

Check
2068
\$100.00



RECEIVED
JUN 10 2026
CITY CLERK

PETITION TO VACATE CITY INTEREST

I (we), the undersigned, constituting a majority of the owners (or their legally designated representatives) of the abutting properties, do hereby petition the Council of the City of Saint Paul to vacate its interests in the property(ies) legally described as follows:

Please see attached description.

I (we) request this vacation for the following reason(s). (Indicate whether you will be building on the site.)

To allow for required backyard setback for proposed development. We will not be building on the vacated right-of-way.

I (we) have attached six copies of the site plans of any development intended for construction on the lands to be vacated.

**Person(s) responsible for payment of vacation fee
and for acceptance of the terms and conditions of
the vacation:**

Contact Person

Name: Scott Ramsay
Phone: (651) 428-0600
Address: 1338 Bayard Avenue
Saint Paul, MN 55116
Email: scott@ramsaycapitalgroup.com

Name: Scott Ramsay
Phone: _____
Address: _____
Email: _____

Alternate Contact Person

Name: Dave Lundy
Phone: (563) 570-7510
Address: 2048 Lower Saint Dennis
Saint Paul, MN 55116
Email: dlundyjr@gmail.com

Name: _____
Phone: _____
Address: _____
Email: _____

LEGAL DESCRIPTION

A strip of land lying westerly of the westerly property line and northerly of the southerly extended property line to the easterly line of WEST END EDGE CUMBE of the following described property:

Lots 1 and 2, Block 19, West End; also that part of vacated Vista Avenue described as follows: Beginning at the Northeast corner of said Lot 2 thence Northwesterly along the Northerly lines of Lots 2 and 1, to the Northwest corner of said Lot 1; thence Northeasterly along the extended West line of Lot 1 to the center line of Vista Avenue vacated thence Southeasterly along said center line to the intersection of Westerly line of Lot 23, Block 18, West End extended thence running Southwesterly along said extended line 10 feet; thence Southeasterly parallel with the Southerly line of said Lot 23 to the intersection with a line which runs from the North East corner of Lot 2, Block 19, to the Southeasterly corner of Lot 23, Block 18, thence Southwesterly along said line to the point of beginning, Ramsey County, Minnesota.

Also lying easterly of the easterly line of WEST END EDGE CUMBE and southerly of the southerly line of MONTCALM COURT.

Signatures of Owner(s)/Representative(s)

[Handwritten signature]

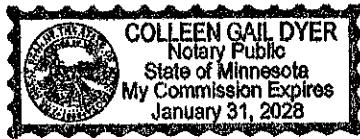
[Handwritten signature]

of Property(ies) Described Below:

Scott Ramsay
1520 Edgcumbe Road
Saint Paul, MN 55116

Buck Valley Developers, LLC
779 Lexington Parkway South
Saint Paul, MN 55116

I, Scott Ramsay, am the petitioner, or one of the petitioners in the above matter; and I do hereby swear and verify that each of the signatures on this petition was signed in my presence by the person described in the petition.



Subscribed and sworn to before me this 10th
day of June
_____, 2026

Scott Ramsay

Petitioner

[Handwritten signature]

Colleen Gail Dyer

Notary

My commission expires January 31, 2028

Ownership Report

Land Title Inc.
2200 County Road C West
Roseville, MN 55113

April 10, 2026

Scott Ramsay

To whom it may concern:

Land Title Inc. does hereby certify that a search of Ramsey County, Minnesota tax records discloses that, as of March 20, 2026, the owners of the properties abutting the public right-of-way described as:

A strip of land lying westerly of the westerly property line and northerly of the southerly extended property line to the easterly line of WEST END EDGE CUMBE of the following described property:

Lots 1 and 2, Block 19, West End; also that part of vacated Vista Avenue described as follows: Beginning at the Northeast corner of said Lot 2 thence Northwesterly along the Northerly lines of Lots 2 and 1, to the Northwest corner of said Lot 1; thence Northeasterly along the extended West line of Lot 1 to the center line of Vista Avenue vacated thence Southeasterly along said center line to the intersection of Westerly line of Lot 23, Block 18, West End extended thence running Southwesterly along said extended line 10 feet; thence Southeasterly parallel with the Southerly line of said Lot 23 to the intersection with a line which runs from the North East corner of Lot 2, Block 19, to the Southeasterly corner of Lot 23, Block 18, thence Southwesterly along said line to the point of beginning, Ramsey County, Minnesota.

