



Stearns County (Minn.)
Probate Court: Probate case
files and index.

Copyright Notice:

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit www.mnhs.org/copyright.

State of Minnesota, } ss.
County of Stearns }

IN PROBATE COURT

IN THE MATTER OF THE GUARDIANSHIP OF

A.
Lawrence Schaefer

Alleged Incompetent.

18,028
PETITION FOR APPOINTMENT
OF GUARDIAN OF INCOMPETENT

TO THE COURT ABOVE NAMED:

The Petitioner herein represents and alleges:

First—That his address is 3217 - 8th Street N., St. Cloud, Minnesota, and that he is interested herein as follows, to-wit: As a sister of the alleged incompetent

Second—That said Lawrence F. Schaefer who is a resident of Stearns County, Minnesota, and whose address is 302 Sixth Ave. S., St. Cloud, Minnesota, and who was born at St. Cloud, Minnesota on the tenth day of February, 1931 is incompetent to manage his ~~personal~~ estate by reason of the fact that he is afflicted with a nervous condition that results in his frequent use of intoxicating liquor; that he has no knowledge of the use and care of money; that he frequently loses his money and has no knowledge of the management thereof.

Third—That the names and addresses of the nearest kindred of said alleged incompetent are as follows:

| Name | Relationship | Address |
|-------------------|--------------|--|
| Dorothy R. Thomas | Sister | 3217 - 8th Street N., St. Cloud, Minn. |

Fourth—That said alleged incompetent is un married and that the name and address of his spouse is as follows:

Name

Address

Fifth—That it is necessary and expedient that a _____ guardian of the
estate ~~of the~~ of said incompetent be appointed.
(STRIKE ONE IF BOTH ARE NOT DESIRED)

Sixth—That the estimated value and general character of the property of said alleged incompetent are as follows,
to-wit:

A. Personal Property of the estimated value, to-wit: _____ \$22,056.69

1. Household goods - - - - - \$
2. Wearing apparel - - - - - \$
3. Corporate stock - - - - - \$ 1691.12
4. Notes and bonds face value - - - - - \$ 17600.00
5. Cash proceeds under life insurance contract - - - - - \$ 2765.57
6. Miscellaneous - - - - - \$

B. Real Property of the estimated value, to-wit: _____ \$

1. Homestead in Stearns County, Minnesota, as follows:

a. City Property 1 lot

(GIVE AREA)

\$7000.00

(or)

b. Rural Property

(GIVE AREA)

\$

2. Real Estate other than Homestead:

- a. City Property 1 Lot with buildings \$1000.00
- City Property Lots without buildings \$
- b. Rural Property acres improved land \$
- Rural Property acres unimproved land \$

3. Rental value of said real property is - - - - - \$75.00

Seventh—That the probable amount of debts of said alleged incompetent is \$

Eighth—That Elinda Laubach who is a resident of
Stearns County, Minnesota, whose Post Office address is
1114 - 11th Avenue N., St. Cloud, is a suitable and competent person to act as guardian
of said alleged incompetent and that his age is 27 1/2 years and his occupation is that
of an Officer of a National Bank

WHEREFORE YOUR PETITIONER PRAYS, That the Court appoint said Elinda Laubach

or some other suitable and competent person,

to be the _____ guardian of the ~~person and~~ estate of the said incompetent
(STRIKE ONE IF BOTH ARE NOT DESIRED)

Dated July 22, 1958

Thomas
Dorothy R. Schaefer
Petitioner

00010011

VERIFICATION

State of Minnesota,

County of _____

ss.

_____ being duly sworn on oath says that
_____ he _____ is the petitioner named in the foregoing petition; that the said petition is true of his own knowledge except
as to those matters therein stated on information and belief, and as to those matters _____ he believes it to be true.

Sorothy B. Thomas

Subscribed and sworn to before me this 22nd
day of July, 1958

Howard I. Donohue

HOWARD I. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1960

Notary Public _____ County, Minnesota.

My Commission Expires _____

CONSENT OF GUARDIAN TO ACT

I, *Elinda G. Lankish* of the *State* City _____
of *St. Cloud* in the County of *Stearns*
State of Minnesota, do hereby consent to act as _____ guardian of the
_____ and estate of *Laurance J. Sheff* during
disability, if appointed such guardian by the Court.

Elinda G. Lankish

Dated July 24, 1958

CONSENT

I, or we, hereby consent to the appointment of the guardian as herein petitioned for and waive notice of hearing
thereon.

Alleged Incompetent.

Subscribed and sworn to before me this

_____ day of _____ 19_____

Spouse.

Notary Public _____
County, Minnesota.

My Commission Expires _____

File No. 18,028

State of Minnesota,

County of Stearns

PROBATE COURT

IN THE MATTER OF THE GUARDIANSHIP OF

Lawrence F. Schaefer,
Incompetent.

PETITION FOR APPOINTMENT OF
GUARDIAN OF INCOMPETENT

Filed July 24th, 1958

Roselyn Kuyhouse
Probate Judge—Clerk.

000010013

STATE OF MINNESOTA
COUNTY OF STEARNS—ss

IN PROBATE COURT
In the Matter of the Guardianship of
Lawrence F. Schaefer, Alleged Incompetent Ward.

ORDER FOR HEARING AND
SUMMONS

THE STATE OF MINNESOTA, TO
Lawrence F. Schaefer, GREETINGS:

WHEREAS, A verified petition has been filed in this Court alleging, among other things, that the above named, Lawrence F. Schaefer is incompetent to manage his estate.

IT IS ORDERED, That a hearing be had on said petition before this Court in the Probate Court Room, in the Court-house in the City of St. Cloud, Minnesota, on Friday, the 26th day of September, 1958, at 10 o'clock in the forenoon, and that notice of this Order and Summons shall be given to the person above named by the publication of this Order and Summons once each week for three successive weeks in the St. Cloud Daily Times, a daily newspaper printed and published in said County, the last publication to be at least 7 days before the time set for hearing.

NOW, THEREFORE, YOU, Lawrence F. Schaefer, are HEREBY SUMMONED AND COMMANDED to appear in Court at the time above stated.

Dated at St. Cloud, Minnesota, this 3rd day of September, 1958.
(court seal)

Earl J. Meitz
Judge of Probate Court
Pub. Sept. 4, 11, 18, 1958.

STATE OF MINNESOTA, } ss.
COUNTY OF STEARNS }

Frederick C. Schilplin

being duly sworn on oath says:
that he is, and during all the times herein stated has been, the President

of the Times Publishing Company, the publisher of the newspaper known as The St. Cloud Daily Times and has full knowledge of the facts hereinafter stated.

That for more than one year prior to the publication therein of the Order for

Hearing and Summons

hereinafter described said newspaper was printed and published in the City of St. Cloud, in the County of Stearns State of Minnesota, daily except Sundays and holidays; that during all said time said newspaper has been printed in the English language from its known office of publication within the City of St. Cloud from which it purports to be issued as above stated and in newspaper format and in column and sheet form equivalent in space to at least 450 running inches of single column, two inches wide; has been issued daily except Sundays and holidays from a known office established in said place of publication and employing skilled workmen and the necessary material for preparing and printing the same; that the press work on that part of the newspaper devoted to local news of interest to the community it purports to serve has been done in its known office of publication; that during all said time in its makeup not less than twenty-five per cent of its news columns have been devoted to local news of interest to the community it purports to serve; that during all said time it has not wholly duplicated any other publication, and has not been entirely made up of patents, plate matter and advertisements; has been circulated in and near its said place of publication to the extent of at least two hundred and forty (240) copies regularly delivered to paying subscribers and has entry as second class matter in its local post-office; and that there has been on file in the office of the County Auditor of Stearns County, Minnesota, the affidavit of a person having knowledge of the facts, showing the name and location of said newspaper and the existence of the conditions constituting its qualifications as a legal newspaper.

That the Order for Hearing and Summons

hereto attached was cut from the columns of said newspaper, and was printed and published therein in the English language, once each week, for three successive weeks; that it was first so published on Thursday the 4th day of September 19 58 and thereafter on Thursday of each week to and including the 18th day of September 19 58;

and that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to-wit:

abcdefghijklmnopqrstuvwxyz

Frederick C. Schilplin

Subscribed and sworn to before me this 18th day of September 19 58

Notary public, Stearns County, Minnesota.

My Commission expires Oct. 1st 19 58

00010014

18,028

PRINTER'S
Affidavit of Publication
OF
THE ST. CLOUD DAILY
TIMES

Of Order for Hearing and

Summons

Lawrence F. Schaefer

FILED THIS 22nd DAY
OF Sept. A.D. 1958

Roselyn Bushaw
CLERK OF PROBATE

00010015

State of Minnesota,

County of Stearns

IN PROBATE COURT

In the Matter of the Guardianship of

Lawrence F. Schaefer,
Incompetent

On reading and filing the petition of Dorothy R. Thomas
praying for the appointment of a guardian of the
estate of Lawrence F. Schaefer.

It is Ordered, That said petition be heard, and that all persons interested in said matter be and appear before this court at the Probate Court Rooms in the Court House in St. Cloud, Minnesota in said County, on the 15th day of August, 1958, at 9 o'clock A. M., and then and there, or as soon thereafter as said matter can be heard, show cause, if any there be, why said petition should not be granted; and that a copy of this order be served upon said Lawrence F. Schaefer personally, at least fourteen (14) days prior to said date of hearing on said petition above specified.

Dated July 24th, 1958.

E. J. [Signature]
Judge of Probate.

00010016

AFFIDAVIT OF SERVICE

State of Minnesota.

IN PROBATE COURT

County of

}

the day of

, in the County of

, A. D. 19 , at

the within order

, State of Minnesota, he served
on the within named
by handing to and leaving with saidthereof; and that he knows that the person upon whom the aforesaid service was made the person named and
described in the within a true and correct copy

Subscribed and sworn to before me this

day of

A. D. 19

State of Minnesota,

County of Stearns

PROBATE COURT

IN THE MATTER OF THE GUARDIANSHIP OF

Lawrence F. Schaefer,
IncompetentOrder for Hearing on Petition for
Appointment of Guardian of
Incompetent

Filed this 24th day of

July , 1958

Roselyn Kucharski
Clerk/Judge of Probate.

State of Minnesota,
COUNTY OF Stearns

} ss.

IN PROBATE COURT

IN THE MATTER OF THE GUARDIANSHIP OF

Lawrence F. Schaefer,

Incompetent

Ward.

ORDER APPOINTING GUARDIAN

The above entitled matter came on to be heard and considered by the Court on the 26th
day of September 1958, upon the petition of Dorothy R. Thomas

praying that a guardian be appointed of the estate of the above named
ward

and the Court having considered the said petition and evidence adduced in support thereof, and examined the files and records
in said matter, finds the following facts, to-wit:

First—That notice of said hearing on said petition was given as required by law by the service of the order of this Court
for said hearing upon said Lawrence F. Schaefer
personally, more than fourteen days prior to said day of hearing.

Second—That said Lawrence F. Schaefer
is a resident of 302 Sixth Avenue South, St. Cloud in said County of
Stearns State of Minnesota; and is the owner of certain property described in said
petition.

Third—That said Lawrence F. Schaefer is unable
and incompetent to care for and manage his said property by reason of the facts and disabilities fol-
lowing, to-wit: that he is afflicted with a nervous condition that results in his
frequent use of intoxicating liquor; that he has no knowledge of the use and
care of money; that he frequently loses his money and has no knowledge of
the management thereof.

Fourth—

(1)

Fifth—That Elinda G. Laubach whose
Post Office address is 1114 11th Avenue North, St. Cloud in the County of
Stearns State of Minnesota, is a suitable person to act as guardian of said
Lawrence F. Schaefer.

It is Therefore Ordered, That the said

Elinda G. Laubach

be, and she hereby is, appointed guardian of the
ward .

estate of said

, and that before entering
upon her duties as such guardian and before letters of guardianship be to her issued she take, subscribe
and file in this Court the oath by law required and give bond to the Judge of this Court in the penal sum of
Thirty Seven Thousand and no/100 (\$37,000.00) Dollars, with sufficient sureties and con-
ditioned according to law, to be approved by this Court.

(2)

Dated September 26th, 19 58

Ed J. Heine
Judge of Probate Court.

Note (1) Insert conditions and need, if any, as to care, treatment, education, etc., under Section 7443-7444 General Statutes 1913.

Note (2) Insert conditions, if any, as to care, treatment, maintenance, education, etc., under Section 7443-7444 General Statutes 1913.

18,028

State of Minnesota,

County of Stearns

PROBATE COURT

IN THE MATTER OF THE GUARDIANSHIP OF

Lawrence F. Schaefer,
Incompetent Ward.

Order Appointing Guardian

Filed this 26th day of
September, 19 58, and
recorded in Book 115 of orders, at
page 184

Clerk Judge of Probate.

No. 3681

00010019

State of Minnesota,

County of Stearns

88.

IN PROBATE COURT,

IN THE MATTER OF THE GUARDIANSHIP OF

Lawrence F. Schaefer, Incompetent

Ward.

Letters of Guardianship

To Elinda G. Laubach

Greeting:

Whereas. You have been appointed Guardian of the estate of the above named ward, by the order of this Court, and have duly qualified according to law to act as such guardian.

Now Therefore. Reposing full faith and trust in your competency, ability and integrity, these Letters of Guardianship are issued to you by the Court, authorizing you to act as the guardian of the estate of the above named Ward, with full powers, duties and responsibilities incident to such trust according to law, during the disability of said Ward, or until the further orders of the Court in the premises.

As such Guardian, you are required to make and file in this Court a full and true inventory of all the property and estate of said Ward, within one month from the date hereof; to take possession and control of all the property and estate of said Ward, both real and personal, and the profits, emoluments and proceeds thereof, and safely keep, care for, manage, and conserve, invest and re-invest the same, as economically as possible; and, so far as necessary, apply the income and profits and personal property thereof to the suitable maintenance and support of said Ward and the payment of all the just debts of said Ward, if the same be sufficient therefor; and if the same be not sufficient, then out of the proceeds of the sale of real estate of said Ward, to be made under the order of this Court. And you are also authorized and required to collect, demand, sue for, and receive, all debts due said Ward, and to represent said Ward in all legal proceedings, and to compound debts due said Ward, with the approval of this Court, and discharge debtors so compounded with.

You are Further Required. At the end of each year of your said trust, and at such other times as the Court may require, and at the termination of your said trust to make and file in this Court full and true accounts, with full itemized statements, of all property received by you and remaining in your hands, of all expenditures and investments made by you, and of what remains in your hands, with full details of the condition and value thereof; and at the termination of your said trust to turn over and to deliver to said Ward, or to his legal representatives, all property and estate of said Ward then remaining in your hands.

Witness the Honorable Earl J. Meinz

Judge of said Court, and the seal of said Court this 8th day of October, 1958

Earl J. Meinz
Judge of Probate.

Note (1) If guardian is appointed of the person of Ward also, insert provisions for custody, care of, education, etc., according to Sec. 7442, 7443, and 7444, Chapter 74 General Statutes of Minnesota, 1913.



State of Minnesota,

County of _____

ss.

IN PROBATE COURT

I, _____, Judge of the Probate Court, in and for said County, and State aforesaid, do hereby certify that I have compared the within and foregoing paper writing with the original Letters of Guardianship in the matter therein entitled, now remaining of record in my office, and that the same is a true and correct copy of said original, and the whole thereof.

WITNESS, my hand and seal of said Court, at _____ this _____ day of _____, A. D. 19____.

Probate Judge.

State of Minnesota,

County of Stearns

PROBATE COURT

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
Incompetent Ward.

Letters of Guardianship

Long Form

Filed this 8th day of October, 1958, and recorded in Book L of Letters, Page 307

Roseline H. Huchman
Clerk-Judge of Probate.

No. 3024

CERTIFIED COPY OF POWER OF ATTORNEY

Original on File at Home Office of Company. See Certification.

FIDELITY AND SURETY
DEPARTMENT


ST. PAUL MERCURY
Insurance Company
HOME OFFICE: ST. PAUL, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That the **St. Paul Mercury Insurance Company**, a corporation organized and existing under the laws of the State of Minnesota, and having its principal office in the City of Saint Paul, Minnesota, does hereby constitute and appoint

D. O. Copley
111 W. Fifth St.
St. Paul, Minnesota

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **St. Paul Mercury Insurance Company**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

This Power of Attorney is executed, and may be certified to and may be revoked, pursuant to and by authority of Article V, —Section 8, of the By-Laws adopted by the Board of Directors of the **St. Paul Mercury Insurance Company** at a meeting called and held on the 18th day of January, 1956, of which the following is a true transcript of said Section 8:

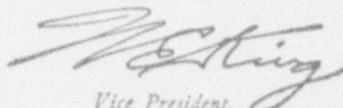
"The President or any Vice President, Resident Vice President, Secretary or Resident Secretary, shall have power and authority

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and
- (2) To appoint Special Attorneys-in-fact, who are hereby authorized to certify to copies of any power-of-attorney issued in pursuance of this section and/or any of the By-Laws of the Company, and
- (3) To remove, at any time, any such Attorney-in-fact or Special Attorney-in-fact and revoke the authority given him."

IN TESTIMONY WHEREOF, the **St. Paul Mercury Insurance Company** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 30th day of July A. D. 19 56

ST. PAUL MERCURY INSURANCE COMPANY

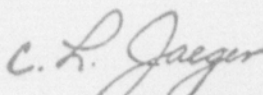
STATE OF MINNESOTA } ss.
County of Ramsey


Vice President.

On this 30th day of July 19 56 before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said that he is the therein described and authorized officer of the **St. Paul Mercury Insurance Company**; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, at the City of Saint Paul, Minnesota, the day and year first above written.



C. L. JAEGER
Notary Public, Ramsey County, Minn.
My Commission Expires June 2, 1960.

CERTIFICATION

I, the undersigned, a Special Attorney-in-fact of the **St. Paul Mercury Insurance Company**, duly appointed pursuant to and by authority of the By-Laws of said Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the By-Laws of said Company as set forth in said Power of Attorney, with the **ORIGINALS ON FILE IN THE HOME OFFICE OF SAID COMPANY**, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 26th day of September 19 58

*Unlimited as to character and amount.

30153 Ed. 4-56


Special Attorney-in-fact

0001 0022

State of Minnesota,
County of STEARNS

IN PROBATE COURT

Bond No. 400 VA 2453

IN THE MATTER OF THE GUARDIANSHIP OF
~~ESTATE~~

BOND

Lawrence F. Schaefer

Know All Men by These Presents, That we Elinda G. Laubach

, as principal,
and St. Paul Mercury Insurance Company, a corporation organized under the laws of the State of Minnesota, and
holding the certificate of the Insurance Commissioner of the State of Minnesota showing that it is authorized to contract
as surety upon bonds in said State of Minnesota, as surety, are held and firmly bound unto

Earl J. Meinz

, as Judge of Probate of the County of

Stearns

, Minnesota, in the sum of THIRTY SEVEN THOUSAND AND NO/100 - - - -
Dollars, lawful money of the United States, to be paid to said Judge of Probate, or his successor in office; for which pay-
ment well and truly to be made, we bind ourselves and each of our heirs, executors, administrators, successors, and assigns,
firmly by these presents.

The Condition of This Obligation is Such, That if the above bounden

Elinda G. Laubach

, who has been appointed repre-

sentative of the estate of the above named, Lawrence F. Schaefer shall well and

faithfully discharge all the duties of her trust as representative of said estate according to law, then this ob-
ligation shall be void; otherwise it shall remain in full force and virtue.

In Witness Whereof, Said principal has hereunto affixed her hand and seal;

and the said surety has caused these presents to be signed by its Attorney-in-fact

and its corporate seal to be hereto attached by authority of its Board of Directors,

this 26th day of September, 1958.

Signed, Sealed and Delivered in Presence of

Gayette G. St. Salier

W. W. Slagle

Harold M. Kappeler

Katherine L. Morris

Elinda G. Laubach (Seal)

(Seal)

ST. PAUL MERCURY INSURANCE COMPANY

By D. O. Copley
D. O. Copley Attorney-in-fact.

ACKNOWLEDGMENT OF PRINCIPAL

State of Minnesota,

County of Stearns

ss.

On this 8th day of October, 1958, before me personally

appeared Elinda G. Laubach, to me well known

to be the person who executed the foregoing bond as principal, and acknowledged

that s/he executed the same for the uses and purposes herein expressed as free act and deed.

W. W. Slagle

Notary Public,

County, Minnesota.

My Commission Expires

AUGUST 1, 1960
Notary Public, Stearns County, Minn., 19
My Commission Expires Sept. 24, 1965.

ACKNOWLEDGMENT OF SURETY

State of Minnesota,

County of RAMSEY } ss.

On this 26th day of September, 19 58, before me appeared

D. O. Copley

, to me personally known, who being by me duly sworn, did say that he/she is the attorney-in-fact of ST. PAUL MERCURY INSURANCE COMPANY, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by him/her, by authority of its Board of Directors; and the said attorney-in-fact acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, _____

County, Minnesota.

G. J. EGGUM

Notary Public, Ramsey County, Minn.
My Commission Expires Sept. 20, 1963.

My Commission Expires _____, 19 _____

APPROVAL

I hereby approve the within bond and the surety thereon, this 8th day of October, 19 58.

[Signature]
Probate Judge.

OATH OF REPRESENTATIVE

State of Minnesota,

County of Stearns } ss.

I, Elinda G. Laubach

do swear that I will faithfully and justly perform all the duties of the office and trust which I now assume as Representative of the Lawrence F. Schaefer Estate of the above named

to the best of my ability and according to law, so help me God.

Elinda G. Laubach

Subscribed and sworn to before me this 8th day of October, 19 58.

Notary Public, _____ County, Minnesota.

My Commission Expires _____, 19 _____

18,028

State of Minnesota.

County of Stearns

PROBATE COURT

In the matter of the { Guardianship of Estate

Lawrence F. Schaefer,
Incompetent

Bond and Oath of Representative
(SURETY COMPANY FORM)

Filed the 8th day of October, 19 58, and said bond recorded in Book C-1 of _____

Bonds, page 537 of Probate Records.

[Signature]
Clerk of Probate.

00010024

State of Minnesota,

County of Stearns

ss.

IN PROBATE COURT

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
an incompetent ward

Guardian

Bond and Oath of Representative for
Sale or Mortgage of Land.

KNOW ALL MEN BY THESE PRESENTS, That we Elinda G. Laubach

as principal, and St. Paul Fire and Marine Insurance Company

a corporation organized under the laws of the State
of Minnesota holding the certificate of the Insurance Commissionerof the State of Minnesota showing it is authorized to contract as surety on bonds in the State of Minnesota as
sureties, are held and firmly bound unto John Lang, Judge of Probate, ofthe County of Stearns State of Minnesota, and his successors in office, in the penal
sum of -----TEN THOUSAND (\$10,000.00)-----Dollars, lawful money of the United States, to be paid to said Judge of Probate or his successors in office; for which
payment well and truly to be made we bind ourselves, and each of our heirs, executors and administrators, jointly
and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the above bounden

Elinda G. Laubach

in her capacity of guardian

of the estate of the above named Lawrence F. Schaefer,

has been licensed by the order of said Probate Court, made on the 23rd day of

December, 1960, to sell the real

estate of said Lawrence F. Schaefer, lying and being in the County of

Stearns State of Minnesota, described as follows, to-wit:

An undivided one-half interest in and to the Southerly 51 feet of Lot 5,
in Block 6, in the Town (now City) of St. Cloud, according to the plat and
survey thereof made by John L. Wilson and on file and of record in the
office of the Register of Deeds for said County of Stearns.

NOW, THEREFORE, If the said Elinda G. Laubach
shall justly and faithfully discharge her duties under said order of license,
and shall justly and truly account for and pay over according to law all moneys received on account thereof, then
this obligation shall be void, otherwise it shall remain in full force and virtue.

IN WITNESS WHEREOF, the said principal has hereunto affixed her hand and seal;
and the said surety has caused these presents to be signed by its Attorney-in-Fact
and its corporate seal to be hereto
affixed by authority of its Board of Directors.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Elinda G. Laubach (SEAL)
ST. PAUL FIRE AND MARINE INSURANCE COMPANY

By *Harold C. Christiansen*
Harold C. Christiansen, Attorney-in-Fact

ACKNOWLEDGMENT OF PRINCIPAL

State of Minnesota,

County of Stearns

ss.

Be it known that on this 28th day

of December, 1960, personally came before me Elinda G. Laubach,

to me well known to be the persons who executed the foregoing bond, and acknowledged that she executed the
same for the uses and purposes therein expressed as ~~her~~ free act and deed.

Howard F. Donohue

HOWARD F. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1967

Notary Public, County, Minnesota.

My Commission expires, 19

ACKNOWLEDGMENT OF SURETY

State of Minnesota,

County of RAMSEY

ss.

On this 23rd day of December, 1960

before me appeared Harold C. Christiansen

to me personally known, who being by me duly sworn, did say that he is an Attorney-in-Fact

of St. Paul Fire and Marine Insurance

Company a corporation; that the seal affixed to the foregoing instrument is the
corporate seal of said ~~company~~ and that said instrument was executed in behalf of said corporation by
Harold C. Christiansen, by authority of its Board of Directors; and the said Harold C. Christiansen

acknowledged said instrument to be the free
act and deed of said corporation.

G. J. Eggum
Notary Public, County, Minnesota.

My Commission expires G. J. EGGUM
Notary Public, Ramsey County, Minn.
My Commission Expires Sept 20, 1963.

00010026

CERTIFIED COPY OF POWER OF ATTORNEY

(A Capital Stock Company)

Original on File at Home Office of Company. See Certification.

FIDELITY AND SURETY
DEPARTMENTST. PAUL
FIRE and MARINE
Insurance Company
HOME OFFICE: ST. PAUL, MINNESOTA

KNOW ALL MEN BY THESE PRESENTS: That the St. Paul Fire and Marine Insurance Company, a corporation organized and existing under the laws of the State of Minnesota, and having its principal office in the City of Saint Paul, Minnesota, does hereby constitute and appoint

Harold C. Christiansen

St. Paul, Minnesota

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be binding upon the said St. Paul Fire and Marine Insurance Company, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

This Power of Attorney is executed, and may be certified to and may be revoked, pursuant to and by authority of Article V, -Section 8, of the By-Laws adopted by the Board of Directors of the St. Paul Fire and Marine Insurance Company at a meeting called and held on the 17th day of January, 1952, of which the following is a true transcript of said Section 8:

"The President or any Vice President, Resident Vice President, Secretary or Resident Secretary, shall have power and authority

(1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and

(2) To appoint Special Attorneys-in-fact, who are hereby authorized to certify to copies of any power-of-attorney issued in pursuance of this section and/or any of the By-Laws of the Company, and

(3) To remove, at any time, any such Attorney-in-fact or Special Attorney-in-fact and revoke the authority given him."

IN TESTIMONY WHEREOF, the St. Paul Fire and Marine Insurance Company has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 28th day of September A. D. 1960



ST. PAUL FIRE AND MARINE INSURANCE COMPANY

STATE OF MINNESOTA
County of Ramsey

[Signature]
Vice President.

On this 28th day of September 1960, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said that he is the therein described and authorized officer of the St. Paul Fire and Marine Insurance Company; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, at the City of Saint Paul, Minnesota, the day and year first above written.

C. L. Jaeger

C. L. JAEGER

Notary Public, Ramsey County, Minn.
My Commission Expires June 2, 1967.

CERTIFICATION

I, the undersigned, a Special Attorney-in-fact of the St. Paul Fire and Marine Insurance Company, duly appointed pursuant to and by authority of the By-Laws of said Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the By-Laws of said Company as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID COMPANY, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 23rd day of December 1960

*Unlimited as to character and amount.

10870 Ed. 1-56

[Signature]
Special Attorney-in-fact.
G. J. Eggum

0001 0027

The foregoing bond, together with the sureties thereon, is hereby approved, this 30th
day of December, 1960.

Probate Judge, John Long Hearns County, Minnesota.

GUARDIAN
Oath of Representative before Sale or Mortgage of Land Under License

State of Minnesota,
County of Stearns

IN PROBATE COURT

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
an incompetent ward

State of Minnesota,
County of Stearns ss.

I, Elinda G. Laubach,

in my capacity as guardian of the
estate of Lawrence F. Schaefer, the ward above named, having been licensed by
the order of license of the above named court, bearing date the 23rd day of
December, 1960, to sell certain lands belonging
to said Lawrence F. Schaefer, do solemnly swear and declare that in
selling the said real estate I will use my best judgment in fixing
the time and place of sale thereof, and will exert my
utmost endeavors to sell the same in such a manner as will be most for the advantage of said estate
and of all parties interested therein, So Help Me God.

Subscribed and sworn to before me this 28th
day of December, 1960

Notary Public, County, Minnesota.

My Commission expires 19

HOWARD I. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1967

00010028

No. 18,028

State of Minnesota,

County of Stearns

PROBATE COURT

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
an incompetent ward

GUARDIAN
BOND AND OATH OF REPRESENTATIVE
for Sale or Mortgage of Land

(Surety Company Form)

Filed this 30th day of
December, 1960, and said Bond
recorded in Book " " of Bonds,
Page .

Roslyn L. Lush
Clerk of Probate Judge

Probate Clerk.

62001000

State of Minnesota, }
County of Stearns } ss.

IN PROBATE COURT

IN THE MATTER OF THE ESTATE OF
Lawrence F. Schaefer,
Incompetent Ward *Ad Litem* }

Order Appointing Appraisers

On all the files, records, and proceedings in said estate

It is ordered that B.R. Meinz and

Edward A. Zapp

Incompetent Ward

be and they are hereby appointed appraisers, to appraise upon oath the estate of the said ~~deceased~~ according to law.

Dated this 20th day of November, 1958.

(PROBATE COURT SEAL)

B.R. Meinz
Probate Judge.

00010030

No. 18,028

In Probate Court -

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,

Inc. Ward.

Decedent.

Order Appointing Appraisers

Filed November 20th, 19 58

Boulger Kiplinger
Probate Judge—Clerk.

00010031

State of Minnesota, }
County of Stearns } ss.

PROBATE COURT,

In the matter of the guardianship of Lawrence F. Schaefer, incompetent

OATH OF APPRAISERS

State of Minnesota, }
County of Stearns } ss.

B. R. Mainz and Edward A. Zapp

being each duly sworn, doth each for himself depose and say that he will honestly, faithfully and impartially discharge and execute the duties and trusts of appraiser of the real estate, and of all the goods, chattels, rights and credits of

Lawrence F. Schaefer, incompetent,

of the County of Stearns in said State, and according to the best of his knowledge, judgment and ability.

Subscribed and sworn to before me this

20th day of November, 1958.

Notary Public, County, Minn.

My Commission Expires, Stearns County, Minn.

Howard J. Donohue

Edward A. Zapp

INVENTORY AND APPRAISEMENT

Of all real estate, and all the goods, chattels, rights and credits and estates of

Lawrence F. Schaefer, incompetent,

which have come into the possession or to the knowledge of the undersigned guardian of the estate of said ward.

