

# Certificate of Title

Certificate Number: **551379**

Created by Document Number: **1911129**

Transfer From Certificate Number: **545877**

Originally registered February 23, 1915. Book 51, Page 43, District Court No: 1777

State of Minnesota }  
County of Ramsey } S.S. REGISTRATION

This is to certify that

Sol Proulx and Bill Proulx, whose address is 1802 Ross Avenue, Saint Paul, Minnesota, 55119 married to each other, as joint tenants are now the owners of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

Lot 10, Block 3, Aurora Addition

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date Received Month Day, Year Time	Amount (\$)	Running in Favor Of
1911130	Mortgage	Apr 4, 2005 12:00 PM	\$130,960.00	Wilmington Finance, a division of AIG Federal Savings Bank, 401 Plymouth Road, Suite 400, Plymouth Meeting, Pennsylvania, 19462
1911131	Mortgage	Apr 4, 2005 12:00 PM	\$32,740.00	Wilmington Finance, a division of AIG Federal Savings Bank, 401 Plymouth Road, Suite 400, Plymouth Meeting, Pennsylvania, 19462
2575048	Assignment of Mortgage	Dec 5, 2016 11:03 AM		Merrill Lynch Mortgage Lending, Inc., 8641 United Plaza Boulevard, Suite 302, Baton Rouge, Louisiana, 70809 Assigns document no. 1911130
2575093	Registrar's Notice of Correction	Dec 5, 2016 2:51 PM		This notice is being filed to show that: Memorial 1911130 RIFO text changed from: Wilmington Finance, a Delaware corporation, 401 Plymouth Road Suite 400, City of Plymouth Meeting, State of Pennsylvania To: Wilmington Finance, a division of AIG Federal Savings Bank, 401 Plymouth Road, Suite 400, Plymouth Meeting, Pennsylvania, 19462 Memorial 1911131 RIFO text changed from: Wilmington Finance, a Delaware corporation, 401 Plymouth Road Suite 400, City of Plymouth Meeting, State of Pennsylvania To: Wilmington Finance, a division of AIG Federal Savings Bank, 401 Plymouth Road, Suite 400, Plymouth Meeting, Pennsylvania, 19462

Memorials				
Document Number	Document Type	Date Received Month Day, Year Time	Amount (\$)	Running in Favor Of
2591085	Order	Jul 5, 2017 4:14 PM		Court File No. 62-CV-17-1318 NOW THEREFORE, IT IS HEREBY ORDERED: 1. Home Servicing, LLC had authority to execute the Assignment of Mortgage shown as Exhibit B to the Petition. 2. Upon the recording of a certified copy of this Order from Court File No. 62-CV-17-1318, the Registrar of Titles of Ramsey County shall accept for recording on Certificate of Title No. 551379 certified copies of the Assignments of Mortgage shown as Exhibits B, C and D to the Petition in this matter, and shall carry forward the memorial of this Order until the mortgage recorded as Doc. No. 1911130 is satisfied, released or other order.
2596817	Petition	Sep 15, 2017 8:38 AM		Imperial Valley Properties, LLC District Court File No. 62-CV-17-1318
2598511	Notice of Foreclosure and Power of Attorney	Oct 6, 2017 8:04 AM		Imperial Valley Properties, LLC appoints Wilford, Geske & Cook, P.A., as their attorneys-in-fact and proceeds to foreclose document no. 1911130.
2601979	Notice of Lis Pendens	Nov 20, 2017 9:42 AM		Imperial Valley Properties, LLC District Court File No. 62-CV-17-6751
2603093	Sheriff's Certificate of Sale and Foreclosure	Dec 5, 2017 11:38 AM		Imperial Valley Properties, LLC forecloses mortgage document no. 1911130 for the sum of \$130,000.00. Sheriff's date of sale was December 1, 2017 and the stated period of redemption is 6 months.
2603754	Order (Foreclosure)	Dec 12, 2017 3:09 PM		1. Reduces redemption period of document no. 1911130 to 5 weeks from the entry of this Order. 2. The Notice of Lis Pendens dated November 10, 2017, and recorded on November 20, 2017 as Document No. 2601979 is hereby discharged.
2604811	Affidavit	Dec 26, 2017 3:49 PM		Affidavit pertains to posting a true and correct copy of the court order recorded as document no. 2603754.
2627068	Quit Claim Deed	Nov 6, 2018 8:33 AM		Jazz Up Indy Inc. Conveys Interest of Imperial Valley Properties, LLC.
2628311	Warranty Deed	Nov 21, 2018 8:25 AM		3Packet.com, Inc. Conveys Interest of Jazz Up Indy Inc.

Indexes Verified through 11/19/2018



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 4th day of April, 2005.