Also lying easterly of the easterly line of WEST END EDGE CUMBE and southerly of the southerly line of MONTCALM COURT.

| <u>Legal Description</u> | <u>Property is</u> | <u>Fee Owner</u> | <u>Contract Purchaser</u> |
|---|--------------------|---|---------------------------|
| Lot 2, Block 17, West End-Edgcumbe PID 15-28-23-11-0059 | Torrens | Maren Eggert Hilton and Christopher Wright Hilton, Trustees of the Maren Eggert Hilton Revocable Trust under Agreement dated June 26, 2013, an undivided ½ interest and Christopher Wright Hilton and Maren Eggert Hilton, Trustees of the Christopher Wright Hilton Revocable Trust under Agreement dated | |

June 26, 2013, an
undivided ½ interest
1516 Edgcumbe Road
St. Paul, MN 55116

Lot 3, Block 17,
West End-Edgcumbe
PID 15-28-23-11-0060

Torrens

Richard S. Ramsay and
Kirsten E. Ramsey
1520 Edgcumbe Road
St. Paul, MN 55116

Parcel 1: Lot 4, Block 17,
West End-Edgcumbe,
except the Westerly 175 feet
thereof;

Torrens and
Abstract

Paul M. Dzubnar and
Jennifer M. Dzubnar
1530 Edgcumbe Road
St. Paul, MN 55116

Parcel 2: The Westerly 175
feet of Lot 4, Block 17,
West End-Edgcumbe.

(Torrens)

The Northerly 20 feet of Lot
5, Block 17, West End-
Edgcumbe, St. Paul,
Minnesota (Abstract)

That part of Vista Avenue Torrens
vacated adjacent to Lot 23,
Block 18, West End,
described as follows:
Beginning at the Southeast
corner of said Lot 23 thence
running Northwesterly along
the Southerly line of said
Lot 23 to the Southwesterly
corner of said Lot 23;
thence running
Southwesterly along the
Westerly line of said Lot 23
extended to the center line
of Vista avenue vacated;
thence continuing along said
line, 10 feet; thence
Southeasterly parallel with
the Southerly line of said
Lot 23 to the intersection
with a line which runs from

Buck Valley Developers
LLC, a Minnesota
limited liability company
777 Lexington Parkway
South
St. Paul, MN 55116

the North East corner of Lot
2, Block 19 "West End" to
the Southeasterly corner of
Lot 23 Block 18 thence
Northeasterly along said line
to the point of beginning.
PID 15-28-23-11-0014

Lots 1 and 2, Block 19, Torrens
West End; also that part of
vacated Vista Avenue
described as follows:
Beginning at the Northeast
corner of said Lot 2 thence
Northwesterly along the
Northerly lines of Lots 2 and
1, to the Northwest corner of
said Lot 1, thence
Northeasterly along the
extended West line of Lot 1
to the center line of Vista
Avenue vacated thence
Southeasterly along said
center line to the intersection
of Westerly line of Lot 23,
Block 18, West End
extended thence running
Southwesterly along said
extended line 10 feet; thence
Southeasterly parallel with
the Southerly line of said
Lot 23 to the intersection
with a line which runs from
the North East corner of Lot
2, Block 19, to the
Southeasterly corner of Lot
23, Block 18, thence
Southwesterly along said
line to the point of
beginning.
PID 15-28-23-11-0015

Buck Valley Developers
LLC, a Minnesota
limited liability company
779 Lexington Parkway
South
St. Paul, MN 55116

Lot 3, Montcalm Court
PID 15-28-23-11-0003

Torrens

Restricted – Owner
permission required with
written consent
9 Montcalm Court
St. Paul, MN 55116

This report represents the professional opinion of Land Title Inc. regarding ownership of the above described properties; it is not intended, nor shall it be construed, as a guarantee of title. Land Title Inc. assumes no liability for errors or omissions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Krystal Bermel".

Krystal Bermel
Licensed Abstracter
Land Title Inc.

Indexes Verified through 3/20/2026



IN WITNESS WHEREOF, I have hereunto subscribed my name
and affixed the seal of my office this 10th day of July, 2013.

Mark E Oswald

Registrar of Titles,

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

①
587331
transfer
Maren
und 1/2 int.

Document# 2215642
Certified Filed On 07/10/2013 0800
Registrar of Titles, Ramsey County, MN
No Delinquent Taxes & Transfer Entered 07/10/2013
Deed Tax Paid 07/10/2013
Certificate# 587331
8.1.3 787410

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2006)

Deed Tax Due: \$ 1.70

DATE: 7/8/13
(month/day/year)

FOR VALUABLE CONSIDERATION, CHRISTOPHER W. HILTON and MAREN E. HILTON, Grantors, husband and wife, hereby convey and warrant to MAREN EGGERT HILTON and CHRISTOPHER WRIGHT HILTON, Trustees of the MAREN EGGERT HILTON Revocable Trust under Agreement dated June 26, 2013, Grantee(s), a one-half (1/2) undivided interest in real property in Ramsey County, Minnesota, described as follows:

Lot 2, Block 17, West End-Edgecombe, Ramsey County, Minnesota

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

together with all the hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

TOTAL CONSIDERATION FOR THIS TRANSFER IS \$500 OR LESS.

AFFIX DEED STAMP HERE

Maren Eggert Hilton
Grantor

[Signature]
Grantor

152823110059

1-2

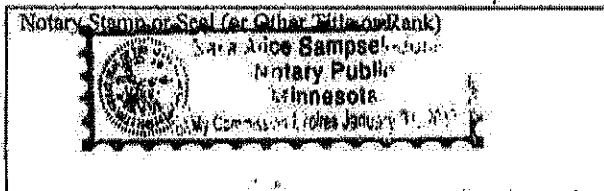
STATE OF MINNESOTA

1

ss.

COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 26th day of June, 2013, by MAREN E. HILTON, married to CHRISTOPHER W. HILTON, Grantor.



A handwritten signature in cursive, appearing to read "S.A. Sampsel".

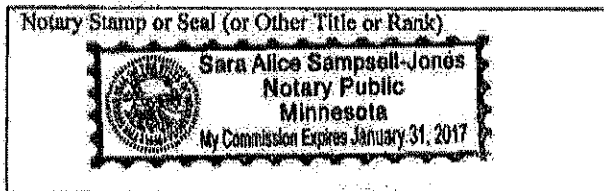
Signature of Notary Public or Other Official

STATE OF MINNESOTA



COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 26th day of June, 2013, by CHRISTOPHER W. HILTON, married to MAREN E. HILTON, Grantor.



A handwritten signature in cursive, appearing to read "S.A. Sampsel-Jones".

Signature of Notary Public or Other Official

This instrument was drafted by:
 Attorney for Grantor
 Name: Sara Sampsel-Jones
 Firm: Sampsel-Jones Law Office, LLC
 Street: 3156 Harriet Avenue
 City, State, Zip: Minneapolis, MN 55419
 Attorney License No.: 0389579
 Telephone: 612.298.3257

Tax Statements for the real property described in this instrument should be sent to (include Name and Address of Grantee):
 Maren Eggert Hilton and Christopher Wright Hilton, Trustees
 1516 Edgcombe Road
 St. Paul, MN 55116

②
587331
transfer
und. 1/2 int.

Document# 2215643
Certified Filed On 07/10/2013 0800
Registrar of Titles, Ramsey County, MN
No Delinquent Taxes & Transfer Entered 07/10/2013
Deed Tax Paid 07/10/2013
Certificate# 587331 695540
8.1.3 787410

(Top 3 inches reserved for recording data)

WARRANTY DEED Minnesota Uniform Conveyancing Blanks
Individual(s) to Individual(s) Form 10.1.1 (2006)

Deed Tax Due: \$ 1.70

DATE: 7/8/13
(month/day/year)

FOR VALUABLE CONSIDERATION, CHRISTOPHER W. HILTON and MAREN E. HILTON, Grantors, husband and wife, hereby convey and warrant to CHRISTOPHER WRIGHT HILTON and MAREN EGGERT HILTON, Trustees of the CHRISTOPHER WRIGHT HILTON Revocable Trust under Agreement dated June 26, 2013, Grantee(s), a one-half (1/2) undivided interest in real property in Ramsey County, Minnesota, described as follows:

Lot 2, Block 17, West End-Edgumbe, Ramsey County, Minnesota

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

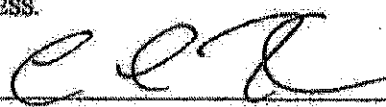
together with all the hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

TOTAL CONSIDERATION FOR THIS TRANSFER IS \$500 OR LESS.

AFFIX DEED STAMP HERE

 Grantor
Maren Eggert Hilton Grantor

152823110059

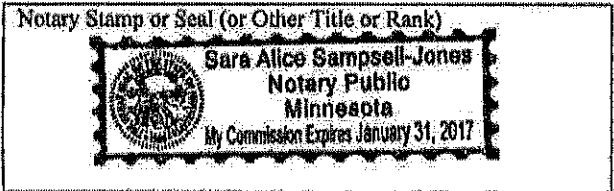
1-2

STATE OF MINNESOTA)

ss.

COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 26th day of June, 2013, by CHRISTOPHER W. HILTON, married to MAREN E. HILTON, Grantor.



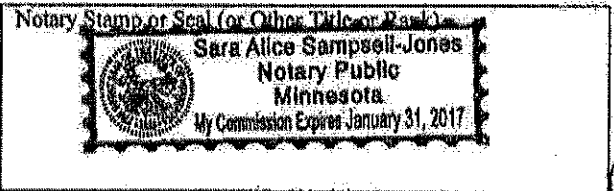
[Handwritten Signature]
 Signature of Notary Public or Other Official

STATE OF MINNESOTA)

ss.

COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me this 26th day of June, 2013, by MAREN E. HILTON, married to CHRISTOPHER W. HILTON, Grantor.



[Handwritten Signature]
 Signature of Notary Public or Other Official

This instrument was drafted by:
 Attorney for Grantor
 Name: Sara Sampsel-Jones
 Firm: Sampsel-Jones Law Office, LLC
 Street: 5156 Harriet Avenue
 City, State, Zip: Minneapolis, MN 55419
 Attorney License No.: 0389579
 Telephone: 612.298.3257

Tax Statements for the real property described in this instrument should be sent to (include Name and Address of Grantee):
 CHRISTOPHER WRIGHT HILTON and MAREN EGGERT HILTON, Trustees
 1516 Edgcombe Road
 St. Paul, MN 55116

Certificate of Title

Certificate Number: **619555**

Created by Document Number: **2506346**

Transfer From Certificate Number: **348252**

Originally registered May 23, 1925. Book 125, Page 255, District Court No: 3209

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

This is to certify that

Richard S Ramsay and Kirsten E Ramsay, whose address is 1520 Edgoumber Road, Saint Paul, Minnesota, 55116, 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 3, Block 17, West End-Edgoumbe

Subject to the building restrictions incorporated in the plat of said West End-Edgoumbe, recorded in the office of the Registrar of Deeds of Ramsey County, Minnesota, in Book 40 of Town Plats, page 3.

