

Certificate of Title

Certificate Number: **652976**

Created by Document Number: **2763926**

Transfer From Certificate Number: **638625**

Originally registered August 15, 1917. Book 64, Page 399, District Court No: 2105

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

This is to certify that

ROBERT J TRAVERS and IVANA TRAVERS, whose address is 499 Lake View Drive, Woodbury, Minnesota, 55129-9288, married to each other, as joint tenants

LF HOLDINGS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, whose address is 7040 Lakeland Avenue North Suite 112, Brooklyn Park, Minnesota, 55428

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,

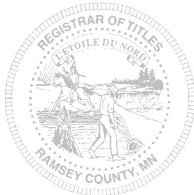
Lot 24, Block 21, Beaver Lake Heights

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
2698671	Contract for Deed	May 5, 2021 9:50 AM		Hendrie Grant Lending VII, Inc., a Minnesota corporation, vendor, to BOWENS COMPANIES, LLC, vendee.
2719384	Mechanic's Lien	Dec 6, 2021 11:52 AM	\$3,500.00	North Side Electric LLC Claims date of last item of contribution was October 4, 2021
2725373	Notice	Feb 15, 2022 11:17 AM		Notice of cancellation of contract for deed document number 2698671.
2761218	Mortgage	Sep 18, 2023 1:38 PM	\$150,000.00	ROBERT J TRAVERS and IVANA L TRAVERS, 499 Lake View Drive, Woodbury, Minnesota, 55129

Indexes Verified through **10/26/2023**



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 2nd day of November, 2023.

Todd J. Uecker

Registrar of Titles,

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

Certificate Notes: