



RAMSEY COUNTY

90 Plato Blvd W
PO Box 64099
St. Paul MN 55164-0099
Email us at:
askcountyrecorder@co.ramsey.mn.us

Package Receipt

05/30/2019 11:24 AM

County Recorder/Registrar of Titles
Auditor/Treasurer
Ramsey County

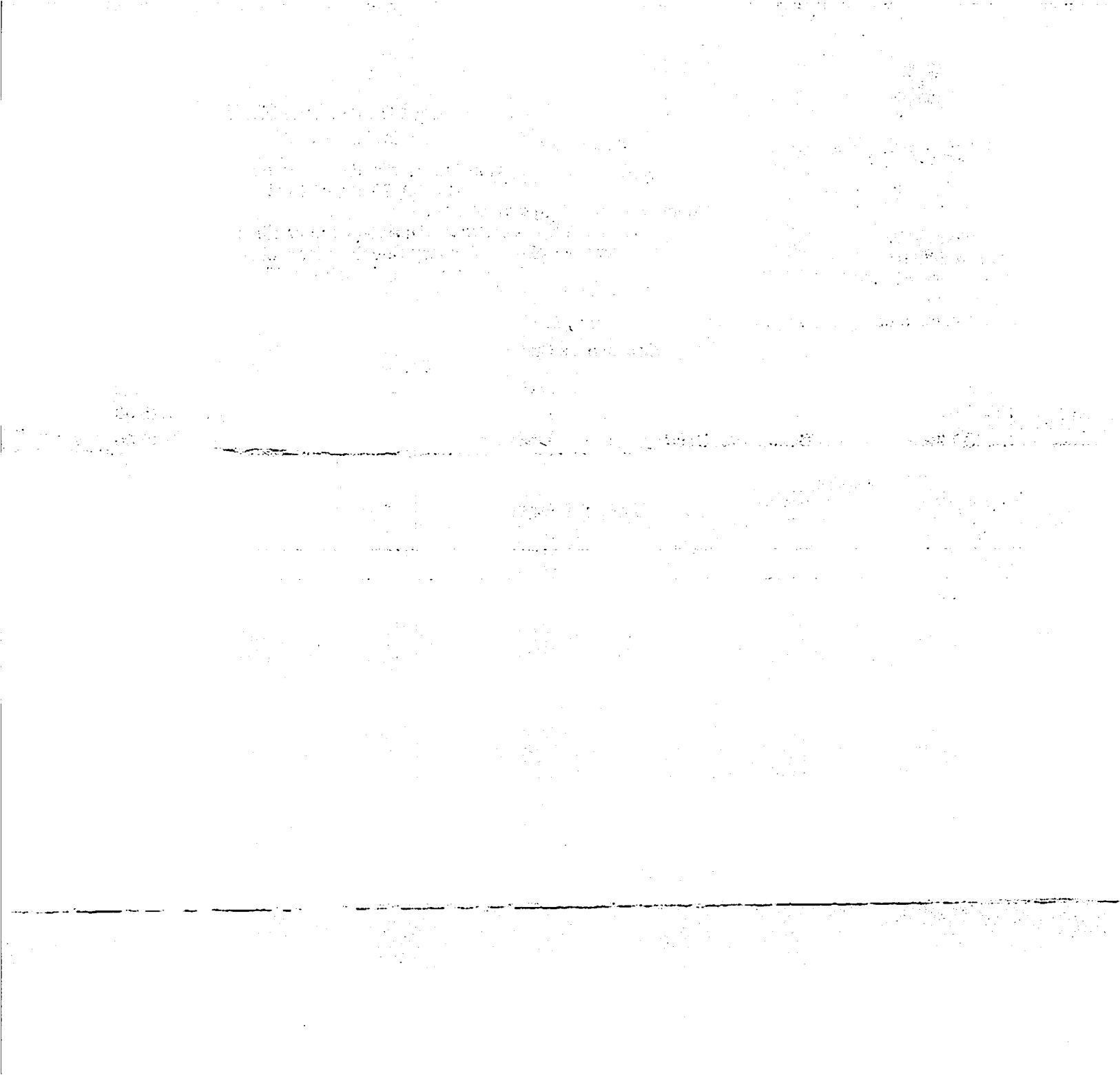
Package #: 1300465

Deputy #: 706

Cash/Check Customer

<u>Doc #</u>	<u>Document Name</u>	<u>Fee</u>
T2639842	Examiner's Directive / Certificate	\$46.00
T2639843	Contract for Deed	\$46.00
Total		\$92.00

<u>Tender Amounts</u>	
Cash	\$92.00
Total	\$92.00
Check Total	\$0.00



① 581961

E.T. NO.: 18432

STATE OF MINNESOTA

COUNTY OF RAMSEY

CERTIFICATE OF EXAMINER OF TITLES
following Dissolution of Marriage

To: Registrar of Titles

Re: Certificate of Title No.: 581961

District Court File No.: 62-FA-10-2920

Name of DIVESTED Party: Watou Tshumlav Moua

Name of AWARDED Party: Kaxiong Moua

Pursuant to Minn. Stat. 508.59, I certify that the **Order shown on the certificate of title** is legally sufficient for the purpose of issuing a new certificate of title for the same land in the name of the Awarded Party.

☐ If this box is checked, you are directed to carry forward the memorial of this directive until Doc. No. _____ has been satisfied or released or further Order.

☐ If this box is checked, you are directed to show by memorial that the Subject Property is subject to a marital lien in favor of the Divested Party, and to carry forward the memorial of this Directive until the lien is satisfied, released or further Order.