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 |
| 116574 | Easement | Jul 31, 1929 12:45 PM | | City of St. Paul Easement for sewer covering part of above lot. |
| 116743 | Easement | Sep 25, 1929 8:45 AM | | City of St. Paul Easement for sewer covering part of above lot. |
| 117735 | Easement | Nov 5, 1929 3:15 PM | | City of St. Paul Easement for sewer covering part of above property. |
| 117738 | Easement | Nov 5, 1929 3:15 PM | | City of St. Paul Easement for sewer covering part of above property. |
| 351384 | Agreement | Jul 27, 1955 11:00 AM | | Consents to building two houses on Lot 4 of said Addition. |
| 351385 | Order | Jul 27, 1955 11:00 AM | | Releases restrictions incorporated in Plat of said West End-Edgoumbe to conform with agreement document no. 351384. |
| 1768812 | Mortgage | Aug 12, 2003 8:00 AM | \$150,000.00 | Provident Bank, 1 East Fourth Street, City of Cincinnati, State of Ohio |
| 1802327 | Assignment of Mortgage | Feb 5, 2004 8:00 AM | | Bank One NA, 201 East Main Street Lexington, City of KY, County of Ramsey, State of Kentucky Assigns document no(s). 1768812.0 |
| 2809510 | Examiner's Directive / Certificate | Mar 5, 2018 11:53 AM | \$810,000.00 | You are hereby directed to receive for recording on certificate of title no. 619555 the attached corrective mortgage. Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026 |

| Memorials | | | | |
|-----------------|-------------------|---------------------------------------|--------------|---|
| Document Number | Document Type | Date Received Month Day, Year Time | Amount (\$) | Running in Favor Of |
| 2657211 | Mortgage | Jan 15, 2020 11:30 AM | \$100,000.00 | TCF National Bank, 2508 South Louise Avenue, Sioux Falls, South Dakota, 57106 |
| 2694307 | Satisfaction | Mar 24, 2021 9:15 AM | | Satisfies document no. 1768812. |
| 2697121 | Mortgage | Apr 20, 2021 4:05 PM | \$99,999.00 | Affinity Plus Federal Credit Union, 175 West Lafayette Frontage Road, Saint Paul, Minnesota, 55107 |
| 2707997 | Power of Attorney | Aug 3, 2021 3:02 PM | | The Huntington National Bank appoints First American Title Insurance Company as attorney-in-fact. Memorial entered as of August 11, 2021. |
| 2708754 | Satisfaction | Aug 11, 2021 11:03 AM | | Satisfies document no. 2657211. |
| 2712525 | Mortgage | Sep 20, 2021 12:27 PM | \$250,000.00 | Affinity Plus Federal Credit Union, 175 West Lafayette Frontage Road, Saint Paul, Minnesota, 55107 |
| 2715529 | Mortgage | Oct 20, 2021 3:35 PM | \$375,000.00 | Affinity Plus Federal Credit Union, 175 West Lafayette Frontage Road, Saint Paul, Minnesota, 55107 |
| 2715690 | Satisfaction | Oct 22, 2021 2:06 PM | | Satisfies document no. 2697121. |
| 2757607 | Mortgage | Jul 17, 2023 3:39 PM | \$375,000.00 | AFFINITY PLUS FEDERAL CREDIT UNION, 175 West Lafayette Frontage Road, Saint Paul, Minnesota, 55107 |

Indexes Verified through 3/20/2026



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 11th day of September, 2017.

Susan R Roth
Registrar of Titles,

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

No delinquent taxes & transfer entered



Sep 11, 2017 9:26 AM

Doc No T02596346

Certified, filed and/or recorded on
Sep 11, 2017 9:26 AM

Ramsey County, Minnesota
Christopher A. Samuel
County Auditor and Treasurer

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 711

Pkg ID 1207797E

CRV# 716006

| | |
|-----------------------------------|-------------------|
| County Conservation Fee | \$5.00 |
| Document Recording Fee Torrens | \$46.00 |
| Environmental Response Fund .0001 | \$90.00 |
| State Deed Tax .0033 | \$2,970.00 |
| <i>Document Total</i> | \$3,111.00 |

Existing Certs

348252

New Certs

619555

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

aCRV number: 716006

DEED TAX DUE: \$ 3060.00

DATE: 08.25.2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Millie Northcott and Eric Lecy, married to each other
(insert name and marital status of each Grantor)

("Grantor"),

hereby conveys and warrants to Richard S. Ramsay and Kirsten E. Ramsay
(insert name of each Grantee)

("Grantee"), as

(Check only one box.) tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
 joint tenants,

real property in Ramsay County, Minnesota, legally described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Millie Northcott
(signature) Millie Northcott