Dated this day of November, A. D. 1958

| NO. | CLASS ONE—REAL ESTATE. | REMARKS | VALUE |
|--------|--|---------|-------------|
| 1. | An undivided one-half interest in and to the Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota, | | \$ 8,000.00 |
| TOTAL. | | | 8,000.00 |

000180032

| NO. | CLASS TWO—Furniture and Household Goods | REMARKS | VALUE |
|-----|---|---------|-------|
|-----|---|---------|-------|

| NO. | CLASS THREE—Wearing Apparel and Ornaments | REMARKS | VALUE |
|-----|---|---------|-------|
|-----|---|---------|-------|

| NO. | CLASS FOUR—Stocks in Banks and Other Corporations | REMARKS | VALUE |
|-----|---|---------|-------|
|-----|---|---------|-------|

| | | | |
|---|--|--|--------|
| 1 | 10 shares of common stock of The Toledo Edison Company, of par value of \$5.00 per share, evidenced by Certificate No. TNCO 25746, registered in names of Catherine M. Schaefer and Lawrence F. Schaefer, Jr., as joint tenants, with right of survivorship; value as of Nov. 11, 1958, \$14.55 per share, | | 145.50 |
|---|--|--|--------|

| | | | |
|---|--|--|--|
| 2 | Following described certificates of common stock in Cities Service Company, each share having par value of \$10.00, each certificate being registered in names of Catherine M. Schaefer and Lawrence F. Schaefer, Jr., as joint tenants, with right of survivorship: | | |
|---|--|--|--|

| Certificate Number | Date | Number of Shares |
|--------------------|---------|------------------|
| LG 41807 | 5-1-50 | 10 |
| LJ 268412 | 3-7-55 | 15 |
| LJ 355459 | 3-3-56 | 1 |
| LJ 463931 | 2-19-57 | 1 |
| LJ 541818 | 2-13-58 | 1 |
| | | 28 |

| | | | |
|--|---|--|----------|
| | Value as of Nov. 11, 1958, \$60.95 per share, | | 1,706.60 |
|--|---|--|----------|

| | | | |
|--|--------|--|----------|
| | TOTAL, | | 1,852.10 |
|--|--------|--|----------|

00010033

(Mortgages, Bonds, Notes and Other
CLASS FIVE (Written Evidence of Debt)

Value

Following described U.S. Treasury Bonds,
Series E, registered in names of Lawrence
F. Schaefer, Jr., or Mrs. Catherine M.
Schaefer:

| | Number | Date | Maturity Value | |
|---|-------------|---------|----------------|--------|
| 1 | C30560713E | 3-1-43 | \$100.00 | 119.40 |
| 2 | C30560714E | 3-1-43 | 100.00 | 119.40 |
| 3 | C58937756E | 1-1-44 | 100.00 | 114.00 |
| 4 | C136331961E | 2-1-48 | 100.00 | 101.50 |
| 5 | D17998967E | 2-1-48 | 500.00 | 507.50 |
| 6 | D21499110E | 12-1-49 | 500.00 | 470.00 |

Following described U.S. Treasury Bonds,
Series E, registered in names of Mrs.
Catherine M. Schaefer or Lawrence F.
Schaefer, Jr.:

| | Number | Date | Maturity Value | |
|-----|-------------|---------|----------------|--------|
| 7. | D4133868E | 1-1-43 | 500.00 | 588.00 |
| 8. | D4133869E | 1-1-43 | 500.00 | 588.00 |
| 9. | D4667331E | 3-1-43 | 500.00 | 588.00 |
| 10. | D4667324E | 3-1-43 | 500.00 | 588.00 |
| 11. | C35456258E | 9-1-43 | 100.00 | 115.80 |
| 12. | C73121390E | 6-1-44 | 100.00 | 112.50 |
| 13. | D12128090E | 2-1-45 | 500.00 | 554.00 |
| 14. | D12128091E | 2-1-45 | 500.00 | 554.00 |
| 15. | D17568562E | 10-1-47 | 500.00 | 515.00 |
| 16. | D17568563E | 10-1-47 | 500.00 | 515.00 |
| 17. | D19654451E | 11-1-48 | 500.00 | 500.00 |
| 18. | D19654452E | 11-1-48 | 500.00 | 500.00 |
| 19. | D19654453E | 11-1-48 | 500.00 | 500.00 |
| 20. | D19654454E | 11-1-48 | 500.00 | 500.00 |
| 21. | D19654455E | 11-1-48 | 500.00 | 500.00 |
| 22. | D19654456E | 11-1-48 | 500.00 | 500.00 |
| 23. | D19654457E | 11-1-48 | 500.00 | 500.00 |
| 24. | D19654458E | 11-1-48 | 500.00 | 500.00 |
| 25. | D19654459E | 11-1-48 | 500.00 | 500.00 |
| 26. | D19654460E | 11-1-48 | 500.00 | 500.00 |
| 27. | D20993487E | 8-1-49 | 500.00 | 480.00 |
| 28. | D20993488E | 8-1-49 | 500.00 | 480.00 |
| 29. | D20993489E | 8-1-49 | 500.00 | 480.00 |
| 30. | D20993490E | 8-1-49 | 500.00 | 480.00 |
| 31. | D20993491E | 8-1-49 | 500.00 | 480.00 |
| 32. | D20993494E | 8-1-49 | 500.00 | 480.00 |
| 33. | D20993495E | 8-1-49 | 500.00 | 480.00 |
| 34. | D20993497E | 8-1-49 | 500.00 | 480.00 |
| 35. | D21499098E | 12-1-49 | 500.00 | 470.00 |
| 36. | D21499099E | 12-1-49 | 500.00 | 470.00 |
| 37. | D21499100E | 12-1-49 | 500.00 | 470.00 |
| 38. | D21499101E | 12-1-49 | 500.00 | 470.00 |
| 39. | D21499111E* | 12-1-49 | 500.00 | 470.00 |
| 40. | D22454033E | 7-1-50 | 500.00 | 470.00 |

* Registered in names of Lawrence F. Schaefer, Jr.,
and Catherine M. Schaefer.

Total \$17,810.10

4. Certificate No. 613015, dated June 2, 1958, for 717.391 shares of the capital stock of Investors Mutual, Inc., registered Lawrence F. Schaefer as Trustee for Mrs. Dorothy R. Thomas. (Lawrence F. Schaefer may revoke the trust and is entitled to the income from certificate.) Asset value, as of November 19, 1958, \$10.22 per share,

7,331.74

5. Equitable Life Assurance Society of United States 20 year Endowment Policy No. 11,325,829, in principal sum of \$2,000, dated March 11, 1941, on life of Lawrence F. Schaefer, Jr., in which Lawrence F. Schaefer and Catherine M. Schaefer are named as the beneficiaries. Assured has right to change beneficiary. Cash surrender value,

1,518.00

Total Class Six

20,105.90

State of Minnesota,

County of Stearns

ss.

Elinda G. Laubach

being duly sworn, say that she is the guardian of the ~~person and~~ estate of
Lawrence F. Schaefer, incompetent,
who ~~was~~ is residing in the County of Stearns State of
Minnesota; that the foregoing is a just and true inventory of all the real estate, and of all the goods, chattels, rights and credits
belonging to the said Lawrence F. Schaefer which have come to her possession
or knowledge; and that upon diligent inquiry she has not been able to discover any other property or estate
belonging to the said Lawrence F. Schaefer.

Elinda G. Laubach

Subscribed and sworn to before me this 20th day of November A. D. 19 58.

HOWARD L. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1960.

Notary Public, County, Minn.
My Commission Expires 19

We, the undersigned appraisers, do hereby certify that, having first taken and subscribed the oath hereto annexed, we have appraised all the property described and mentioned in the foregoing inventory, which has been to us exhibited, and have classified the different items under their respective heads, and have set down opposite each item, in figures, the value thereof in money, as by us determined, and have footed up the amount of each class and the total amount of the property so appraised.

Witness our hands this 20th day of November A. D. 19 58.

Edward A. Zapp

Appraisers.

No. 18,028

State of Minnesota,
County of Stearns

PROBATE COURT

In the Matter of the Guardianship of

Lawrence F. Schaefer,

Inc. Ward.

INVENTORY AND APPRAISEMENT

Received and filed this 21st

day of November A. D. 19 58

B. Edgar Anderson
Clerk Judge of Probate Court.

No. 3627*

000180037

State of Minnesota, }
County of Stearns } ss.

IN PROBATE COURT

In the Matter of the Estate of
Lawrence F. Schaefer
Ward ~~Decedent~~.

^Guardian
Petition of ~~Representative~~ for Order to Sell,
Mortgage, or Lease Land

Your Petitioner respectfully represents and shows to the Court:

1. That ~~he~~ ^{she} is the ~~representative~~ ^{guardian} of the estate above named.
2. That the bond ~~filed by her~~ ^{filed by her} herein as such ~~representative~~ ^{guardian}, pursuant to order of this Court is
in the penal sum of \$ 37,000.00.

~~3. That there remains in his hands undisposed of personal property of the estimated value of \$~~
~~4. That the debts and charges against said estate remaining unpaid to the best knowledge and information of your~~
~~petitioner are approximately as follows, to-wit:~~

| | | |
|--|-----------|----|
| Family allowances | - - - - - | \$ |
| Expenses of Administration | - - - - - | \$ |
| Funeral expenses | - - - - - | \$ |
| Expenses of last sickness | - - - - - | \$ |
| Taxes | - - - - - | \$ |
| Claims of creditors allowed by Court | - - - - - | \$ |
| Legacies | - - - - - | \$ |
| TOTAL debts and charges remaining unpaid | - - - - - | \$ |

5. That your petitioner desires to sell the real property of said estate,
described, and of the appraised value, as follows, to-wit:

Value as Fixed
by Appraisers

(a) The homestead of decedent, being in the County of
State of Minnesota, described as follows, to-wit:

Value as Fixed
by Appraisers

(b) Other real estate of ~~decided~~^{ward} being in the County of Stearns
State of Minnesota, described as follows, to-wit:

An undivided one-half interest in and to the Southerly 51 feet
of Lot 5, in Block 6, in the Town (now City) of St. Cloud,
according to the plat and survey thereof made by John L. Wilson
and on file and of record in the office of the Register of Deeds
for said County of Stearns,

\$ 8,000.00

\$

00010039

1/4/ That the personal property of said estate is to be sold to pay the obligations with the express intent, to be used for administration, funeral expenses, charges of last illness, taxes, debts, and legacies.

7. That the names and addresses, so far as known to your petitioner of all the persons having an interest in the above described real estate are as follows, to-wit:

Wherefore, Your Petitioner Prays, that ~~he~~ as guardian..... representative of
said estate be authorized and directed to sell.....
all of the above described real property.**

Linda B. Laubach

State of Minnesota,

County of Stearns

ss.

Elinda G. Laubach,

being duly sworn, on oath says that she is the person who made and signed the foregoing petition; that she has read the same and knows the contents thereof, and that the same is true of her own knowledge, except as to those matters therein stated on information and belief, and as to those matters she believes it to be true.

Elinda G. Laubach

Subscribed and sworn to before me this 22nd

day of November 19 60

Howard I. Donohue

Notary Public

HOWARD I. DONOHUE

Notary Public, Stearns County, Minn.

My Commission Expires Oct. 23, 1967

County, Minnesota.

My Commission expires

CONSENT TO

OF REAL ESTATE

We, the undersigned, being

the persons who take an interest in the real estate described in the foregoing petition do hereby consent to the

of said real estate and request the Court to authorize and direct the representative of said estate

said real estate as prayed for in said petition.

*Strike out (a) if it does not apply.

**Note if petition is to mortgage, add "in the amount of \$" said amount not to bear interest at a rate to exceed the maximum of per cent per annum." If petition is to sell add "at private sale" or "at public auction" as the case may require.

If sale or mortgage of the homestead is petitioned for, consent of the spouse must be obtained. If homestead is to be mortgaged for more than encumbrances and statutory items allowed, consent of all persons must be obtained.

State of Minnesota,

County of Stearns

PROBATE COURT

In the Matter of the Estate of

Jessie F. Schaefer

Ward Decedent.

Petition for Order to Sell,
Mortgage or Lease Land

Filed this 23rd day of

November 19 60

Boachyn Gustafson

Probate Clerk.

No. 3852

00010041

STATE OF MINNESOTA
COUNTY OF STEARNS

PROBATE COURT
File No. 18,028

RE GUARDIANSHIP of Lawrence F. Schaefer, Incompetent Ward.

IT IS ORDERED that the petition filed herein to sell realty be heard on Friday, December 23rd, 1960, at 9 o'clock A. M. by this court in the Court House in St. Cloud, Minn.

Dated this 23rd day of November, 1960.
(SEAL)

EARL J. MEINZ
Probate Judge.

PHILLIPS & Donohue,
Attorneys.

Publish Dec. 1, 8, 15, 1960.

STATE OF MINNESOTA, } ss.
COUNTY OF STEARNS

Otto A. Rupp

being duly sworn on oath says:

Business Manager

that he is, and during all times herein stated has been, the

of the Times Publishing Company, the publisher of the newspaper known as The St. Cloud Daily Times and has full knowledge of the facts hereinafter stated.

That for more than one year prior to the publication therein of the

Order for Hearing

on Petition to Sell Realty

hereinafter described

said newspaper was printed and published in the City of St. Cloud, in the County of Stearns, State of Minnesota, daily except Sundays and holidays; that during all said time said newspaper has been printed in the English language from its known office of publication within the City of St. Cloud from which it purports to be issued as above stated and in newspaper format and in column and sheet form equivalent in space to at least 450 running inches of single column, two inches wide; has been issued daily except Sundays and holidays from a known office established in said place of publication and employing skilled workmen and the necessary material for preparing and printing the same; that the press work on that part of the newspaper devoted to local news of interest to the community it purports to serve has been done in its known office of publication; that during all said time in its makeup not less than twenty-five per cent of its news columns have been devoted to local news of interest to the community it purports to serve; that during all said time it has not wholly duplicated any other publication, and has not been entirely made up of patents, plate matter and advertisements; has been circulated in and near its said place of publication to the extent of at least two hundred and forty (240) copies regularly delivered to paying subscribers and has entry as second class matter in its local postoffice; and that there has been on file in the office of the County Auditor of Stearns County, Minnesota, the affidavit of a person having knowledge of the facts, showing the name and location of said newspaper and the existence of the conditions constituting its qualifications as a legal newspaper.

Order for Hearing on Petition to Sell Realty

That the

hereto attached was cut from the columns of said newspaper, and was printed and published therein in the English language, once each week, for three successive weeks; that it was first so published on Thursday the 1st day of December 19 60; and thereafter on Thursday of each week to and including the 15th day of December 19 60;

and that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to-wit:

abcdefghijklmnopqrstuvwxyz

Subscribed and sworn to before me this 15th day of December 19 60

Notary Public, Stearns County, Minnesota.

My Commission expires Sept. 29th 19 65

00010042

PRINTER'S
Affidavit of Publication
OF
THE ST. CLOUD DAILY
TIMES

Of Order for Hearing on
Petition to Sell Realty

Estate of Lawrence F.

Schaefer, Incompetent Ward

22nd
December, A.D. 1960.
Roselyn Luxhouse
Clerk of Probate

0001 0043

State of Minnesota,

County of Stearns

} ss.

IN PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer

~~Deceased~~ Ward.Oath of Appraisers and Appraisal
of Lands Under Order For Sale

OATH OF APPRAISERS

State of Minnesota,

County of Stearns

I, Edward A. Zapp,

and I, B. R. Mainz

do swear that I will faithfully

and justly perform all the duties of the office and trust which I now assume as appraiser of the lands of the above named

Lawrence F. Schaefer, an incompetent ward,

under and pursuant to that certain order

for sale of said lands at private sale, made by the above named Court on the 23rd day of

December, 1960, and that I will appraise the said land described in said order for sale at its true

and full value, So Help Me God.

Subscribed and sworn to before me this

28th day of December 1960

Howard L. Donohue
Notary Public.Edward A. Zapp
B. R. Mainz

County, Minn.

