

Date: August 30, 2019
File #: 19 - 077091
Folder Name: 904 ARKWRIGHT ST
PIN: 292922320076



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PURCHASE AGREEMENT

Dated: 5/30/2019
Property Address: 904 Arkwright St, Saint Paul, MN 55101
PID: 29-23-22-32-0078
Buyer: Metro Property Buyers, LLC
Seller(s): Emily Dieckmann and Tim Krahn
Consideration: \$1,500, Plus an amount necessary to pay off the foreclosing lender and redeem the property, net of Buyer's closing costs.
Terms of Payment: See Addendum.
Closing Date: On or before: 6/7/2019
Closing Agent and Location: The Closing shall be conducted by TitleNexus at 13100 Wayzata Blvd, Suite 100, Minnetonka, MN 55305
Title Type: Abstract Torrens Unknown
Are There Any Judgments Against Owners' Name(s)? Yes No
If Yes, Creditor: _____ Amount: _____
Creditor: _____ Amount: _____
Property Taxes: Are there delinquent real estate taxes? Yes No Unknown
 Buyer shall pay Seller Shall Pay all delinquent real estate taxes.
Assessments: Are there any assessments? Yes No Unknown if Yes, Amount: _____
 Buyer shall pay Seller Shall Pay all city or county assessments
Water Bill: Is there delinquent water bill? Yes No Unknown if Yes, Amount: _____
 Seller shall pay final water bill Buyer Shall pay final water bill
Transfer of Title: Seller shall sign a quit claim deed transferring its rights and interest in the property to Buyer.
Possession: Seller shall have possession of the property after the closing date until 6/30/2019.
Personal Property: Check One Below.
 Seller agrees to vacate the premises on or before 7pm on this date along with all personal property and leave the property in the same condition it was on the date this purchase agreement was signed. Seller agrees to remove all personal property from inside the house, garage and any outbuildings and the grounds of the premises by 6/30/2019 and leave the property broom clean condition. Any personal property left on the premises by Seller at 7pm on the possession date shall be deemed abandoned by Seller and become property of buyer.
Seller Initial Here: EMD
-or-
 Seller shall leave behind any personal property Seller does not want. Any personal property left behind at 7PM on the Possession Date shall be deemed abandoned by Seller and shall become property of Buyer.
Seller Initial Here: EMD JK
Any personal property left on the premises by Seller on the possession date shall be deemed abandoned by Seller and become property of buyer. All appliances including washer, dryer, stove, refrigerator, cooktop, air conditioner, freezer, and dishwasher shall be included in this purchase and shall be left by Seller.
Seller Initial Here: _____
Utilities and Maintenance: Seller shall Buyer Shall be responsible for paying the following utilities on the property from the date of this purchase agreement to the date possession is delivered to Buyer: water, Sewer, gas, electricity. Seller Initial Here: EMD JK
No Reliance on Buyer: Seller affirmatively acknowledges that Buyer has not made any representations of fact or given advice to induce Seller to sell Seller's interest in the Subject Property to Buyer, including but not limited to representations or advice concerning the value of the Subject Property, the value of Seller's redemption rights in the Subject Property. Seller's legal obligations to Seller's mortgage lender, or any tax ramifications to Seller following the sale of the property. Seller affirmatively acknowledges that Buyer is not offering information, advice, guarantees or claims regarding Buyer's credit score, reporting to credit bureaus, or credit status. Seller acknowledges that Buyer may not be not paying off any junior liens (mortgages, judgments, tax liens, etc). Seller Initial Here: EMD JK
Desire to Sell: A mortgage on this property may or may not (a) in some stage of foreclosure or without Seller affirmatively acknowledges that Seller does not have the means or desire to keep this property, make or keep the mortgage(s) current, and wishes to sell and transfer all rights to the property to Buyer. Seller Initial Here: EMD JK

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