Eric Lecy
(signature) Eric Lecy

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on 08.25.2017, by Millie Northcott and Eric Lecy, married to each other

(month/day/year)

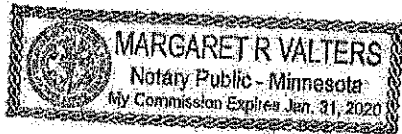
(insert name and marital status of each Grantor)

(Stamp)

Margaret Valters
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)



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

Edina Realty Title, Inc.
6800 France Ave S
Suite 200
Edina, MN 55435

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

(insert legal name and residential or business address of Grantor)
Richard S. Ramsay and Kirsten E. Ramsay
1520 Edgcombe Road
Saint Paul, MN 55116

EXHIBIT "A"

Lot 3, Block 17, West End Edgumbe, Ramsey County, Minnesota.

Certificate of Title

Certificate Number: **606734**

Created by Document Number: 2533429

Transfer From Certificate Number: 321172

Originally registered May 23, 1925. Book 125, Page 255, District Court No: 3209

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

This is to certify that

Paul M Dzubnar and Jennifer M Dzubnar, whose address is 1530 Edgcombe Road, Saint Paul, Minnesota, 55116 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,

Parcel 1. Lot 4, Block 17, West End-Edgcombe, except the Westerly 175 feet thereof;

Parcel 2. The Westerly 175 feet of Lot 4, Block 17, West End-Edgcombe;

Subject to the building restrictions incorporated in the Plat of said West End-Edgcombe, St. Paul, Minnesota, recorded in the office of the Register of Deeds of Ramsey County, Minnesota, in Book 40 of Town Plats, Page 3. Covers Parcels 1 and 2.

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 |
| 115574 | Easement | Jul 31, 1929 12:45 PM | | City of St. Paul Easement for sewer covering part of above lot. Covers Parcel 1. |
| 116743 | Easement | Sep 25, 1929 8:45 AM | | City of St. Paul Easement for sewer covering part of above lot. Covers Parcel 1. |
| 117735 | Easement | Nov 5, 1929 3:15 PM | | City of St. Paul Easement for sewer covering part of above lot. Covers Parcel 1. |
| 117738 | Easement | Nov 5, 1929 3:16 PM | | City of St. Paul Easement for sewer covering part of above lot. Covers Parcel 1. |
| 351384 | Agreement | Jul 27, 1955 11:00 AM | | Consents to building two houses on Lot 4, Block 10 of said Addition. Covers Parcel 1 and 2. |
| 351385 | Order | Jul 27, 1955 11:00 AM | | Releases restrictions incorporated in Plat of said West End-Edgcombe to conform with agreement #351384. |
| 1821231 | Mortgage | Jun 14, 2004 8:00 AM | \$585,250.00 | Mortgage Electronic Registration Systems, Inc., a Delaware corporation, P.O. Box 2026, City of Flint, State of Michigan |

| Memorials | | | | |
|-----------------|---|---------------------------------------|----------------|---|
| Document Number | Document Type | Date Received Month Day, Year Time | Amount (\$) | Running in Favor Of |
| 1994583 | Mortgage | Feb 5, 2007 2:00 PM | \$500,000.00 | JPMorgan Chase Bank, N.A., c/o Chase Home Finance LLC, 250 West Huron Road, P.O. Box 93764, City of Cleveland, State of Ohio Also covers unregistered land. |
| 2043780 | Appointment of Agent | Jun 25, 2008 3:00 PM | | Stewart Title Guaranty Company appoints Land Title, Inc. as agent. Memorial entered as of November 30, 2015. |
| 2070444 | Assignment of Mortgage | Apr 23, 2009 1:00 PM | | Bank of New York Mellon, as Trustee for the Certificateholders of CVMBS 2004-12 Assigns document no. 1821231 |
| 2070445 | Notice of Foreclosure and Power of Attorney | Apr 23, 2009 1:00 PM | | Bank of New York Mellon hereby appoints Paul A. Weingarden, Usset, Weingarden & Liebo as their attorney in fact and proceeds to foreclose mortgage document no. 1821231. |
| 2533430 | Mortgage | Jun 29, 2015 10:46 AM | \$560,000.00 | U.S. Bank N.A., 4801 Frederica Street, Owensboro, Kentucky, 42301 |
| 2545820 | Release | Nov 30, 2015 10:18 AM | | Releases document no. 1821231. |
| 2545821 | Release | Nov 30, 2015 10:18 AM | | Releases document no. 1994583. |
| 2545828 | Registrar's Notice of Correction | Nov 30, 2015 10:43 AM | | Memorial 2070444 RIFO text changed from Bank of New York Mellon Assigns document no(s). 1821231.0 To Bank of New York Mellon, as Trustee for the Certificateholders of CVMBS 2004-12 Assigns document no. 1821231 |
| 2547444 | Mortgage | Dec 18, 2015 2:57 PM | \$1,480,000.00 | Central Bank, 2270 Frontage Road West, Stillwater, Minnesota, 55082 Also covers unregistered land. |
| 2555518 | Satisfaction | Apr 13, 2016 3:38 PM | | Satisfies document no. 2533430. |
| 2575054 | Mortgage | Dec 5, 2016 11:20 AM | \$1,480,000.00 | MidWestOne Bank, 2270 Frontage Road West, Stillwater, Minnesota, 55082. Also covers unregistered land. |
| 2575055 | Mortgage | Dec 5, 2016 11:20 AM | \$200,000.00 | MidWestOne Bank, 2270 Frontage Road West, Stillwater, Minnesota, 55082. Also covers unregistered land. |
| 2607312 | Satisfaction | Jan 30, 2018 12:38 PM | | Satisfies document no. 2547444. |
| 2743719 | Satisfaction | Oct 25, 2022 2:25 PM | | Satisfies document no. 2575054. |

Indexes Verified through 3/20/2026



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 29th day of June, 2015.