HOWARD L. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1967
My Commission Expires

19

APPRAISAL

We, the undersigned appraisers appointed by the above named Court in and by its certain order for sale to

appraise to sell certain lands belonging to the

above named Lawrence F. Schaefer, dated the

23rd day of December 1960, do hereby certify and report:

That we did first and before making said appraisal take and subscribe the foregoing oath as by law required and thereafter did appraise at their true and full value in cash those certain tracts or parcels of land lying and being in the County of

Stearns

State of Minnesota, described in said order for sale, as follows, to-wit:

An undivided one-half interest in and to the Southerly
51 feet of Lot 5, in Block 6, in the Town (now City) of
St. Cloud, according to the plat and survey thereof made
by John L. Wilson and on file and of record in the office
of the Register of Deeds for said County of Stearns,

\$ 8,000.00

No. 18,028

State of Minnesota,

County of Stearns

PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer,
~~Executant~~ Ward.

OATH OF APPRAISERS AND AP- PRAISAL OF LANDS UNDER ORDER FOR SALE

Filed this 30th day of
December, 1960

Roselyn Gulhaug
Probate Judge—Clerk.

No. 8606*

Dated December 28, 1960

Respectfully submitted,

and did set after and opposite each description of said lands its true and full value as by us determined and appraised.

Appraisers.

000180045

State of Minnesota, }
County of Stearns } ss.

IN PROBATE COURT

File No. 18,028

In the Matter of the Estate of
Lawrence F. Schaefer,

Order For Sale of Real Estate
At Private Sale

Incompetent Ward.

The above entitled matter came on to be heard by the Court on the 23rd day of December, 1960, upon the petition of Elinda G. Laubach as guardian /as representative/ in the above entitled matter, praying for an order to sell certain real estate described in said petition; and the Court having heard the said petition and all the evidence adduced in support thereof, and having duly considered the same and examined the files and records in said matter, finds the following facts:

FIRST—That notice of said hearing has been given and served as required by law and the order of this Court for said hearing.

SECOND—That the said guardian representative appeared at said hearing in person and by attorney S. Phillips & Donohue and was duly examined relative to said matter by the Court and that no one appeared in opposition to said petition.

THIRD—That it would be for the best interest of said estate and the persons interested therein that the property hereinafter described, be sold.

It is Therefore Ordered, FIRST—That the said guardian of said estate be, and hereby is, authorized and directed to sell at private sale the real estate hereinafter described, situate and being in the County of Stearns, State of Minnesota, to-wit:

OTHER REAL ESTATE OF WARD:

An undivided one-half interest in and to the Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds for said County of Stearns.

SECOND—That the general bond of said ^{guardian} ~~representative~~ is sufficient and that before making sale of said real estate, or any part thereof, the said ^{guardian} ~~representative~~ execute and file in this court a bond, with sufficient sureties, to the Judge of this Court, and his successors in office, in the penal sum of Ten Thousand and no/100 - - - (\$10,000.00) - - - Dollars, conditioned as required by law in such cases, and cause the said real estate to be re-appraised by Edward A. Zapp and B. R. Meinz competent persons to make said appraisal, who are hereby appointed by this court to make such re-appraisement upon their qualifying according to law. (1)

THIRD—That the said ^{guardian} ~~representative~~ shall not sell said real estate, or any part thereof, for less than its full appraised value as fixed and determined by the appraisers herein appointed to appraise the same; and shall not, directly or indirectly, purchase or be interested in the purchase of any part of the said real estate so to be sold; and that upon the sale of said real estate, or any part thereof, the said ^{guardian} ~~representative~~ shall make report of all the proceedings therein to this court.

Dated at St. Cloud, Minnesota, this 23rd day of December, 1960

Probate Court
Seal

John Long
Probate Judge.

State of Minnesota, }

County of

ss.

PROBATE COURT

I, _____ of the Probate Court, within and for said County, and Custodian of the Seal and Records of said Court do hereby certify that I have compared the foregoing copy of Order for Sale of Real Estate at Private Sale with the original record thereof preserved in this office and have found the same to be a correct transcript of the whole thereof.



In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of said Court, at _____ in said County, this _____ day of _____, 19____.

of the Probate Court.

Note 1. Strike that part relating to bond if present bond is sufficient, (after "representative" to "excess.")

File No. 18,028

State of Minnesota, }

County of Stearns

PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer,
Incompetent Ward.

Order For Sale of Real Estate
at Private Sale

Office of Register of Deeds,
State of Minnesota,

County of

I hereby certify that the within Instrument was filed in this office for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and was duly recorded in Book _____ of _____, page _____.

By _____
Register of Deeds.
Deputy.

Filed this 23rd day of December, 1960, and recorded in Book 98 of Orders, Page 479

Joseph H. Schaefer
Probate Clerk.

No. 3875*

00010047

State of Minnesota,

County of Stearns

IN PROBATE COURT,

In the Matter of the Estate of

Lawrence F. Schaefer

Decedent - Ward.

REPORT OF SALE OF LAND AT PRIVATE
SALE UNDER ORDER FOR SALE.

Your petitioner respectfully reports to the court ^{her} proceedings under that certain order for sale granted to ^{her} in the above entitled matter on the 23rd day of December, 1960, to sell at private sale the lands of said Lawrence F. Schaefer, the ward above named, hereinafter described, as follows, to-wit:

First—That before making sale of the real estate hereinafter described under said order for sale, she executed and filed in this court ^{her} bond required by the said order for sale.

Second—That before making sale of said real estate under said order for sale, she caused the same to be re-appraised by Edward A. Zapp and B. R. Meinz, the appraisers appointed in said order for sale to appraise the same, and the appraisement thereof to be filed in this court (1)

Third—That on the 28th day of December, 1960, she, pursuant to said order for sale, sold to Guaranty State Bank and Trust Company of St. Cloud, Minnesota, the tract or parcel of land described in said order for sale, and lying and being in the County of Stearns, State of Minnesota, described as follows, to-wit:

An undivided one-half interest in and to the Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds for said County of Stearns,

for the sum of -----Twenty-five Thousand (\$25,000.00)----- Dollars,

to be paid as follows, to-wit: in cash.

That an undivided one-half of the Easterly 2 1/2 feet of said Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds for said County of Stearns, is subject to a ground lease entered into between Lawrence F. Schaefer, the above named ward, and Peter R. Thomas on the 30th day of March, 1951, the term of which lease is for 20 years and will not expire until the 31st day of March, 1971. That said ground lease is still in full force and effect.

That in order to obtain a release and discharge of said ground lease it is necessary to pay the said Peter R. Thomas, out of said \$25,000.00, the sum of \$4,500.00, and, therefore, the net return to said guardianship estate upon the sale of said premises will be the sum of \$20,500.00.

Fourth—That your petitioner was in no way, directly or indirectly, interested in the purchase of said real estate, or any part thereof; and that the said sale thereof was fairly and honestly made, and that said sum for which the same was sold is not disproportionate to the value thereof, and is not less than the value thereof as re-appraised by said appraisers appointed for that purpose in said order of sale.

WHEREFORE YOUR PETITIONER PRAYS, that the said sale of said real estate hereinbefore described be confirmed by this court; and that your petitioner be authorized and empowered to execute and deliver to the said purchaser thereof a good and sufficient Deed of conveyance thereof to said purchaser upon a compliance by it of the terms of said sale.

Dated December 28, 1960

Elinda G. Laubach
Representative and Petitioner.

State of Minnesota,

County of Stearns

ss.

Elinda G. Laubach,

being duly sworn, on oath says; that she is the person who made and signed the foregoing report and petition; that she has read the said report and petition and knows the contents thereof; that the said report and petition is true of her own knowledge, except as to those matters therein stated on information and belief, and as to those matters she believes it to be true.

Subscribed and sworn to before me this

28th day of December, 1960

Howard I. Donohue
Notary Public.

County, Minn.

HOWARD I. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1962

My commission expires, 19

NOTE (1) If further notice of sale is required, here insert compliance therewith.

State of Minnesota,

County of Stearns

PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer
Decedent—Ward.

Report of Sale of Land at Private
Sale Under Order for Sale

Filed this 30th day of

Dec., A. D. 1960

Joseph H. Heston
Probate Judge—Clerk.

No. 3641*

State of Minnesota,

IN PROBATE COURT

County of Stearns

File No. 18,028

In the Matter of the Estate of
Lawrence F. Schaefer,
an incompetent ward

Order Confirming Private Sale
of Real Estate

The above entitled matter came on to be heard on the 30th day of December, 1960, upon the report of Elinda G. Laubach as ~~representative~~ guardian in the above entitled matter of the sale of certain real estate pursuant to the order of this court for sale thereof granted therefor, and on petition for the confirmation of said sale; and the court having considered the said report, and having been advised relative to the same, and having examined the files and records in said matter, finds herein the following facts, to-wit:

FIRST—That pursuant to a petition duly made and filed in this court, and the order of this court duly issued for hearing on said petition, and notice of said hearing duly given as provided by law, and a hearing duly had by this court on said petition, an order for sale in said above entitled matter was duly made and filed in this court whereby the said ~~representative~~ guardian of said estate was authorized and directed to sell at private sale the real estate hereinafter described.

SECOND—That pursuant to said order for sale, the said ~~representative~~ guardian before making the sale of real estate specified in said report and hereinafter referred to, complied with all the conditions and provisions in said order contained.

THIRD—That the said ~~representative~~ guardian, before making said sale, did cause the real estate hereinafter and in said order for sale described to be re-appraised by the persons appointed for that purpose in said order for sale, and their re-appraisal thereof to be filed in this court

FOURTH—That on the 28th day of December, 1960, the said ~~representative~~ guardian, pursuant to said order for sale, did sell, at private sale, to Guaranty State Bank and Trust Company, for the sum of -----TWENTY-FIVE THOUSAND----- DOLLARS, the tract of land, described in said order for sale, lying and being in the County of Stearns State of Minnesota, described as follows, to-wit:

An undivided one-half interest in and to the Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds for said County of Stearns

That an undivided one-half of the Easterly 24 feet of said Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds for said County of Stearns, is subject to a ground lease entered into between Lawrence F. Schaefer, the above named ward, and Peter R. Thomas, on the 30th day of March, 1951, the term of which lease is for 20 years and will not expire until the 31st day of March, 1971. That said ground lease is still in full force and effect.

That in order to obtain a release and discharge of said ground lease it is necessary to pay the said Peter R. Thomas, out of said \$25,000.00, the sum of \$4,500.00, and, therefore, the net return to said guardianship estate upon the sale of said premises will be the sum of \$20,500.00.

FIFTH—That the sum..... for which said land was so sold is not disproportionate to the value thereof, nor less than the value thereof as appraised by said appraisers appointed by this court to appraise the same, and said sale was honestly and fairly made, and that said ~~representative~~ ^{guardian} of said estate was not a purchaser at said sale, and was not interested, directly or indirectly, in the purchase of said real estate at said sale thereof.

It is Therefore Ordered, That said sale be, and the same hereby is in all things confirmed; and that the said ~~representative~~ ^{guardian} of said estate be, and she hereby is, authorized and directed to execute and deliver to said purchaser good and sufficient deed of conveyance, upon compliance by it with the terms of said sale.

Dated at St. Cloud, Minnesota, this 30th day of December, 1960

Probate Court Seal

J. L. Lang
Probate Judge.

State of Minnesota,

County of Stearns

ss.

PROBATE COURT

I, of the Probate Court, within and for said County, and Custodian of the Seal and Records of said Court, do hereby certify that I have compared the foregoing copy of Order Confirming Private Sale of Real Estate with the original record thereof preserved in this office and have found the same to be a correct transcript of the whole thereof.



In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of said Court, at the City of St. Cloud, in said County, this 30th day of December, 1960

..... of the Probate Court.

File No. 18,028

State of Minnesota,

County of Stearns

PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer, an incompetent ward

Order Confirming Private Sale of Real Estate

Office of Register of Deeds,

State of Minnesota,

County of

I hereby certify that the within Instrument was filed in this office for record on

the day of

19....., at o'clock M.,

and was duly recorded in Book

of page

Register of Deeds,

By Deputy.

Filed this 30th day of December,

1960, and recorded in Book 105

of Orders, Page 352

Joseph J. Johnson
Probate Judge/Clerk.

No. 3576*

000000051

STATE OF MINNESOTA,
COUNTY OF STEARNS

} ss.

Probate Court

FILE No. 18,028

ORDER ALLOWING ANNUAL ACCOUNT

RE GUARDIANSHIP OF

Lawrence F. Schaefer,

Incompetent Ward

The guardian, having accounted for every part of the estate according to law,

and a summary statement of the account being as follows:

| | | |
|---------|-------|--------------|
| Debits | - - - | \$ 70,361.74 |
| Credits | - - - | \$ 19,837.79 |
| Balance | - - - | \$ 50,523.95 |

IT IS ORDERED, that said annual account is hereby finally settled and allowed.

Dated July 27th, 1962

(COURT SEAL)

John Long
Probate Judge.

000180052

No. 18,028

STATE OF MINNESOTA
COUNTY OF STEARNS

PROBATE COURT

RE GUARDIANSHIP OF

Lawrence F. Schaefer,

Incompetent Ward

Order Allowing ANNUAL
Account

Recorded in Docket " " "
on page

Filed July 27th, 1968

Joseph R. Schaefer
Clerk of Probate Court.

000180053

State of Minnesota, } ss.
County of Stearns

PROBATE COURT,

In the matter of the guardianship of Lawrence F. Schaefer, Incompetent

OATH OF APPRAISERS

State of Minnesota, } ss.
County of Stearns

B. R. Mainz and Edward A. Zapp,

being each duly sworn, doth each for himself depose and say that he will honestly, faithfully and impartially discharge and execute the duties and trusts of appraiser of the real estate, and of all the goods, chattels, rights and credits of

Lawrence F. Schaefer, incompetent,

of the County of Stearns in said State, and according to the best of his knowledge, judgment and ability.

Subscribed and sworn to before me this

19th day of January, 1968

Notary Public, Howard L. D. County, Minn.

My Commission Expires Oct. 23, 1974

AMENDED

INVENTORY AND APPRAISEMENT

Of all real estate, and all the goods, chattels, rights and credits and estates of Lawrence F. Schaefer

which have come into the possession or to the knowledge of the undersigned guardian of the estate of said ward.

