

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Business Entity

eCRV number: _____

DEED TAX DUE: \$ _____

THIS INDENTURE, made this ____ day of _____, 2020, between the **HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA**, a public body corporate and politic, organized and existing under the laws of the State of Minnesota (party of the first part hereinafter called the "HRA"), and **754 Randolph, LLC**, a Minnesota limited liability company (party of the second part hereinafter called the "Redeveloper").

WHEREAS, the HRA has entered into a Development Agreement (the "Agreement") dated _____, 20____, with the Redeveloper for the purchase of the herein described lands setting forth the terms, conditions and restrictions upon which this conveyance is conditioned, which Agreement is on file and available for public inspection in the office of the Department of Planning and Economic Development, City Hall Annex, 25 West Fourth Street, St. Paul, Minnesota, which Agreement provides for a right of re-entry and re-vesting of title in the HRA and other remedies for breach or noncompliance with the terms of said Agreement.

NOW THEREFORE in consideration of the sum of Two Hundred Thousand Dollars and no/100ths Dollars (\$220,000.00) to it in hand paid by the Redeveloper, the receipt of which is hereby acknowledged, the HRA does hereby grant, bargain, quitclaim and convey to the Redeveloper, its successors and assigns, forever, the tract or parcels of land lying and being in the City of Saint Paul, County of Ramsey, and State of Minnesota, legally described as follows:

See Exhibit A attached hereto and made a part hereof by this reference (hereinafter called the "Property").

Check here if all or part of the described real property is Registered (Torrens)

The Seller certifies that the Seller knows of no wells on the described real property.

This conveyance is subject to and encumbered by the following covenants, expressly stated to be in covenants running with and burdening the above Property:

1. The Redeveloper shall not discriminate upon the basis of race, color, creed, religion, sex, or sexual or affectional orientation, national origin, age, or disability, marital status, or status with regard to

IN TESTIMONY WHEREOF, the said HRA has set its hand on the day and year first above written.

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA

By [Signature]
Its Chairperson/Commissioner

State of Minnesota,
County of Ramsey,

This instrument was acknowledged before me on this 12 of June, 2020 by Chris Tolbert, the Chairperson/Commissioner of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic under the laws of the State of Minnesota, on behalf of the Authority.

(Seal if any)



[Signature]
(signature of notarial officer)

Title (and Rank):
Notary Public

My commission expires:
January 31, 2025
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

City Attorney Office
400 City Hall
15 W. Kellogg Boulevard
Saint Paul, MN 55102

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert name and address of Grantee to whom tax statements should be sent)

754 Randolph LLC
836 Ottawa Avenue
Saint Paul, MN 55107

EXHIBIT A
(to the Quit Claim Deed)

Lots 2, 3 and 4, Block 1, Clarke's Addition to Saint Paul, according to the plat of said addition on file and of record in the office of the Register of Deeds in and for said County of Ramsey, Minnesota.

Abstract