Susan R Roth

Registrar of Titles,

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

CRV filed CRV not req.



Doc No A04563771

No delinquent taxes & transfer entered

Certified, filed and/or recorded on
Jul 8, 2015 8:52 AM

No Tax due at time of recording

Well Certificate filed not req

Jul 8, 2015 8:52 AM

Office of the County Recorder

Ramsey County, Minnesota

Susan R Roth, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Ramsey County, Minnesota
Christopher A. Samuel
County Auditor and Treasurer

Deputy 703

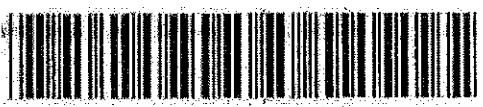
Pkg ID 1076375C

CRV# 369800

| | |
|-----------------------------------|----------------|
| County Conservation Fee | \$0.00 |
| Document Recording Fee Abstract | \$46.00 |
| Environmental Response Fund .0001 | \$0.00 |
| State Deed Tax .0033 | \$0.00 |
| Document Total | \$46.00 |

①

CRV filed CRV not req.



Doc No T02533429

No delinquent taxes & transfer entered

Certified, filed and/or recorded on
Jun 29, 2015 10:46 AM

Well Certificate filed not req

Jun 29, 2015 10:46 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher Samuel, County Auditor and Treasurer

Ramsey County, Minnesota
Christopher Samuel
County Auditor and Treasurer

Deputy 705

Pkg ID 1074933C

CRV# 369800

| | |
|-----------------------------------|-------------------|
| County Conservation Fee | \$5.00 |
| Document Recording Fee Torrens | \$48.00 |
| Environmental Response Fund .0001 | \$70.00 |
| State Deed Tax .0033 | \$2,310.00 |
| Document Total | \$2,431.00 |

Existing Certs

321172

New Certs

606734

3/21/72
C.A.M.S. 01

(Top 3 Inches reserved for recording data)

WARRANTY DEED
Individual(s) to Joint Tenants

Minnesota Uniform Conveyancing Blanks
Form 10.1.5 (2013)

e-CRV ID No.: 269800

DEED TAX DUE: \$2,380.00

DATE: June 26, 2015

FOR VALUABLE CONSIDERATION, Daniel J. Eldredge and M Kathleen Eldredge, husband and wife, ("Grantor"), hereby conveys and warrants to Paul M. Dzubnar and Jennifer M. Dzubnar, ("Grantee"), as joint tenants, real property in County of Ramsey, Minnesota, legally described as follows:

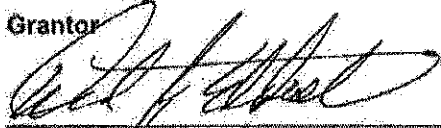
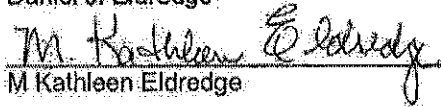
Legal description attached hereto and made a part hereof marked Exhibit "A"

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____).
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

 Daniel J. Eldredge

 M Kathleen Eldredge

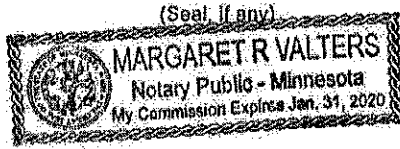
15-28-23-11-0061

RETURN TO: 522-303
LAND TITLE, INC.

13

State of Minnesota
County of Ramsey

This instrument was acknowledged before me on 6-10-15, by Daniel J. Eldredge and M
Kathleen Eldredge, husband and wife



[Signature]
(signature of notarial officer)
Title (and Rank): _____
My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)
Edina Realty Title, Inc.
6800 France Ave S, Suite 410
Edina, MN 55435

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD BE
SENT TO:
Paul M. Dzubnar and Jennifer M. Dzubnar
1530 Edgcumbe Road,
Saint Paul, MN 55116

EXHIBIT "A"

Parcel 1: Lot 4, Block 17, West End-Edgumbe, except the Westerly 175 feet thereof;
Parcel 2: The Westerly 175 feet of Lot 4, Block 17, West End-Edgumbe. (Torrens)

The Northerly 20 feet of Lot 5, Block 17, West End-Edgumbe, St. Paul, Minnesota, Ramsey County, Minnesota
(Abstract)