Dated this 19th day of January, A. D. 1968

| NO. | CLASS ONE—REAL ESTATE. | REMARKS | VALUE |
|-------|--|---------|-----------|
| 1 | An undivided one-half interest in and to the Southerly 51 feet of Lot 5, in Block 6, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota, | | 8,000.00 |
| 2 | Lot 1, less the Southerly 6 feet thereof, in Block 2, in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson and on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota, (The dwelling house on these premises in its present condition is valueless.) | | 4,500.00 |
| TOTAL | | | 12,500.00 |

00010054

| NO. | CLASS TWO—Furniture and Household Goods | REMARKS | VALUE |
|-----|---|---------|-------|
|-----|---|---------|-------|

| NO. | CLASS THREE—Wearing Apparel and Ornaments | REMARKS | VALUE |
|-----|---|---------|-------|
|-----|---|---------|-------|

| NO. | CLASS FOUR—Stocks in Banks and Other Corporations | REMARKS | VALUE |
|-----|---|---------|-------|
|-----|---|---------|-------|

| | | | |
|---|--|--|--------|
| 1 | 10 shares of common stock of The Toledo Edison Company, of par value of \$5.00 per share, evidenced by Certificate No. TNCO 25746, registered in names of Catherine M. Schaefer and Lawrence F. Schaefer, Jr., as joint tenants, with right of survivorship, value as of Nov. 11, 1958, \$14.55 per share, | | 145.50 |
|---|--|--|--------|

| | | | |
|---|--|--|--|
| 2 | Following described certificates of common stock in Cities Service Company, each share having par value of \$10.00, each certificate being registered in names of Catherine M. Schaefer and Lawrence F. Schaefer, Jr., as joint tenants, with right of survivorship: | | |
|---|--|--|--|

| Certificate Number | Date | Number of Shares |
|--------------------|---------|------------------|
| LG 41807 | 5-1-50 | 10 |
| LJ 268412 | 3-7-55 | 15 |
| LJ 355459 | 3-3-56 | 1 |
| LJ 463931 | 2-19-57 | 1 |
| LJ 541818 | 2-13-58 | 1 |
| | | 28 |

Value as of Nov. 11, 1958, \$60.95 per share,

1,706.60

TOTAL, 1,852.10

00010055

CLASS FIVE (Mortgages, Bonds, Notes, and Other
Written Evidence of Debt)

Value

Following described U.S. Treasury Bonds,
Series E, registered in names of Lawrence
F. Schaefer, Jr., or Mrs. Catherine M.
Schaefer:

| | Number | Date | Maturity Value | |
|----|------------|---------|----------------|----------|
| 1. | C30560713E | 3-1-43 | \$100.00 | \$119.40 |
| 2. | C30560714E | 3-1-43 | 100.00 | 119.40 |
| 3. | C58937756E | 1-1-44 | 100.00 | 114.00 |
| 4. | C13631961E | 2-1-48 | 100.00 | 101.50 |
| 5. | D17998967E | 2-1-48 | 500.00 | 507.50 |
| 6. | D21499110E | 12-1-49 | 500.00 | 470.00 |

Following described U.S. Treasury Bonds,
Series E, registered in names of Mrs.
Catherine M. Schaefer or Lawrence F.
Schaefer, Jr.:

| | Number | Date | Maturity Value | |
|-----|-------------|---------|----------------|--------|
| 7. | D4133868E | 1-1-43 | 500.00 | 588.00 |
| 8. | D4133869E | 1-1-43 | 500.00 | 588.00 |
| 9. | D4667331E | 3-1-43 | 500.00 | 588.00 |
| 10. | D4667324E | 3-1-43 | 500.00 | 588.00 |
| 11. | C35456258E | 9-1-43 | 100.00 | 115.80 |
| 12. | C73121390E | 6-1-44 | 100.00 | 112.50 |
| 13. | D12128090E | 2-1-45 | 500.00 | 554.00 |
| 14. | D12128091E | 2-1-45 | 500.00 | 554.00 |
| 15. | D17568562E | 10-1-47 | 500.00 | 515.00 |
| 16. | D17568563E | 10-1-47 | 500.00 | 515.00 |
| 17. | D19654451E | 11-1-48 | 500.00 | 500.00 |
| 18. | D19654452E | 11-1-48 | 500.00 | 500.00 |
| 19. | D19654453E | 11-1-48 | 500.00 | 500.00 |
| 20. | D19654454E | 11-1-48 | 500.00 | 500.00 |
| 21. | D19654455E | 11-1-48 | 500.00 | 500.00 |
| 22. | D19654456E | 11-1-48 | 500.00 | 500.00 |
| 23. | D19654457E | 11-1-48 | 500.00 | 500.00 |
| 24. | D19654458E | 11-1-48 | 500.00 | 500.00 |
| 25. | D19654459E | 11-1-48 | 500.00 | 500.00 |
| 26. | D196544560E | 11-1-48 | 500.00 | 500.00 |
| 27. | D20993487E | 8-1-49 | 500.00 | 480.00 |
| 28. | D20993488E | 8-1-49 | 500.00 | 480.00 |
| 29. | D20993489E | 8-1-49 | 500.00 | 480.00 |
| 30. | D20993490E | 8-1-49 | 500.00 | 480.00 |
| 31. | D20993491E | 8-1-49 | 500.00 | 480.00 |
| 32. | D20993494E | 8-1-49 | 500.00 | 480.00 |
| 33. | D20993495E | 8-1-49 | 500.00 | 480.00 |
| 34. | D20993497E | 8-1-49 | 500.00 | 480.00 |
| 35. | D21499098E | 12-1-49 | 500.00 | 470.00 |
| 36. | D21499099E | 12-1-49 | 500.00 | 470.00 |
| 37. | D21499100E | 12-1-49 | 500.00 | 470.00 |
| 38. | D21499101E | 12-1-49 | 500.00 | 470.00 |
| 39. | D21499111E* | 12-1-49 | 500.00 | 470.00 |
| 40. | D22454033E | 7-1-50 | 500.00 | 470.00 |

*Registered in names of Lawrence F. Schaefer, Jr.,
and Catherine M. Schaefer.

Total..... \$17,810.10

00048056

4. Certificate No. 613015, dated June 25, 1958, for 717.391 shares of the capital stock of Investors Mutual, Inc., registered Lawrence F. Schaefer as Trustee for Mrs. Dorothy R. Thomas. (Lawrence F. Schaefer may revoke the trust and is entitled to the income from certificate.) Asset value, as of November 19, 1958, \$10.22 per share,

7,331.74

5. Equitable Life Assurance Society of United States 20 Year Endowment Policy No. 11,325,829, in principal sum of \$2,000, dated March 11, 1941, on life of Lawrence F. Schaefer, Jr., in which Lawrence F. Schaefer and Catherine M. Schaefer are named as the beneficiaries. Assured has right to change beneficiary. Cash surrender value,

1,548.00

Total Class Six

\$ 20,105.90

No.

CLASS FIVE—{ Mortgages, Bonds, Notes and Other
Written Evidences of Debt

REMARKS

VALUE

TOTAL

No.

CLASS SIX—All Other Personal Property

REMARKS

VALUE

- 1 Certificate of Deposit No. 243886, dated June 26, 1958, issued by the Equitable Life Assurance Society of the United States in the sum of \$8,104.29, bearing interest at rate of 3% per annum, payable semi-annually, issued to Lawrence Frank Schaefer, with proceeds remaining upon his death payable to Dorothy R. Thomas, sister of said Lawrence Frank Schaefer. (This certificate covers proceeds of Equitable Life Assurance Society of the United States policies numbered 9759516 and 10,092,269 on life of Catherine M. Schaefer, in which Lawrence Frank Schaefer was the beneficiary.)

8,104.29

Interest on proceeds of above described policies from 5/24/58 to 6/20/58

13.41

- 2 Above named incompetent's interest in proceeds of Interest Income Certificate No. D-139,750, issued by The Mutual Life Insurance Company of Newark, New Jersey, in principal sum of \$5,531.14, covering proceeds of policies No. 520,393 and No. 861,934 on life of Lawrence F. Schaefer (Sr.) under terms of which the company agreed to pay Catherine M. Schaefer, now deceased, interest in sum of \$165.92 per annum commencing on 6/17/43 for and during her life and upon her death to pay balance remaining to Dorothy R. Thomas and Lawrence F. Schaefer, Jr., to be divided between them equally.

2,858.46

- 3 Proceeds of St. Margaret's Society Insurance Company policy issued to Catherine M. Schaefer, now deceased,

250.00

TOTAL 24,105.90

TOTAL APPRAISEMENT

52,268.10

Theresa L. Lambach
Guardian

00010058

State of Minnesota,

County of Stearns ss.

Elinda G. Laubach

being duly sworn, say that she is the guardian of the ~~person~~ estate of Lawrence F. Schaefer, incompetent who ~~was~~ is residing in the County of Stearns State of Minnesota; that the foregoing is a just and true ^{amended} inventory of all the real estate, and of all the goods, chattels, rights and credits belonging to the said Lawrence F. Schaefer which have come to her possession or knowledge; and that upon diligent inquiry she has not been able to discover any other property or estate belonging to the said Lawrence F. Schaefer.

Elinda G. Laubach

Subscribed and sworn to before me this 19th day of January A. D. 19 68.

HOWARD L. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1974

Howard L. Donohue
Notary Public, Stearns County, Minn.
My Commission Expires 19

We, the undersigned appraisers, do hereby certify that, having first taken and subscribed the oath hereto annexed, we have appraised all the property described and mentioned in the foregoing ^{amended} inventory, which has been to us exhibited, and have classified the different items under their respective heads, and have set down opposite each item, figures, the value thereof in money, as by us determined, and have footed up the amount of each class and the total amount of the property so appraised.

Witness our hands this 19th day of January A. D. 19 68.

Edward A. Zipp
W. J. ... } Appraisers.

No. 18,028

State of Minnesota,

County of Stearns

PROBATE COURT

In the Matter of the Guardianship of

Lawrence F. Schaefer
Incompetent

Amended
INVENTORY AND APPRAISEMENT

Received and filed this 22nd

day of January A. D. 1968

Josephine Gustafson
Clerk - Judges of Probate Court.

No. 3627*

00010059

STATE OF MINNESOTA,

County of Stearns

ss.

IN PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer

Ward Decedent.

Petition of Representative for Order to Sell,
Mortgage or Lease Land

Your Petitioner respectfully represents and shows to the Court:

1. That he is the representative of the estate above named.

2. That the bond filed by him herein as such representative, pursuant to order of this Court is

in the penal sum of \$ 17,000.00.

3. That there remains in his hands undisposed of personal property of the estimated value of \$

4. That the debts and charges against said estate remaining unpaid to the best knowledge and information of your petitioner are approximately as follows, to-wit:

| | | |
|--|-----------|----|
| Family allowances | - - - - - | \$ |
| Expenses of Administration | - - - - - | \$ |
| Funeral expenses | - - - - - | \$ |
| Expenses of last sickness | - - - - - | \$ |
| Taxes | - - - - - | \$ |
| Claims of creditors allowed by Court | - - - - - | \$ |
| Legacies | - - - - - | \$ |
| TOTAL debts and charges remaining unpaid | - - - - - | \$ |

5. That your petitioner desires to lease the real property of said estate described, and of the appraised value, as follows, to-wit:

Value as Fixed
by Appraisers

(a) The homestead of decedent, being in the County of
State of Minnesota, described as follows, to-wit:

\$

Value as Fixed
by Appraisers

(b) Other real estate of decedent being in the County of Stearns

State of Minnesota, described as follows, to-wit:

Lot 1, less the Southerly 6 feet thereof, in Block ⁶ in the Town
(now City) of St. Cloud, according to the plat and survey thereof
made by John L. Wilson and on file and of record in the office of
the Register of Deeds in and for Stearns County, Minnesota.

\$ 1,500.00

000180081

6. That the reasons and grounds for.....leasing.....said real estate
are as follows, to-wit:

(a) That the personal property of said estate is insufficient to pay the allowances to the spouse and children, expenses of administration, funeral expenses, expenses of last illness, taxes, debts, and legacies;

(b) That it would be for the best interest of said estate and all persons interested in said real property to.....
 lease..... the same.

7. That the names and addresses, so far as known to your petitioner of all the persons having an interest in the above described real estate are as follows, to-wit:

| Names | Addresses |
|-----------------------|--|
| Lawrence P. Schaefer, | St. Cloud, Minnesota |
| Lucille I. Schaefer, | 3057 North Arcade Street, St. Paul, Minnesota 55109 |

Wherefore, Your Petitioner Prays, that he as _____ representative of
said estate be authorized and directed to _____ lease _____
all of the above described real property.**

Dated June 4, 1968

Elinda G. Lumbard

STATE OF MINNESOTA,

County of Stearns

ss.

Elinda G. Laubach

being duly sworn, on oath says that he is the person who made and signed the foregoing petition; that he has read the same and knows the contents thereof, and that the same is true of his own knowledge, except as to those matters therein stated on information and belief, and as to those matters he believes it to be true.

Elinda G. Laubach

Subscribed and sworn to before me this 4th

day of June 19 68

Howard I. Donohue Notary Public

HOWARD I. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1974

County, Minnesota

My Commission expires

CONSENT TO OF REAL ESTATE

We, the undersigned, being

the persons who take an interest in the real estate

described in the foregoing petition do hereby consent to the

of said real estate and request the Court to authorize and direct the representative of said estate

said real estate as prayed for in said petition.

*Strike out (a) if it does not apply.

**Note if petition is to mortgage, add "in the amount of \$" said amount not to bear interest at a rate to exceed the maximum of per cent per annum." If petition is to sell, add "at private sale" or "at public auction" as the case may require.

If sale or mortgage of the homestead is petitioned for, consent of the spouse must be obtained. If homestead is to be mortgaged for more than encumbrances and statutory items allowed, consent of all persons must be obtained.

STATE OF MINNESOTA,

County of Stearns

PROBATE COURT

In the Matter of the Estate of

Lawrence F. Schaefer
Ward Decedent

Petition of Representative for Order
to Sell, Mortgage or Lease Land

Pauline H. Cloud
Treas

Filed this 5th day of June 19 68

Joseph H. Hunsicker
Probate Judge-Clerk.

No. 3882*

00010063

STATE OF MINNESOTA
COUNTY OF STEARNS

PROBATE COURT

File No. 18,028

RE GUARDIANSHIP OF Lawrence F.
Schaefer, Inc. Ward.IT IS ORDERED that the petition filed
herein to lease realty be heard on Friday,
July 5, 1968, at 9 o'clock A.M. by this
court in the Court House in St. Cloud,
Minnesota.
(SEAL)

Dated this 5th day of June, 1968.

Donohue & Donohue,
Attorneys.

Publish: June 13, 20, 27, 1968.

JOHN LANG
Probate Judge.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA, }
COUNTY OF STEARNS } ss.Wilfred F. Miller, being duly sworn,
bookkeeper

on oath says he is and during all the times herein stated has been the publisher of the Times Publishing Company, the publisher of the newspaper known as St. Cloud Daily Times, and has full knowledge of the facts herein stated as follows: (1) Said newspaper is printed in the English language in newspaper format and in column and sheet form equivalent in printed space to at least 900 square inches. (2) Said newspaper is a daily and is distributed daily except Sundays and holidays. (3) Said newspaper has 50 percent of its news columns devoted to news of local interest to the community which it purports to serve and does not wholly duplicate any other publication and is not made up entirely of patents, plate matter and advertisements. (4) Said newspaper is circulated in and near the municipality which it purports to serve, has at least 500 copies regularly delivered to paying subscribers, has an average of at least 75 percent of its total circulation currently paid or no more than three months in arrears and has entry as second-class matter in its local post office. (5) Said newspaper purports to serve the City of St. Cloud in the County of Stearns and it has its known office of issue in the City of St. Cloud in said county, established and open during its regular business hours for the gathering of news, sale of advertisements and sale of subscriptions and maintained by publisher of said newspaper or persons in his employ and subject to his direction and control during all such regular business hours and at which said newspaper is printed. (6) Said newspaper files a copy of each issue immediately with the State Historical Society. (7) Said newspaper has complied with all the foregoing conditions for at least two years preceding the day or dates of publication mentioned below. (8) Said newspaper has filed with the Secretary of State of Minnesota prior to January 1, 1966 and each January 1 thereafter an affidavit in the form prescribed by the Secretary of State and signed by the publisher of newspaper, and sworn to before a notary public stating that the newspaper is a legal newspaper.

He further states on oath that the printed Order for Hearing on Petition...
to Lease Realty

hereto attached as a part hereof was cut from the columns of said newspaper, and was printed and published therein in the English language, once each week, for 3 successive weeks, that it was first so published on Thursday the 13th day of June, 1968, and was thereafter printed and published on every Thursday to and including the 27th day of June, 1968 and that the following is a printed copy of the lower case alphabet from A to Z, both inclusive, and is hereby acknowledged as being the size and kind of type used in the composition and publication of said notice, to-wit:

abcdefghijklmnopqrstuvwxyz

Subscribed and sworn to before me this 27th day of June, 1968.

Notary Public, Stearns County, Minnesota.

My Commission Expires September 29th, 1972.

00010064

PRINTER'S
Affidavit of Publication
OF
THE ST. CLOUD DAILY
TIMES

Of Order for Hearing on
Petition to Lease Realty,
Re: Guardianship of
Lawrence F. Schaefer,
Inc. Ward.

