No. 765393 to the point of beginning.

The object of this action is to seek a Court Order as follows:

1. Determining, adjudging, and decreeing that the legal description of: (1) that certain deed recorded in the Office of the County Recorder of Wright County on August 16, 1965, as document number 237336; and (2) "Parcel A" contained in that certain Deed of Distribution dated December 28, 2006, filed on February 8, 2007, as Document No. 1042499 are incorrect and shall be reformed to read as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 121, Range 25, Wright County, Minnesota, described as follows: Commencing at the Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 01 degree 24 minutes 50 seconds East, assumed bearing, along the West line of said Southwest Quarter of the Southwest Quarter, 534.50 feet; thence South 88 degrees 35 minutes 10 seconds East, 318.00 feet; thence North 12 degrees 24 minutes 50 seconds East, 292.79 feet to the South line of Old Territorial Road as described in Document No. 765393 and a point hereinafter known as Point 'A'; thence South 67 degrees 59 minutes 57 seconds East, along said South line of Old Territorial Road as described in Document No. 765393, a distance of 989.48 feet to the East line of said Southwest Quarter of the Southwest Quarter; thence 01 degree 24 minutes 40 seconds East, along said East line of the Southwest Quarter of the Southwest Quarter, 70.50 feet to the North line of Old Territorial Road as described in Document No. 765393 and the point of beginning of the parcel to be described; thence continuing North 01 degree 24 minutes 40 seconds East and along said East line of said Southwest Quarter of the Southwest Quarter, 297.76 feet to the Southerly line of the Burlington Northern Railroad, formerly Great Northern Railway; thence Northwesterly, along said Southerly line of the Burlington Northern Railroad, 1045.67 feet to the intersection with a line bearing North 13 degrees 57 minutes 39 seconds West from the aforementioned Point 'A', said line being the centerline of Old Territorial Road and its southerly extension; thence South 13 degrees 57 minutes 39 seconds East, along said centerline of Old Territorial Road to the Northerly line of Old Territorial Road as described in Document No. 765393; thence South 67 degrees 59 minutes 57 seconds East, along said Northerly line of Old Territorial Road as described in Document No. 765393 to the point of beginning.

(the "Reformed Parcel A").

2. Determining, adjudging, and decreeing that Plaintiff, on behalf of the Estate of Marion K. Jameson, is the owner in fee of Reformed Parcel A, and the Defendants have no right, title, estate, interest or lien in or upon said property; and

3. For such other and further relief as is deemed just and equitable by the Court.

Minn. Stat. § 557.03 Notice of No Personal Claim

Pursuant to Minn. Stat. § 557.03, you are hereby served with notice that no personal claim is made against you and that Defendant, upon whom this Summons is served who unreasonably defends this action shall pay full cost to Plaintiff.

Dated: February 19, 2019

FELHABER LARSON

By: /s/ Daniel R. Haller

Daniel R. Haller, #396497

220 South Sixth Street, Suite 2200

Minneapolis, Minnesota 55402

(612) 339-6321

dhalter@felhaber.com

ATTORNEY FOR PLAINTIFF

Published in the

Monticello Times

February 28, March 7, 14, 2019

909197