Certificate of Title

Certificate Number: 664631

Created by Document Number: 2812826

Transfer From Certificate Number: 566604

Originally registered June 7, 1921. Book 87, Page 102, District Court No: 2655

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

This is to certify that

BUCK VALLEY DEVELOPERS LLC, A MINNESOTA LIMITED LIABILITY COMPANY, whose address is 1620 Randolph Avenue, Saint Paul, Minnesota, 55105;

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,

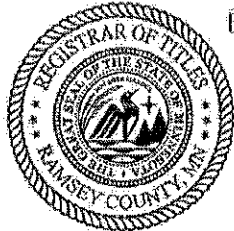
That part of Vista Avenue vacated adjacent to Lot 23, Block 18, West End, described as follows: Beginning at the Southeast corner of said Lot 23 thence running Northwestery along the Southerly line of said Lot 23 to the Southwesterly corner of said Lot 23; thence running Southwesterly along the Westerly line of said Lot 23 extended to the center line of Vista avenue vacated; thence continuing along said line, 10 feet; thence Southeasterly parallel with the Southerly line of said Lot 23 to the intersection with a line which runs from the North East corner of Lot 2, Block 19 "West End" to the Southeasterly corner of Lot 23 Block 18 thence Northeasterly along said line to the point of beginning.

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 |
| | | | | |

Indexes Verified through 3/20/2026

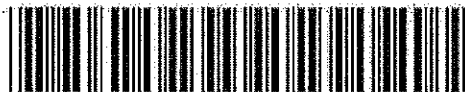


IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 26th day of March, 2026.

Todd J. Uecker
Registrar of Titles,

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

No delinquent taxes & transfer entered.



Mar 26, 2026 12:59 PM

Doc No T02812826

Ramsey County, Minnesota
Tracy M. West
County Auditor and Treasurer

Certified, filed and/or recorded on
Mar 26, 2026 12:59 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Tracy M. West, County Auditor and Treasurer

Deputy 315

Pkg ID 1702985E

GRV# 1853069

| | |
|-----------------------------------|-----------------|
| County Conservation Fee | \$5.00 |
| Document Recording Fee Torrens | \$46.00 |
| Environmental Response Fund .0001 | \$19.80 |
| State Deed Tax .0033 | \$653.40 |
| Document Total | \$724.20 |

Existing Certs

566604

New Certs

664631

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Business Entity

eCRV number: 1853069

DEED TAX DUE: \$ 673.20

DATE: 2/23/24

FOR VALUABLE CONSIDERATION, Judson J. Phillips and Sara Jo Phillips, married to each other and Richard E. Phillips, a single person ("Grantor"), hereby conveys and warrants to Buck Valley Developers LLC, a Minnesota limited liability company ("Grantee"), real property in Ramsey County, Minnesota, legally described as follows:

SEE ATTACHED EXHIBIT A.

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Easements, Restrictions and Covenants of record, if any.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed.
(If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor(s)

Judson J. Phillips
Judson J. Phillips

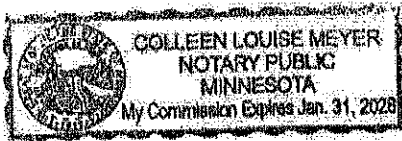
Sara Jo Phillips
Sara Jo Phillips

Judson John Phillips
Judson John Phillips as Attorney-in-Fact
for Richard E. Phillips

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on 23rd day of February, 2024, by Judson J. Phillips and Sara Jo Phillips, married to each other and Judson John Phillips as Attorney-in-Fact for Richard E. Phillips, a single person.

(Stamp)



[Signature]

(signature of notarial officer)
Title (and Rank): _____
My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Land Title, Inc.
Commercial Dept., 2200 W County Road C, Suite 2205
Roseville, MN 55113

LT File No: 727305

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

Buck Valley Developers LLC
1620 Randolph Ave
Saint Paul, MN 55109

WARRANTY DEED

Individual(s) to Business Entity

EXHIBIT A

That part of Vista Avenue vacated adjacent to Lot 23, Block 18, West End, described as follows: Beginning at the Southeast corner of said Lot 23 thence running Northwesterly along the Southerly line of said Lot 23 to the Southwesterly corner of said Lot 23; thence running Southwesterly along the Westerly line of said Lot 23 extended to the center line of Vista Avenue vacated; thence continuing along said line, 10 feet; thence Southeasterly parallel with the Southerly line of said Lot 23 to the intersection with a line which runs from the North East corner of Lot 2, Block 19 "West End" to the Southeasterly corner of Lot 23 Block 18 thence Northeasterly along said line to the point of beginning, Ramsey County, Minnesota.