FILED THIS 1st DAY
OF July A.D. 1968

Roslyn Kunkaus
CLERK OF PROBATE

State of Minnesota,
County of Stearns

IN PROBATE COURT.

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
Incompetent Ward.

ORDER OF LICENSE TO LEASE LAND

The above entitled matter came on to be heard by the court on the 5th day of July 1968, upon the petition of Elinda G. Laubaeh guardian as ~~representative~~ of the above named Lawrence F. Schaefer praying for license to lease certain lands belonging to said Lawrence F. Schaefer described in said petition; and the court having heard said petition and all the evidence adduced in support thereof, and having duly considered the same and examined the files and records in said matter, finds the following facts:

First—That notice of said hearing was served upon all persons interested in said matter by the publication of the citation for hearing thereon by this court made and dated the 5th day of June 1968, in the St. Cloud Daily Times according to law (1)

guardian
Second—That said ~~representative~~ appeared at said hearing in person and by Attorneys, Donohue & Donohue and was duly examined relative to said matter by the court; and that no one (2) appeared in opposition to said petition.

Third—That it is necessary and expedient, and for the best interest of said estate of said Lawrence F. Schaefer and of all persons interested therein, that the real estate of said Lawrence F. Schaefer hereinafter described be leased for the following reasons and for the following purposes, to-wit:

That it would be for the best interest of said estate and persons interested in said real property to lease the same.

Therefore it is Ordered, That the said Elinda G. Laubach, as guardian

~~Let the representative of said estate of said~~ Lawrence F. Schaefer
she
be, and ~~he~~ hereby is, licensed and directed to lease the real estate of said Ward
herein described to-wit: Th e tracts or parcel of land situate and being in the
County of Stearns State of Minnesota, described as follows, to-wit:

Lot 1, less the Southerly 6 feet thereof, in Block 6, in the Town
(now City) of St. Cloud, according to the plat and survey thereof
made by John L. Wilson and on file and of record in the office of
the Register of Deeds in and for Stearns County, Minnesota.

and that the lease or leases thereof shall be for a term not exceeding _____ year, and
that forthwith upon leasing the said real estate the said ~~representative~~ guardian shall make a report of his pro-
ceedings therein to this court.

Dated July 5th, 19 68

John Long
Judge of Probate.

- Note (1) If further service is desired, insert it here.
Note (2) If no one appears in opposition, insert, "no one."
If appearance is made, insert by whom etc.

State of Minnesota,

County of Stearns

Probate Court

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
Inc. Ward.

ORDER OF LICENSE TO
LEASE LAND.

Filed the 5th day of
July 19 68

Recorded in Book 49 of Orders
page 179

Joseph H. Schaefer
Clerk-Wide of Probate.

State of Minnesota,
County of Stearns

IN PROBATE COURT.

IN THE MATTER OF THE ESTATE OF

ORDER OF LICENSE TO LEASE LAND

Lawrence F. Schaefer,
Incompetent Ward.

The above entitled matter came on to be heard by the court on the 5th day of July 1968, upon the petition of Elinda G. Laubach guardian of the above named Lawrence F. Schaefer praying for license to lease certain lands belonging to said Lawrence F. Schaefer described in said petition; and the court having heard said petition and all the evidence adduced in support thereof, and having duly considered the same and examined the files and records in said matter, finds the following facts:

First—That notice of said hearing was served upon all persons interested in said matter by the publication of the citation for hearing thereon by this court made and dated the 5th day of June 1968, in the St. Cloud Daily Times according to law (1)

Second—That said guardian appeared at said hearing in person and by Attorneys, Donohue & Donohue and was duly examined relative to said matter by the court; and that no one appeared in opposition to said petition. (2)

Third—That it is necessary and expedient, and for the best interest of said estate of said Lawrence F. Schaefer and of all persons interested therein, that the real estate of said Lawrence F. Schaefer hereinafter described be leased for the following reasons and for the following purposes, to-wit: (3)

That it would be for the best interest of said estate and persons interested in said real property to lease the same.

Therefore it is Ordered, That the said Elinda G. Laubach, as guardian

~~of the estate of said~~ Lawrence F. Schaefer
she

be, and ~~he~~ hereby is, licensed and directed to lease the real estate of said Ward

herein described to-wit: Th e tracts or parcel of land situate and being in the
County of Stearns State of Minnesota, described as follows, to-wit:

Lot 1, less the Southerly 6 feet thereof, in Block 6, in the Town
(now City) of St. Cloud, according to the plat and survey thereof
made by John L. Wilson and on file and of record in the office of
the Register of Deeds in and for Stearns County, Minnesota.

and that the lease or leases thereof shall be for a term not exceeding year, and
that forthwith upon leasing the said real estate the said guardian ~~XXXXXX~~ shall make a report of his pro-
ceedings therein to this court.

Dated July 5th, 19 68

John Lang
Judge of Probate.

(COURT SEAL)

- Note (1) If further service is desired, insert it here.
Note (2) If no one appears in opposition, insert, "no one."
If appearance is made, insert by whom etc.

18,028

State of Minnesota,

County of Stearns

Probate Court

IN THE MATTER OF THE ESTATE OF

Lawrence F. Schaefer,
Inc. Ward.

~~of said estate~~

ORDER OF LICENSE TO
LEASE LAND.

Filed the 5th day of July 1968

Recorded in Book of Orders

page

Moselyn Kuxhouse

Clerk-filer of Probate.

MILLER DAVIS CO., MINNEAPOLIS

00010009

STATE OF MINNESOTA
COUNTY OF STEARNS

IN PROBATE COURT
FILE NO. 18,028

In the Matter of the Estate of
Lawrence F. Schaefer, an incompetent ward

REPORT OF LEASING OF LAND AT
PRIVATE LEASING UNDER ORDER
FOR LEASING

Your petitioner respectfully reports to the Court her proceedings under that certain order for leasing granted to her in the above entitled matter on the 5th day of July, 1968, to lease at private leasing the lands of said Lawrence F. Schaefer, an incompetent ward, hereinafter described as follows, to-wit:

That the petitioner was not required to furnish any additional bond.

That on the 25th day of July, 1968, she, pursuant to said order for leasing, leased to Otto Brothers, Inc., a corporation, of St. Cloud, Minnesota, the tract or parcel of land described in said order for leasing and lying and being in the County of Stearns, State of Minnesota, and described as follows, to-wit:

Lot One (1), less the Southerly six (6) feet thereof, in Block Six (6), in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota,

for the consideration and in accordance with the terms of the lease of which a copy is hereto attached, marked Exhibit "A" and hereby made a part hereof.

That your petitioner was in no way, directly or indirectly, interested in the leasing of said real estate, or any part thereof; and that the said lease thereof was fairly and honestly made, and that the consideration for which the same was leased is not disproportionate to the rental value thereof.

WHEREFORE, your petitioner prays that the said lease of said real estate hereinbefore described be confirmed by this court; and that your

petitioner be authorized and empowered to enter into the lease of said premises in accordance with the terms of Exhibit "A" hereto attached.

Dated July 25th 1968.

Edna G. Laubach
Representative and Petitioner

STATE OF MINNESOTA)
COUNTY OF STEARNS) SS

Elinda G. Laubach, being duly sworn, on oath says; that she is the person who made and signed the foregoing report and petition; that she has read the said report and petition and knows the contents thereof; that the said report and petition is true of her own knowledge, except as to those matters therein stated on information and belief, and as to those matters she believes it to be true.

Elinda G. Laubach
Subscribed and sworn to before me

this 25th day of July, 1968.

Howard L. Donohue
HOWARD L. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 23, 1974

LEASE

THIS AGREEMENT, made and entered into this _____ day of July, 1968, between Linda G. Laubach, as guardian of the estate of Lawrence F. Schaefer, incompetent, first party, and Otto Brothers, Inc., a corporation organized under the laws of the State of Minnesota, having its principal place of business at St. Cloud, Minnesota, second party,

WITNESSETH that, whereas the Probate Court of Stearns County, Minnesota, in the matter of the Estate of Lawrence F. Schaefer, incompetent, did on the 5th day of July, 1968, enter its order authorizing and empowering the first party, as such guardian, to make a private lease of the real estate hereinafter described, without the necessity of filing any additional bond herein, and the first party having leased the same to the second party, for the consideration hereinafter specified, and having made and filed in said court a report of said leasing; and

WHEREAS the said court did on the _____ day of July, 1968, enter an order confirming said leasing and directing the first party to enter into a lease for said premises,

NOW, THEREFORE, the said first party, by virtue of said order and in consideration of the covenants of the second party hereinafter contained, does hereby lease and let unto the second party, and the second party does hereby hire and take from the first party the following described premises, situate in Stearns County, Minnesota, that is:

Lot One (1), less the southerly six (6) feet thereof, in Block Six (6), in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota,

to have and to hold for a term of three years after the completion of the work thereon, as hereinafter provided, but in all events for a term of three years from and after the first day of September, 1968.

Exhibit "A"

In consideration of said lease, the second party hereby covenants and agrees to advance the funds necessary for, and to cause the basement upon said premises to be completely filled in, to level all of said premises, to remove the trees therefrom, if necessary, to place and install upon said premises a gravel-base and two-inch hot-mix bituminous mat, with drainage established to the streets upon which said premises abut, all to be done as soon as is reasonably possible, but in all events on or before the first day of September, 1968, and to be done for such sum as is reasonably necessary, but not greater than Sixteen Hundred Dollars (\$1,600.00).

The second party covenants and agrees to pay for the work to be done upon said premises as in the last preceding paragraph provided immediately upon the completion thereof, and further covenants and agrees that the advances made by it for such work shall not bear interest.

The second party covenants and agrees to pay to the first party, as rent and for the use of said premises, the sum of One Hundred Dollars (\$100.00) per month, in advance, commencing upon the completion of the work hereinbefore provided for, but in all events on the first day of September, 1968, to be paid as follows: Fifty Dollars (\$50.00) each month to be credited to the account of the first party upon the advances made by the second party for the work herein provided, and Fifty Dollars (\$50.00) to be paid each month in cash to the first party at St. Cloud, Minnesota. Upon the repayment to the second party of the advances made by it by the application of the portion of the rent hereinbefore provided, then and thereafter the entire monthly rental for the use of said premises shall be paid to the first party in cash.

The second party covenants and agrees to keep and maintain the premises during the term of the lease, and quit and deliver up said premises to the first party peaceably and quietly at the end of the aforesaid term, or at any previous termination thereof for any cause, in as good order,

condition, and state of repair, reasonable use and wearing thereof and inevitable accidents excepted, as the same are after the completion of the improvement herein provided for, or as the same be put into by the second party.

The second party covenants and agrees that all improvements, if any, made by it shall remain the property of the first part upon the termination of this lease.

The second party covenants and agrees that it will not use the said premises for any purpose other than for the parking and/or display of motor vehicles, customarily used and sold by the second party in connection with its retail garage business.

The second party covenants and agrees that it will comply with all municipal ordinances and state or federal laws respecting the use and maintenance of said premises; that it will continually keep said premises in a neat, clean and respectable condition, and that it will keep the sidewalks abutting and along said premises cleared of ice and snow, or other obstructions or objectionable things, and that it will at its own expense cause all ashes, garbage and refuse of any kind to be removed from said premises.

The second party covenants and agrees, at its own expense, to obtain, keep in force, and maintain during the term of this lease a policy of liability insurance, in which the first party shall be named as the insured, or one of the insured, indemnifying and saving harmless the first party, the incompetent Lawrence P. Schaefer, the first party's successors, and the heirs, executors, administrators and assigns of the incompetent, of and from any and all claims, loss, damages, costs and expenses and sums which the first party or the said incompetent may hereafter suffer, incur, be put to, pay or lay out by reason of injury to the person or property, or both, of any and all persons, sustained because of the condition and use of, and/or while on, going into or from said premises and the walks and

premises adjacent thereto, said policy of insurance to provide coverage in the sum of at least \$50,000 for personal injury to, or death of, any one person, and \$100,000 for each accident, with coverage of at least \$5,000 for property damages for each accident. The first party shall be furnished with said policy of insurance or a certificate by the company issuing it of its issuance and of its continuance during the term of this lease.

In the event the monthly payments, or either of them, whether the same be demanded or not, are not paid when they become due or, if said premises shall be appropriated to or used for any other purpose or use than is hereinbefore specified, or if any damage or waste shall be made of or on said premises, or if the second party fails to keep or perform any condition or covenant herein contained to be by said second party kept or performed, then and in either of said cases the second party does hereby authorize and fully empower the first party or her agent to cancel and annul this lease at once, and to re-enter and take possession of said premises immediately, and by force if necessary, without previous notice of intention to re-enter, and remove all persons and their property therefrom, and to use such force and assistance in effecting and perfecting such removal as the first party may deem advisable to recover at once full and exclusive possession of all of said devised premises, whether in possession of the second party or of third persons, or vacant; or said first party or her agent may, at their option, at any time after such default or violation of condition or covenant re-enter and take possession of said premises, without such re-entering working a forfeiture of the rents to be paid and the covenants to be kept by the second party for the full term of this lease.

It is mutually agreed that all of the covenants, terms and conditions of this lease shall extend, apply to, and firmly bind and inure to the benefit of the successors and assigns of the parties, the incompetent ward,

his heirs, executors, administrators and assigns, as fully as the respective parties are themselves bound.

IN TESTIMONY WHEREOF, the first party has hereunto set her hand and the second party has caused these presents to be executed in its corporate name by its duly authorized corporate officers and its corporate seal to be hereunto affixed, the day and year first above written.

In the presence of:

As Guardian of the Estate of Lawrence
F. Schaefer, incompetent

As to First Party

OTTO BROTHERS, INC.

By _____
Its President

As to Second party

Its Secretary

STATE OF MINNESOTA)
COUNTY OF STEARNS) SS

On this _____ day of July, 1968, before me, a Notary Public within and for said county, personally appeared Linda G. Laubach, as guardian of the estate of Lawrence F. Schaefer, incompetent, to me known to be the person described in and who executed the foregoing instrument as the first party, and who acknowledged that she executed the same as her free act and deed as said guardian, for the purposes therein expressed.

STATE OF MINNESOTA)
COUNTY OF STEARNS) SS

On this _____ day of July, 1968, before me, a Notary Public within and for said county, personally appeared _____ and _____, to me personally known, who, being each duly sworn, each did say that they are respectively the President and the Secretary of the corporation named in the foregoing instrument as second party, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ and _____ acknowledged said instrument to be the free act and deed of said corporation.

STATE OF MINNESOTA

18,028

COUNTY OF STEARNS

IN PROBATE COURT

In the Matter of the Estate of
Lawrence F. Schaefer, an incompetent
ward

REPORT OF LEASING OF LAND AT
PRIVATE LEASING UNDER ORDER
FOR LEASING

FILED THIS 25th DAY
OF July A.D. 1968

Robert M. Burtch
CLERK OF PROBATE

DONOHUE & DONOHUE

601 St. Germain Street

ST. CLOUD, MINNESOTA 56301

Attorneys for Representative

000480078

STATE OF MINNESOTA

IN PROBATE COURT

COUNTY OF STEARNS

FILE NO. 18,028

In the Matter of the Estate of
Lawrence P. Schaefer, an incompetent ward.

ORDER CONFIRMING PRIVATE LEASING
OF REAL ESTATE

The above entitled matter came on to be heard on the 25th day of July, 1968, upon the report of Linda D. Laubach, as representative, in the above entitled matter, of the leasing of certain real estate pursuant to the order of this court for the leasing thereof granted therefor, and on petition for the confirmation of said lease; and the court having considered the said report, and having been advised relative to the same, and having examined the files and records in said matter, finds herein the following facts, to-wit:

FIRST - That pursuant to a petition duly made and filed in this court, and the order of this court duly issued for hearing on said petition, and notice of said hearing duly given as provided by law, and a hearing duly had by this court on said petition, an order for leasing in said above entitled matter was duly made and filed in this court, whereby the said representative of said estate was authorized and directed to lease at private leasing the real estate hereinafter described.

