

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Individual(s)

**Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)**

eCRV number: _____

DEED TAX DUE: \$ 408.00

DATE: July 27, 2022
(month/day/year)

FOR VALUABLE CONSIDERATION, Jeremy J. Martinez, a single person
(insert name and marital status of each Grantor)

_____ ("Grantor"),
hereby conveys and warrants to Alexis A. Rivero
(insert name of each Grantee)

_____ ("Grantee"), as

(Check only one box.)

- ☒ tenants in common,
☐ joint tenants,

(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.)

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

The East 120 feet of the North 50 feet of Lot 3, Block 5, Edmund Rice's Fourth Addition, Ramsey County, Minnesota

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:

- (a) Covenants, conditions, restrictions (without effective forfeiture provisions) and declarations of record, if any;
- (b) Reservation of minerals or mineral rights by the State of Minnesota, if any;
- (c) Utility and drainage easements which do not interfere with present improvements;
- (d) Applicable laws, ordinances, and regulations;
- (e) leasehold interest of Daneen Roberts

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

Jeremy J. Martinez
 (signature) Jeremy J. Martinez

(signature)

(signature)

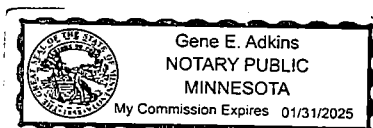
(signature)

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on July 27, 2022, by Jeremy J. Martinez, a single person
 (month/day/year)

(insert name and marital status of each Grantor)

(Stamp)



Gene E. Adkins
 (signature of notarial officer)

Title (and Rank):

Notary

My commission expires:

1-31-2025
 (month/day/year)

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

Gene E. Adkins
 The Hitchcock Law Firm, PLLC
 The Barrister Building
 1465 Arcade Street
 Saint Paul, MN 55106
 (651) 772-3401

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
 (insert legal name and residential or business address of Grantee)

Alexis A. Rivero
 3565 Bailey Ridge Bay
 Woodbury, MN 55125