Certificate of Title

Certificate Number: **664505**

Created by Document Number: **2812256**

Transfer From Certificate Number: **317356**

Originally registered June 7, 1921. Book 87, Page 102, District Court No: 2855

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

This is to certify that

BUCK VALLEY DEVELOPERS LLC, A MINNESOTA LIMITED LIABILITY COMPANY, whose address is 1620 Randolph Avenue, Saint Paul, Minnesota, 55105;

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,

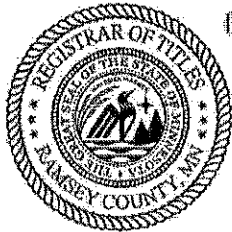
Lots 1 and 2, Block 19, West End; also that part of vacated Vista Avenue described as follows: Beginning at the Northeast corner of said Lot 2 thence Northwesterly along the Northerly lines of Lots 2 and 1, to the Northwest corner of said Lot 1, thence Northeasterly along the extended West line of Lot 1 to the center line of Vista Avenue vacated thence Southeasterly along said center line to the intersection of Westerly line of Lot 23, Block 18, West End extended thence running Southwesterly along said extended line 10 feet; thence Southeasterly parallel with the Southerly line of said Lot 23 to the intersection with a line which runs from the North East corner of Lot 2, Block 19, to the Southeasterly corner of Lot 23, Block 18, thence Southwesterly along said line to the point of beginning.

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 808, 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 |
| 2178914 | Mortgage | Jul 10, 2012 10:00 AM | \$140,000.00 | U.S. Bank National Association ND, 4325 - 17th Avenue Southwest, City of Fargo, State of North Dakota |
| 2812387 | Satisfaction | Mar 18, 2026 1:49 PM | | Satisfies document no. 2178914. |

Indexes Verified through **3/20/2026**



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 18th day of March, 2026.

Todd J. Uecker
Registrar of Titles,

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

No delinquent taxes & transfer entered



Mar 16, 2026 3:10 PM

Doc No T02812256

Certified, filed and/or recorded on
Mar 16, 2026 3:10 PM

Ramsey County, Minnesota
Tracy M. West
County Auditor and Treasurer

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Tracy M. West, County Auditor and Treasurer

Deputy 315

Pkg ID 1701655E

GRV# 1852931

| | |
|-----------------------------------|-----------------|
| County Conservation Fee: | \$5.00 |
| Document Recording Fee Torrens | \$46.00 |
| Environmental Response Fund .0001 | \$19.80 |
| State Deed Tax .0033 | \$653.40 |
| Document Total | \$724.20 |

Existing Certs

317356

New Certs

664505

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Business Entity

eCRV number: 1852931

DEED TAX DUE: \$ 673.20

DATE: 2/23/24

FOR VALUABLE CONSIDERATION, Richard E. Phillips, a single person ("Grantor"), hereby conveys and warrants to Buck Valley Developers LLC, a Minnesota limited liability company ("Grantee"), real property in Ramsey County, Minnesota, legally described as follows:

SEE ATTACHED EXHIBIT A

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Easements, Restrictions and Covenants of record, if any.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed.
(If electronically filed, insert WDC number: _____)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor(s)

Judson John Phillips

Judson John Phillips, Attorney-In-Fact
For Richard E. Phillips

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on 28th day of February, 2026, by Judson John Phillips, Attorney-In-Fact For Richard E. Phillips, a single person.

(Stamp)



[Signature]

(signature of notarial officer)

Title (and Rank):

My commission expires:

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Land Title, Inc.
Commercial Dept., 2200 W. County Road C Suite 2205
Rossville, MN 55113

LT File No. 727306

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

Buck Valley Developers LLC
1620 Randolph Ave
Saint Paul, MN 55105

WARRANTY DEED

Individual(s) to Business Entity

EXHIBIT A

Lots 1 and 2, Block 19, West End; also that part of vacated Vista Avenue described as follows: Beginning at the Northeast corner of said Lot 2 thence Northwesterly along the Northernly lines of Lots 2 and 1, to the Northwest corner of said Lot 1; thence Northeasterly along the extended West line of Lot 1 to the center line of Vista Avenue vacated thence Southeasterly along said center line to the intersection of Westerly line of Lot 23, Block 18, West End extended thence running Southwesterly along said extended line 10 feet; thence Southeasterly parallel with the Southerly line of said Lot 23 to the intersection with a line which runs from the North East corner of Lot 2, Block 19, to the Southeasterly corner of Lot 23, Block 18; thence Southwesterly along said line to the point of beginning, Ramsey County, Minnesota.

Certificate of Title

Certificate Number: **644033**

Created by Document Number: **2723886**

Transfer From Certificate Number: **610613**

Originally registered December 28, 1925, Book 132, Page 272, District Court No: 3280
Also originally registered February 16, 1926, Book 133, Page 389, District Court No: 3320

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

This is to certify that

Torrens Property, whose address is Ramsey County, Minnesota
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 3, Montcalm Court.

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 |
| 119681 | Easement | Jan 25, 1930 12:30 PM | | Thomas Cooper Fulton |
| 1042718 | Mortgage | Jan 18, 1994 9:00 AM | \$100,000.00 | First Bank National Association |
| 2723887 | Mortgage | Jan 27, 2022 1:30 PM | \$515,000.00 | Wings Financial Credit Union, 14985 Glazier Avenue, Suite 100, Apple Valley, Minnesota, 55124 |
| 2724313 | Satisfaction | Feb 2, 2022 9:24 AM | | Satisfies document no. 1042718. |

Indexes Verified through **3/20/2026**



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 27th day of January, 2022.

Todd J. Uecker
Registrar of Titles,

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