SECOND- That pursuant to said order for leasing the said representative before making the lease of the real estate specified in said report and hereinafter referred to, complied with all the conditions and provisions in said order contained.

THIRD- That on the 25th day of July, 1968, the said representative, pursuant to said order for leasing, did lease at private sale, to Otto Brothers, Inc., a corporation, for the consideration and upon the terms of a lease a copy of which is attached to the report of the representative, the tract of land described in said order for leasing, lying and being in the County of Stearns, State of Minnesota, described as follows, to-wit:

Lot One (1), less the Southerly six (6) feet thereof, in Block Six (6), in the Town (now City) of St. Cloud, according to the plat and survey thereof made by John L. Wilson on file and of record in the office of the Register of Deeds in and for Stearns County, Minnesota.

FOURTH- That the consideration for which said land was leased is not disproportionate to the rental value thereof, and said lease was honestly and fairly made, and that said representative of said estate was not a lessee at said leasing and was not interested, directly or indirectly, in the lease of said real estate at said leasing thereof.

IT IS THEREFORE ORDERED that the leasing of the premises herein described, for the consideration and in accordance with the terms and conditions of the lease a copy of which is attached to the representative's report, is in all things confirmed, and the representative is authorized and empowered to enter into said lease.

Dated at St. Cloud, Minnesota, this 25th day of July, 1968.

(Probate Court Seal)

John Long
Probate Judge

STATE OF MINNESOTA)
COUNTY OF STEARNS) SS

PROBATE COURT

I, _____ of the Probate Court, within and for said County, and Custodian of the Seal and Records of said Court, do hereby certify that I have compared the foregoing copy of Order Confirming Private Leasing of Real Estate with the original record thereof preserved in this office and have found the same to be a correct transcript of the whole thereof.

In Testimony Whereof, I have hereunto subscribed my name and affixed the Seal of said Court, at St. Cloud, in said County, this _____ day of _____, 1968.

of the Probate Court

18,028
STATE OF MINNESOTA

COUNTY OF STEARNS

IN PROBATE COURT

In the Matter of the Estate of Lawrence
F. Schaefer, an incompetent ward

ORDER CONFIRMING LEASING OF
REAL ESTATE

FILED THIS 25 DAY
OF July A.D. 1968

Brady K. Kuehn
CLERK OF PROBATE

Recorded in Book 96
Page 145

DONOHUE & DONOHUE

601 St. Germain Street

ST. CLOUD, MINNESOTA 56301

Attorneys for Representative

0000000001

STATE OF MINNESOTA,)

County of Stearns) ss.

PROBATE COURT

File No. 18,028

Order Allowing Annual Account

Re Guardianship of Lawrence F. Schaefer,

Incompetent Ward

The guardian, having accounted for every part of the estate according to law,

and a summary statement of the account being as follows:

Debits - - - \$ 78,543.93

Credits - - - \$ 31,922.56

Balance - - - \$ 46,621.37

IT IS ORDERED, that said annual account is hereby finally settled and allowed.

Dated September 17th, 1969


 Probate Judge.

(COURT SEAL)

00010082

No. 18,028

STATE OF MINNESOTA,

County of Stearns

PROBATE COURT

Re Guardianship of

Lawrence F. Schaefer,

Incompetent Ward

Order Allowing Annual

Account

Recorded in Docket " " "

on page

Filed September 17th, 1969

Joselyn Luskhouse

Clerk of Probate Court.

00010083

STATE OF MINNESOTA,
 Counties of Sherburne, Benton and Stearns } ss.

IN COUNTY COURT

Stearns County
 PROBATE DIVISION
 File No. 18,028

Order Allowing Annual Account

Re Guardianship of

Lawrence F. Schaefer,

Incompetent Ward

The guardian, having accounted for every part of the estate according to law,

and a summary statement of the account being as follows:

Debits - - - \$ 64,261.80

Credits - - - \$ 23,877.77

Balance - - \$ 40,384.03

IT IS ORDERED, that said annual account is hereby finally settled and allowed.

Dated December 12th 19 73

John Log
 Judge of County Court

(COURT SEAL)

00010084

No. 18,028

STATE OF MINNESOTA,

Counties of Sherburne, Benton and Stearns

IN COUNTY COURT

Stearns County
PROBATE DIVISION

Re Guardianship of

Lawrence F. Schaefer,

Incompetent Ward

Order Allowing ANNUAL
Account

Recorded in Docket " " "

on page

Filed December 12, 1973
Genevieve M. Sand, Clerk
By: *Carolyn J. Sand*
Deputy Clerk of County Court

000180085

STATE OF MINNESOTA, } ss.
 Counties of Sherburne, Benton and Stearns }

IN COUNTY COURT

Stearns County
 PROBATE DIVISION
 File No. 18,028

Order Allowing ANNUAL Account

Re Guardianship of

Lawrence F. Schaefer,

Incompetent Ward

The guardian, having accounted for every part of the estate according to law,

and a summary statement of the account being as follows:

Debits - - - \$ 55,128.74

Credits - - - \$ 18,803.15

Balance - - - \$ 36,325.59

IT IS ORDERED, that said annual account is hereby finally
 settled and allowed.

Dated August 6th 1975

John Long
 Judge of County Court

(COURT SEAL)

00010086

No. 18,028

STATE OF MINNESOTA,

Counties of Sherburne, Benton and Stearns

IN COUNTY COURT

Stearns County

PROBATE DIVISION

Re Guardianship of

Lawrence F. Schaefer,

Inc.

Ward

Order Allowing ANNUAL

Account

Recorded in Docket " " "

on page

Filed August 6th, 1975
Genevieve M. Sand, Clerk
By: *Roulyn Biederman*
Deputy Clerk of County Court

00010087

STATE OF MINNESOTA

COUNTY OF STEARNSPROBATE COURT
COUNTY COURT-PROBATE DIVISION

In Re: Guardianship of

Court File No. _____

PETITION FOR GENERAL ^{SUCCESSOR}
GUARDIANSHIP FOR AN ADULTLawrence F. Schaefer
Ward

TO THE HONORABLE JUDGE OF THE ABOVE NAMED COURT:

Petitioner, Elinda G. Laubach, respectfully states:

1. Petitioner resides at 1110 11th Avenue North, St. Cloud, Minnesota;
2. Petitioner has an interest herein as guardian of the above named ward and is, therefore, an interested person as defined by the laws of this state;
3. Ward was born on _____ 19 __, at St. Cloud, Minnesota;
4. Ward's residence is (temporarily) 706 1st Avenue No. at Minneapolis Minnesota;
5. Ward is in need of a guardian to manage his ~~person and~~ estate for the following reasons (give statutory grounds) incompetent as determined by the above named court as a result of prior proceedings

(Give date and detail of any Court adjudication)

6. Ward's spouse and nearest kindred are:

| Name | Relationship | Address |
|-----------------------|-----------------|----------------------------|
| <u>Susan Schaefer</u> | <u>Daughter</u> | <u>St. Paul, Minnesota</u> |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

7. Ward's estate consists of:

- (1) \$ _____ Real Estate:
 - (a) \$ _____ Homestead
 - (b) \$ _____ Other Real Estate
- (2) \$ 36,918.99 Personal Property:
 - (a) \$ _____ Household Goods
 - (b) \$ _____ Wearing Apparel
 - (c) \$ _____ Money
 - (d) \$ _____ Investments
 - (e) \$ _____ Other Personal Property and Nature

8. Probable amount of ward's debts is \$
- none
- ;

9. Peter Donohue residing at 727 9th Avenue South, St. Cloud, Minnesota, whose occupation is law clerk, is a suitable and competent person to be appointed general guardian of the ~~person and estate~~ of said ward;

WHEREFORE, your petitioner requests the order of this Court fixing a time and place for hearing on this petition, and that after the time for any notice has expired, upon proof of notice, and hearing, the Court enter a judicial order that said Peter Donohue or some other suitable and competent person be appointed general guardian of the person and estate of said ward.

FURTHER, under penalties for perjury for deliberate falsification therein, I declare or affirm that I have read the foregoing petition and to the best of my knowledge or information, its representations are true, correct and complete.

Dated: February 7, 1977

Elinda G. Laubach
Petitioner Elinda G. Laubach

MICHAEL H. DONOHUE
Attorney for Petitioner
501 ST. GERMAIN MALL
ST. CLOUD, MN 56301
251-1055
Address/Phone

NOTE:

- (A) Consideration should be given to guardian of person or estate or both. Guardian of person is suggested in most if not all cases to take charge of person for placement as a patient in hospitals or rest homes and also to consent to treatment when institutionalized and to receive and take charge of patient when released.
- (B) Attention is drawn to M.S. 525.543 LIS PENDENS when deemed necessary; to M.S. 525.544 PLANNING PROVISIONS that are available.
- (C) This petition may be used for the appointment of a special guardian under M.S. 525.591 by changing the word "general" wherever used to "special" and making the required showing of the need.

STATE OF MINNESOTA

PROBATE COURT

COUNTY OF STEARNS

COUNTY COURT-PROBATE DIVISION

In Re: ~~Estate of~~ GUARDIANSHIP

Court File No. _____

VERIFICATION

Lawrence F. Schaefer~~XXXXXX~~ Ward

STATE OF MINNESOTA

ss.

COUNTY OF STEARNS

I, Elinda G. Laubach, being duly sworn state that I am the petitioner herein; that I have read the foregoing Petition and know the contents thereof; that the same is true of my own knowledge, except as to those matters therein stated on information and belief, and as to those matters I believe them to be true, and I know and am informed that the penalties for perjury may follow from deliberate falsification therein.

Dated: February 7, 1977

Elinda G. Laubach
Elinda G. Laubach

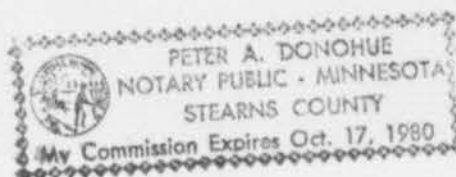
Subscribed and sworn to before me this 7th
day of February, 19 77.

(SEAL)

Peter A. Donohue Notary Public,

_____, County, Minnesota

My Commission expires _____, 19____



MICHAEL H. DONOHUE

Attorney
501 ST. GERMAIN MALL
ST. CLOUD, MN 56301

Address/Phone 251-1055

18,028

STATE OF MINNESOTA
County of Stearns

County Court - Probate Division
In the Matter of the Estate of
Lawrence F. Schaefer,
Deceased. Ward

PETITION FOR GENERAL SUCCESSOR
GUARDIAN FOR AN ADULT

Filed this 9 day of Feb. 1927

David M. Sand
Clerk of County Court
Stearns County, Minn.

By Arthur Kyhse
Deputy

18001000

STATE OF MINNESOTA

COUNTY OF STEARNS~~PROBATE COURT~~

COUNTY COURT-PROBATE DIVISION

In Re: Guardianship of

Court File No. 18,028Lawrence F. Schaefer

Ward _____

ORDER APPOINTING
GENERAL GUARDIAN (successor)

SUCCESSION

A petition for the appointment of a general guardian of the above named ward _____ having been duly heard and considered and it being necessary and expedient to appoint a general guardian because of ~~minority~~ ~~old age~~ ~~imperfection~~ ~~deterioration of mentality~~ ~~excessive intoxication~~ ~~gambling~~ ~~idleness~~ ~~debauchery~~ incompetent as determined by the above named court as a result of prior proceedings.

Now, therefore, it is ORDERED, ADJUDGED, and DECREED by the court as follows:

1. That the petition is hereby granted.
2. That upon the approval and filing of a bond in the amount of \$ 37,000.00, and of an oath, Peter Donohue be appointed general guardian _____ of the ~~person~~ ~~xxxxxx~~ estate _____ of the above named ward _____ and that letters issue.

Dated: February 14, 1977

(COURT SEAL)

Sam L. Weir
Judge

STATE OF MINNESOTA
County of Stearns

County Court - Probate Division
In the Matter of the Estate of
Lawrence F. Scheefer,
Deceased - Ward

ORDER APPOINTING
SUCCESSOR GENERAL GUARDIAN

Filed this 14 day of Feb. 1977

Genevieve M. Sand
Clerk of County Court
St. Louis County, Minn.

By [Signature] Deputy

000010093

STATE OF MINNESOTA

COUNTY OF STEARNS~~PROBATE COURT~~

COUNTY COURT-PROBATE DIVISION

In Re: (Conservatorship of) --
(Guardianship of)Court File No. 18,028

ACCEPTANCE OF APPOINTMENT

Lawrence F. Schaefer
Conservator & Ward

ACCEPTANCE OF APPOINTMENT BY CORPORATION

TO THE ABOVE NAMED COURT:

The _____
as a condition to receiving letters as _____
in the above entitled matter, hereby accepts the duties of the office, agrees to be bound by the
provisions of the statutes relating thereto, and hereby submits to the jurisdiction of the Court in any
proceeding relating to the said matter that may be instituted by any person interested therein.

In Witness Whereof, It has caused these presents to be signed in its Corporate name by
its _____ and _____ and its corporate seal to be
hereto affixed by authority of its Board of Directors this _____ day of _____, 19 ____.

CORPORATE
SEAL

By _____

By _____

ACCEPTANCE OF APPOINTMENT BY INDIVIDUAL

TO THE ABOVE NAMED COURT:

~~I, Wxxx~~ Peter Donohue
as a condition to receiving letters as _____ guardian _____
in the above entitled matter, hereby accept the duties of the office, agree to be bound by the provisions
of the statutes relating thereto, and hereby submit to the jurisdiction of the Court in any proceeding
relating to the said matter that may be instituted by any person interested therein.

Signed on this 7th day of February, 19 77Peter Donohue
Peter Donohue

OATH OF INDIVIDUAL APPOINTEE

STATE OF MINNESOTA)
COUNTY OF STEARNS) ss.

I, Peter Donohue
of 727 9th Avenue South, St. Cloud
in the County of Stearns State of Minnesota
do swear that I will faithfully and justly perform all duties of the office and trust that I now assume
as guardian
in the above entitled matter to the best of my ability. So help me God.

Peter Donohue
Peter DonohueSubscribed and sworn to before me this
7th day of February, 19 77Kathleen A. Hall
Notary Public, _____ County, Minn.
My Commission Expires 1977

SEAL

KATHLEEN A. HALL, Notary Public
STEARNS COUNTY, MINNESOTA
My Commission Expires July 1, 1977

18,078

STATE OF MINNESOTA
County of Stearns

County Court - Probate Division
In the Matter of the Estate of
Lawrence F. Schaefer,

111111-1 Ward

ACCEPTANCE OF APPOINTMENT

Filed this 14 Day of Feb. 1977

Genevieve M. Sand
Clerk of County Court
Stearns County, Minn.

Rodney R. Rydman
Deputy

56001000

STATE OF MINNESOTA

COUNTY OF STEARNSPROBATE COURT
COUNTY COURT-PROBATE DIVISION

In Re: Guardianship of

Court File No. 18,028LETTERS OF GENERAL
GUARDIANSHIPLawrence F. Schaefer
Incompetent Ward _____Peter Donohueis _____ hereby appointed general guardian _____ of the ~~person and~~ estate _____ of the above
named ward _____.IN TESTIMONY whereof, the Judge of the above named Court has set his hand and affixed
the seal of said Court this 14 day of February, 1977.