WAYNE D. ANDERSON, EXAMINER OF TITLES

By _____


Nathan A. Bissonette, Deputy

DATED: May 30, 2019

JMW





Doc No T02639843

Certified, filed and/or recorded on
May 30, 2019 11:24 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Tara J Bach, Registrar of Titles

Christopher A. Samuel, County Auditor and Treasurer

Deputy 706

Pkg ID 1300465C

CRV# 957776

Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs
628656

completed by Purchaser within one year after the damage occurs. If, following the completion of and payment for the Repairs, there remains any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this Contract in accordance with paragraph 8 (a) above.

- (c) **OWNERS' ASSOCIATION.** If the property is subject to a recorded declaration, so long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amount as are required by this Contract, then (i) Purchaser's obligation in this Contract to maintain hazard insurance coverage on the Property is satisfied; (ii) the provisions of paragraph 8(a) of this Contract regarding application of insurance proceeds shall be superseded by the provisions of the declaration or other related documents; and (iii) in the event of a distribution of insurance proceeds in lieu of restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this Contract, with the excess, if any, paid to Purchaser.

9. INJURY OR DAMAGE OCCURRING ON THE PROPERTY.

- (a) **LIABILITY.** Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this Contract to any person or persons or property while on or about the Property. Purchaser shall defend and indemnify Seller from all liability, loss, cost and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.
- (b) **LIABILITY INSURANCE.** Purchaser shall, at Purchaser's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.

- 10. INSURANCE GENERALLY.** The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this Contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this Contract. The insurance policies shall provide for not less than ten days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.

- 11. CONDEMNATION.** If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this Contract, even if such amounts are not then due to be paid. Such amounts shall be applied in the same manner as a prepayment, as provided in paragraph 5 of this Contract. Such payment shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments. The balance, if any, shall be the property of Purchaser.

- 12. WASTE, REPAIR AND LIENS.** Purchaser shall not remove or demolish any buildings, improvements or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.

- 13. COMPLIANCE WITH LAWS.** Except for matters which Seller has created, suffered or permitted to exist prior to the date of this Contract, Purchaser shall comply or cause compliance with all laws and regulations of any governmental authority which affect the Property or the manner of using or operating the same, and with all restrictive covenants, if any, affecting title to the Property or the use thereof.

- 14. RECORDING OF CONTRACT; DEED TAX.** Purchaser shall, at Purchaser's expense, record this Contract in the office of the county recorder or registrar of titles in the county in which the Property is located within four (4) months after the date hereof. Purchaser shall pay any penalty imposed under Minnesota Statutes Section 507.235 for failure to timely record the Contract. Seller shall, upon Purchaser's full performance of this Contract, pay the deed tax due upon the recording of the deed to be delivered by Seller.

- 15. NOTICE OF ASSIGNMENT.** If either Seller or Purchaser assigns their interest in the Property, the assigning party shall promptly furnish a copy of such assignment to the non-assigning party.

- 16. PROTECTION OF INTERESTS.** If Purchaser fails to pay any sum of money required under the terms of this Contract or fails to perform any of Purchaser's obligations as set forth in this Contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this Contract, as an additional amount due Seller under this Contract. If there now exists, or if Seller hereafter creates, suffers or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchaser, and provided Purchaser is not in default under this Contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts or take any actions reasonably necessary to cure defaults thereunder and deduct the amounts so paid together with interest at the rate provided in this Contract from the payments next coming due under this Contract.

- 17. DEFAULT AND REMEDIES.** The time of performance by Purchaser of the terms of this Contract is an essential part of this Contract. If Purchaser fails to timely perform any term of this Contract, Seller may, at Seller's option, elect to declare this Contract cancelled and terminated by notice to Purchaser in accordance with applicable law or elect any other remedy available at law or in equity. If Seller elects to terminate this Contract, all right, title and interest acquired under this Contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all

payments made by Purchaser pursuant to this Contract (including escrow payments, if any) shall belong to Seller as liquidated damages for breach of this Contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this Contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this Contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchaser shall, upon demand, surrender possession of the Property to Seller, but Purchaser shall be entitled to possession of the Property until the expiration of such period. Failure by Seller to exercise one or more remedies available under this paragraph 17 shall not constitute a waiver of the right to exercise such remedy or remedies thereafter.

18. **BINDING EFFECT.** The terms of this Contract shall run with the land and bind the parties hereto and their successors in interest.
19. **HEADINGS.** Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
20. **ADDITIONAL TERMS:** Check here ☐ if an Addendum to Contract for Deed containing additional terms and conditions is attached hereto:

SELLER(S)

PURCHASER(S)

Kaxiong moua

Yeng Chang

STATE OF MINNESOTA

COUNTY OF Ramsey

ss.

This instrument was acknowledged before me on

May 29, 2019

Date

by Kaxiong moua

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):



CATHERINE A. EARLEY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/20

Catherine A. Earley
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

STATE OF MINNESOTA

COUNTY OF Ramsey

ss.

This instrument was acknowledged before me on

May 29, 2019

Date

by Yeng Chang

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):



CATHERINE A. EARLEY
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/20

Catherine A. Earley
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Check here if part or all of the land is Registered (Torrens) ☐Tax Statements for the real property described in this instrument should be sent to:
(include name and address)

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Yeng Chang
1639 Beech St
St. Paul, MN 55106

Yeng Chang
1639 Beech Street
St. Paul, MN 55106

FAILURE TO RECORD THIS CONTRACT FOR DEED MAY GIVE OTHER PARTIES PRIORITY OVER PURCHASERS' INTEREST IN THE PROPERTY.