

Corporation or Partnership Seller

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required.

(Year)

County Auditor

by Deputy

(reserved for mortgage registry tax payment)

Document# 4229591
Recorded 06/30/2010 1300
County Recorder, Ramsey County, MN
No Delinquent Taxes & Transfer Entered 06/30/2010
Deed Tax Paid 06/30/2010
2.15 506333

(reserved for recording data)

MORTGAGE REGISTRY TAX DUE HEREON:

\$

Date: April 30th, 2010

THIS CONTRACT FOR DEED is made on the above date by Deerbrook Holdings, Inc.

, a Minnesota Corporation under the laws of Minnesota

Seller, and Connie L. Rongitsch a Single Person

Purchaser (whether one or more). Seller and Purchaser agree to the following terms:

1. PROPERTY DESCRIPTION. Seller hereby sells, and Purchaser hereby buys, real property in Ramsey County, Minnesota, described as follows:

Lot Twenty-one (21) of Willius' Subdivision of Block Fifty-seven (57), Lyman Dayton's Addition to St. Paul, according to the plat thereof on file and of record with the Recorder in and for said County and State.

Together with the rights under an Agreement dated March 31, 1947, and recorded July 3, 1970, in Book 2237, Ramsey County Records, Page 714.

together with all hereditaments and appurtenances belonging thereto (the Property).

- 2. TITLE. Seller warrants that title to the Property is, on the date of this contract, subject only to the following exceptions:
(a) Covenants, conditions, restrictions, declarations and easements of record, if any;
(b) Reservations of minerals or mineral rights by the State of Minnesota, if any;
(c) Building, zoning and subdivision laws and regulations;
(d) The lien of real estate taxes and installments of special assessments which are payable by Purchaser pursuant to paragraph 6 of this contract; and
(e) The following liens or encumbrances:

Seller certifies that there are no wells on the real estate.

- 3. DELIVERY OF DEED AND EVIDENCE OF TITLE: Upon Purchaser's prompt and full performance of this contract, Seller shall:
(a) Execute, acknowledge and deliver to Purchaser a Warranty Deed, in recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:
(i) Those exceptions referred to in paragraph 2(a), (b), (c) and (d) of this contract;
(ii) Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this contract; and

WARNING: UNAUTHORIZED COPYING OF THIS FORM PROHIBITED.

WARNING: UNAUTHORIZED COPYING OF THIS FORM PROHIBITED (GENUINE PRINTED FORMS HAVE A BLUE BORDER)

As per Exhibit 4 - 1-2

- 18. HEADINGS. Headings of the paragraphs of this contract are for convenience only and do not define, limit or construe the contents of such paragraphs.
- 19. ASSESSMENTS BY OWNERS' ASSOCIATION. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, which assessments may become a lien against the Property if not paid, then:
 - (a) Purchaser shall promptly pay, when due, all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents; and
 - (b) 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 amounts as are required by this contract, then:
 - (i) Purchaser's obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
 - (ii) The provisions in paragraph 8 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.
- 20. ADDITIONAL TERMS:
None

SELLER

PURCHASERS

Deerbrook Holdings, Inc.

X

a Minnesota corporation

By

Its President

By X

Its Secretary

STATE OF MINNESOTA

COUNTY OF Ramsey

} ss.

This instrument was acknowledged before me this 30th day of June, 2010 (Date)

by Robert G. Wicker

and Alma B. Vasquez

the President

and Secretary

of Deerbrook Holdings Inc

a Corporation

under the laws of Minnesota

on behalf of the company

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



SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

STATE OF MINNESOTA

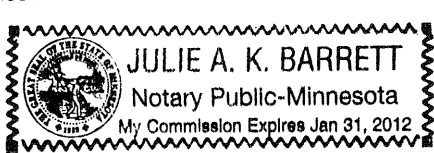
COUNTY OF Ramsey

} ss.

This instrument was acknowledged before me on the 30th day of June, 2010 Date

by Connie L Rongitsch

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



SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

Robert G. Wicker
702 Wilson Ave.
Saint Paul, Minnesota 55106

Deerbrook Holdings, Inc.
217 Bates Avenue
Saint Paul, Minnesota 55106

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