(COURT SEAL)

James L. Wei
Judge

18,028

STATE OF MINNESOTA
County of Stearns

County Court - Probate Division
In the Matter of the Estate of

Lawrence F. Schaefer,

Decedent *1/14/77*

LETTERS OF GENERAL GUARDIANSHIP

Filed this 14 day of Feb. 1977

Genevieve M. Sand
Clerk of County Court
Stearns County, Minn.

by *William K. Kuehn*
Deputy

RECORDED IN BOOK 132 PAGE 250

County of STEARNSIn Probate Court ☐IN THE MATTER OF THE ESTATE
CONSERVATORSHIP
GUARDIANSHIP OFIn County Court (Probate Div.) ☒Bond No. 400 EW 0804LAWRENCE F. SCHAEFER

Court File No. _____

Know All Men by These Presents, That PETER DONOHUEof ST. CLOUD in the County of STEARNS State ofMINNESOTA as principal(s) and St. Paul Fire and Marine Insurance Co., 385 Washington St., St. Paul, Minnesota, 55102, a corporation of the State of Minnesota duly authorized to act as surety in the State of Minnesota, as surety, are held and firmly bound to the State of Minnesota for the benefit of the persons interested in the above named estate in the sum of(\$ 37,000.00) THIRTY-SEVEN THOUSAND AND NO/100 ----- DOLLARS, lawful money of the United States, to be paid to the said State of Minnesota; for which payment well and truly to be made, we bind ourselves, our and each of our heirs and personal representatives, jointly and severally firmly by these presents.

The Condition of This Obligation is Such, That if the above bounden principal(s), who has been appointed as

GUARDIAN of the estate of the above named, PETER DONOHUE shall well and faithfully discharge all the duties of HIS trust as such representative of said estate according to law, then this obligation shall be void; otherwise it shall remain in full force and virtue.Witness Our Hands and Seals; this 11TH day of FEBRUARY, 1977.

Signed, Sealed and Delivered in Presence of

Cathy W. Humphall
Carol L. BeutlerPETER DONOHUE (Seal)Carol L. Beutler (Seal)

ST. PAUL FIRE AND MARINE INSURANCE COMPANY

By

CAROLE M. VAN HEEL, (Attorney-in-fact)

ACKNOWLEDGMENT OF SURETY

State of Minnesota,

County of HENNEPIN } ss.On this 11TH day of FEBRUARY, 1977, before me appearedCAROLE M. VAN HEEL, to me personally known, who being by me duly sworn, did say that he/she is the attorney-in-fact of ST. PAUL FIRE AND MARINE INSURANCE COMPANY, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by him/her, by authority of its Board of Directors; and the said attorney-in-fact acknowledged said instrument to be the free act and deed of said corporation.Judith L. Johnston

My Commission Expires _____, 19____, Notary Public

ACKNOWLEDGMENT OF PRINCIPAL

State of Minnesota,

County of STEARNS } ss.On this 14th day of February, 1977, before me personally appearedPeter Donohue, to me well known to be the person who executed the foregoing bond as principal, and he acknowledged that he executed the same for the uses and purposes herein expressed as his free act and deed.Carol L. Beutler

My Commission Expires _____, 19____, Notary Public

APPROVAL

I hereby approve the within bond and the surety thereon, this 14thCarol L. Beutler

, Probate Judge, _____ County.

18,028

State of Minnesota,

County of Stearns

In Probate Court ☐

In County Court (Probate Div.) ☐

In the matter of the ~~Estate~~
~~Conservatorship~~
Guardianship of
LAWRENCE F. SCHAEFER

Bond of Representative

(SURETY COMPANY FORM)

Filed the 14th day of

February 1977 and said

bond recorded in Book of

Bonds, page 6 of Probate

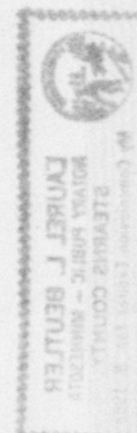
Records.

Genevieve M. Sand, Clerk

By Rodney Buchanan

Dep. .

Clerk - Judge



860011000

ST. PAUL FIRE AND MARINE INSURANCE COMPANY
ST. PAUL, MINNESOTA

(A Capital Stock Company)

Fidelity and Surety
Department

CERTIFIED COPY OF POWER OF ATTORNEY

Original on File at Home Office of Company. See Certification.

KNOW ALL MEN BY THESE PRESENTS: That the St. Paul Fire and Marine Insurance Company, a corporation organized and existing under the laws of the State of Minnesota, and having its principal office in the City of Saint Paul, Minnesota, does hereby constitute and appoint

Ronald L. Risdon, Carole M. Van Heel, Judith L. Johnston, Patsy Behm, individually,
Minneapolis, Minnesota

its true and lawful attorneys-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said St. Paul Fire and Marine Insurance Company, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

This Power of Attorney is executed, and may be certified to and may be revoked, pursuant to and by authority of Article V, -Section 6(C), of the By-Laws adopted by the Board of Directors of the ST. PAUL FIRE AND MARINE INSURANCE COMPANY at a meeting called and held on the 23rd day of January, 1970, of which the following is a true transcript of said Section 6(C):

"The President or any Vice President, Assistant Vice President, Secretary or Resident Secretary, shall have power and authority

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and
- (2) To appoint Special Attorneys-in-fact, who are hereby authorized to certify to copies of any power-of-attorney issued in pursuance of this section and/or any of the By-Laws of the Company, and
- (3) To remove, at any time, any such Attorney-in-fact or Special Attorney-in-fact and revoke the authority given him."

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of said Company adopted at a meeting duly called and held on the 6th day of May, 1959, of which the following is a true excerpt:

"Now therefore the signatures of such officers and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached."

IN TESTIMONY WHEREOF, the St. Paul Fire and Marine Insurance Company has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 4th day of August A. D. 19 76
ST. PAUL FIRE AND MARINE INSURANCE COMPANY

STATE OF MINNESOTA } s.s.
County of Ramsey

Vice President.

On this 4th day of August 19 76, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said that he is the therein described and authorized officer of the St. Paul Fire and Marine Insurance Company; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, at the City of Saint Paul, Minnesota, the day and year first above written.

V.C. INNES
Notary Public, Ramsey County, Minn.
My Commission Expires April 27, 1983

CERTIFICATION

I, the undersigned officer of the St. Paul Fire and Marine Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the By-Laws of said Company as set forth in said Power of Attorney,* with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID COMPANY, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 11TH day of FEBRUARY 19 77

Secretary.

*Unlimited as to character and amount.

STATE OF MINNESOTA

COUNTY OF STEARNSIn Re: ~~(Conservatorship of)~~
(Guardianship of)

PROBATE COURT

COUNTY COURT-PROBATE DIVISION

Court File No. 18,028Lawrence F. SchaeferORDER ALLOWING FINAL ACCOUNT
AND DISCHARGE OF GUARDIAN UPON
APPOINTMENT OF SUCCESSOR GUARDIAN/ Peter Donohue - Ward

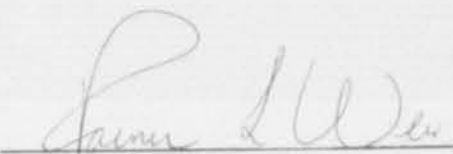
The ~~(conservatorxxx)~~ (guardian) herein, having filed her
account as such ~~(conservatorxxx)~~ (guardian) and having complied with all the orders and
decrees of the court and accounted for every part of the estate according to law, and a summary
statement of the accounts being as follows:

Debits\$ 46,986.39Credits\$ 10,067.40Balance\$ 36,918.99

IT IS ORDERED, that said accounts are hereby finally settled and allowed, and that
Elinda G. Laubach be discharged as guardian of Lawrence F. Schaefer upon
the filing of an appropriate receipt by Peter Donohue, successor guardian,
indicating receipt of the assets covered by said guardianship.

Dated February 14, 1977

(COURT SEAL)


Judge

18,028

STATE OF MINNESOTA
County of Stearns

County Court - Probate Division
In the Matter of the Estate of

Lawrence F. Schaefer,
~~Deputy~~ Ward

ORDER ALLOWING FINAL ACCOUNT

Filed this 14 day of Feb. 1977

Genevieve M. Sand
Clerk of County Court
Stearns County, Minn.

Roulin Kephone
Deputy

201001000

STATE OF MINNESOTA

COUNTY OF STEARNSIn Re: ~~(Conservatorship of)~~
(Guardianship of)Lawrence F. Schaefer~~Conservatee~~ Ward~~PROBATE COURT~~

COUNTY COURT-PROBATE DIVISION

Court File No. 18,028

PETITION TO

SELL - ~~MORTGAGE~~ LEASE

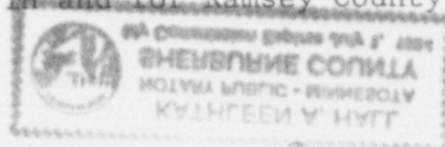
Your petitioner, the ~~(conservatee)~~ (guardian) herein, respectfully represents that it is necessary and expedient to sell ~~the real estate hereinafter described because (see M.S.A. 525.63)~~

Your petitioner has reviewed the potential interest of the above named ward in the real estate and it appears that the ward has no interest in the real estate but the failure of the ward to give a quit claim deed ~~Homestead~~ presents a cloud upon the title. At most the ward's interest in the real estate would be a curtesy interest created by the marriage of the ward to Lucille Schaefer, which marriage lasted approximately two weeks and by giving a quit claim deed to ward's daughter, ward can better assist his daughter in obtaining title to the real estate.

The terms and conditions of the mortgage—lease contemplated on said homestead are as follows:

Other Real Estate:

Lot 4, Block 8 and the East 20 feet of Lot 5, Block 8, all in Beaver Lake Heights, according to the recorded plat thereof on file in the office of the Register of Titles in and for Ramsey County, Minnesota.



The terms and conditions of the mortgage—lease contemplated on said other real estate are as follows:

STATE OF MINNESOTA
COUNTY OF STEARNS

IN PROBATE COURT

In the Matter of the Guardianship of
Lawrence F. Schaefer, incompetent


AFFIDAVIT OF MAILING ORDER FOR HEARING ON
PETITION FOR LICENSE TO LEASE REAL ESTATE

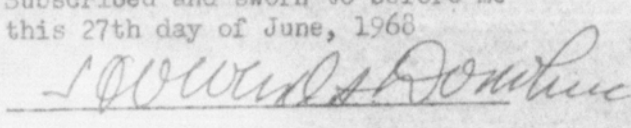
STATE OF MINNESOTA
COUNTY OF STEARNS
PROBATE COURT
File No. 18,028
RE GUARDIANSHIP OF Lawrence F.
Schaefer, Inc. Ward.
IT IS ORDERED that the petition filed
herein to lease realty be heard on Friday,
July 5, 1968, at 9 o'clock A.M. by this
court in the Court House in St. Cloud,
Minnesota.
(SEAL)
Dated this 5th day of June, 1968.
JOHN LANG
Probate Judge
Donohue & Donohue,
Attorneys
Publish: June 13, 20, 27, 1968.

STATE OF MINNESOTA)
COUNTY OF STEARNS) SS

Leah C. Johnson, being first duly sworn, says that on the 20th day of June, 1968, she mailed a true and correct copy of the order hereto attached to Lucille Schaefer, wife of the above named incompetent, by enclosing said copy in an envelope, properly sealed and with postage prepaid, addressed to Mrs. Lucille Schaefer, c/o Frank Robinson, 3057 North Arcade Street, St. Paul, Minnesota 55109, and depositing the same in the United States Mail at the City of St. Cloud, Minnesota.

Affiant further states that on the 27th day of June, 1968, she mailed a true and correct copy of the order hereto attached to Lawrence F. Schaefer, the above named incompetent, by enclosing said copy in an envelope, properly sealed and with postage prepaid, addressed to said Lawrence F. Schaefer, c/o Peter R. Thomas, 3217 North 8th Street, St. Cloud, Minnesota, 56301, and depositing the same in the United States Mail at the City of St. Cloud, Minnesota.


Subscribed and sworn to before me
this 27th day of June, 1968


HOWARD I. DONOHUE
Notary Public, Stearns County, Minn.
My Commission Expires Oct. 28, 1974

000180785

18,028

STATE OF MINNESOTA

COUNTY OF STEARNS

PROBATE COURT

In the Matter of the Guardianship
of Lawrence F. Schaefer, incompetent

AFFIDAVIT OF MAILING ORDER FOR HEARING
ON PETITION FOR LICENSE TO LEASE REAL
ESTATE

FILED THIS 28th DAY
OF June A.D. 1968
Roselyn F. Lause
CLERK OF PROBATE

DONOHUE & DONOHUE

601 St. Germain Street

ST. CLOUD, MINNESOTA 56301

Attorneys for Guardian

88878888

STATE OF MINNESOTA

COUNTY OF STEARNS

PROBATE COURT

COUNTY COURT-PROBATE DIVISION

In Re: ~~XXXXXXXXXXXX~~
(Guardianship of)Court File No. 18,028Lawrence F. Schaefer
~~XXXXXXXXXXXX~~ WardORDER DIRECTING SALE
OF REAL ESTATE

The petition of the ~~conservator~~ (guardian) to sell real estate herein having been duly heard on the 14th day of December, 19 77, and considered, and the Court having determined that a sale is necessary and expedient,

IT IS ORDERED, That the ~~conservator~~ (guardian) herein be and he is hereby directed to sell at private sale

(Private sale or public auction)

the following described real estate situate in Ramsey County, Minnesota:

Lot 4, Block 8 and the East 20 feet of Lot 5, Block 8, all in Beaver Lake Heights, according to the recorded plat thereof on file in the office of the Register of Titles in and for Ramsey County, Minnesota.

IT IS ORDERED FURTHER, That prior to such sale, said real estate shall be reappraised by _____ and _____

and the ~~conservator~~ (guardian) shall file additional bond herein in the the amount of \$ _____ conditioned as provided by law; and that immediately upon making such sale, the ~~conservator~~ (guardian) shall file a report thereof.

Dated December 14th, 19 77.

(COURT SEAL)

James H. Weis
Judge

18,028

P.
AM 339

STATE OF MINNESOTA
County of Stearns

County Court - Probate Division
In the Matter of the Estate of
Lawrence F. Schaefer,

//////Ward

ORDER DIRECTING SALE OF
REAL ESTATE

RECORDED IN BOOK

134

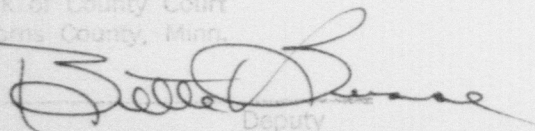
PAGE

220

Filed this 14 day of Dec. 1977

Genevieve M. Sand
Clerk of County Court
Stearns County, Minn.

By


Deputy

801081000

STATE OF MINNESOTA

COUNTY OF STEARNS

PROBATE COURT

COUNTY COURT-PROBATE DIVISION

In Re: ~~Conservatorship of~~
(Guardianship of)

Court File No. 18,028

Lawrence F. Schaefer
~~Conservator~~ WardREPORT OF SALE
OF REAL ESTATE

The (~~conservator~~) (guardian) herein reports that, pursuant to an order heretofore entered directing a sale of real estate herein, he did on the 14 day of December, 19 77, sell at private sale the following described real estate situated in Ramsey County, Minnesota:

Lot 4, Block 8 and the East 20 feet of Lot 5, Block 8, all in Beaver Lake Heights, according to the recorded plat thereof on file in the office of the Register of Titles in and for Ramsey County, Minnesota.

that said ~~conservatorship~~ (guardianship) is not liable for any charge, mortgage, lien or other encumbrance upon said real estate except

and Susan Schaefer

having offered the sum of One and 00/100 -----Dollars (\$ 1.00)
and this being the highest price offered, and not less than its value as fixed by the re-appraisal for the purpose of such sale, the same was then sold to Susan Schaefer

for the sum of One and 00/100 -----Dollars (\$ 1.00),
on the following terms and conditions, to-wit:

(1) cash on delivery of a deed;

(2) ~~(specify terms of sale)~~
xxxxxxxxxx

The (~~conservator~~) (guardian) further reports that he is not directly or indirectly interested in the purchase of any part of said real estate and that the sale was fairly conducted and legally made.