**Dorothy McClung**  
Registrar of Titles,

In and for the County of Ramsey and State of Minnesota.

Certificate Number: 551379

This is a non-certified copy

Page 2 of 2



REGISTRAR OF TITLES  
COUNTY OF RAMSEY  
STATE OF MINNESOTA

# Certificate of Title

Certificate Number: **630834**

Created by Document Number: **2650048**

Transfer From Certificate Number: **551379**

Originally registered February 23, 1915. Book 51, Page 43, District Court No: 1777

State of Minnesota }  
County of Ramsey } S.S. REGISTRATION

This is to certify that

3Packet.Com, Inc., whose address is 3111 West Polk Avenue, Anaheim, California, 92801;

is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

Lot 10, Block 3, Aurora Addition

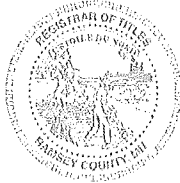
Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. The right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

## Memorials

Document Number	Document Type	Date Received Month Day, Year Time	Amount (\$)	Running in Favor Of
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Indexes Verified through **10/15/2019**



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 11th day of October, 2019.

**Tara J Bach**

**Registrar of Titles,**

**In and for the County of Ramsey and State of Minnesota.**

**IN PROCEEDINGS SUBSEQUENT TO INITIAL REGISTRATION OF LAND**

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

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SECOND JUDICIAL DISTRICT

Court File No. PS 62-CV-18-8044

In the matter of the Petition of

**3Packet.com, Inc.**

**ORDER**

for a new Certificate of Title  
after Mortgage Foreclosure Sale

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The above-entitled matter came on for hearing at 2:00pm on October 9, 2019, in Room 170 of the Ramsey County Courthouse, 15 West Kellogg Blvd in the City of St. Paul, said County and State, before the Examiner of Titles to whom said matter has been duly referred pursuant to M.S.A. §508.13, to hear the evidence in said cause and report his conclusions therefrom, and who has filed his report herein; and the Court having duly considered the Petition, the evidence adduced by the Petitioner and the Report of the Examiner, finds:

1. There is outstanding in the office of the Registrar of Titles of Ramsey County Certificate of Title No. 551379 in favor of Sol Proulx and Bill Proulx, as joint tenants, for land legally described as:

**Lot 10, Block 3, Aurora Addition, Ramsey County, Minnesota.**

(“Subject Property”) with recitals and memorials shown thereon.

2. The amount claimed to be due and owing on the mortgage recorded as Doc. No. 1911130 as of the date of the notice of foreclosure sale was more than 2/3 of the principal amount secured by the mortgage; and the mortgaged lands did not exceed ten acres in size.

3. More than five weeks and seven days have elapsed since the date of the mortgage foreclosure sale, there has been no redemption therefrom, and the statutory period of time for redemption has expired.

4. Sol Proulx and Bill Proulx were not in the military service of the United States at the time of the mortgage foreclosure sale, nor for 90 days prior thereto, nor any time through the end of the redemption period.

5. No bankruptcy proceedings were initiated by or against Sol Proulx and Bill Proulx during the period of time commencing when they acquired an ownership interest in the Subject Property and continuing through the end of the redemption period.

6. The premises were vacant and unoccupied at the commencement of the foreclosure proceedings and are vacant and unoccupied now.

7. Neither Petitioner nor attorney for Petitioner is aware of any challenge to the validity of the foreclosure of said mortgage recorded as Doc. No. 1911130.

8. Minn. Stat. §580.021 and §580.04, (except the “owner occupied” provision thereof) were applicable to the subject foreclosure proceedings and were complied with. Minn. Stat. §580.041, §580.042, §582.039, §582.041 and §582.042, were not applicable to the subject foreclosure proceedings

9. Notice of this proceeding was given to Sol Proulx, Bill Proulx, and Wilmington Finance, a division of AIG Federal Savings Bank by service upon them of an Order to Show Cause returnable before this Court.

10. The address of 3Packet.com, Inc. is 3111 West Polk Avenue, Anaheim, CA 92801.

**NOW, THEREFORE, IT IS HEREBY ORDERED** as follows:

That the Registrar of Titles of Ramsey County, upon the filing of a certified copy of this Order, Court File No. 62-CV-18-8044, shall cancel Certificate of Title No. 551379 and enter a new certificate for the land therein described in favor of 3Packet.com, Inc., free of all the memorials now appearing on said cancelled certificate up to and including Doc. No. 2628311 and free of the memorial of this Order.



Gilligan, Thomas(Judge)  
Oct 9 2019 3:56 PM

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Judge of District Court

The foregoing facts were found by me after due hearing,  
and the entry of this Order is recommended.

Wayne D. Anderson, Examiner of Titles



By Anderson, Wayne  
Oct 9 2019 2:49 PM

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