

Amy Johnson

Plaintiff(s)

Court File No. 62-HG-CV- 11-1468

vs.

John Freeman, Jonathan Bruntjen **SETTLEMENT AGREEMENT**

Elizabeth Bruntjen, Paul Estate Partners LLC & Pod Maple Holdings LLC  
Defendant(s)

IT IS HEREBY STIPULATED AND AGREED between the parties as follows:

- ① The following repairs will be made by 6/28/11
  - a. broken front exterior window
  - b. new front door to unit # 2 installed
  - c. CO detector installed.
- ② Plaintiff to pay prorated May rent of \$ 573 by 6/30/11.
- ③ Plaintiff to look at & consider moving to 1111 Ross # 2 by 7/1/11.

Parties agree to the following payment schedule:

Date Payment is Due	Time Due (if applicable)	Amount Due	Form of Payment (Money Order, Certified Funds, etc.)
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	
/ /	AM / PM	\$	

- No Writ of Recovery is requested at this time. This signed agreement serves as settlement.
- Defendant(s) shall vacate on or before \_\_\_\_\_ or a Writ of Recovery shall be issued by default by request and payment of fee.
- If there is a violation of the above terms, judgment may be entered and Plaintiff will obtain a Writ of Recovery, upon filing of an affidavit establishing such fact.

I have read, understand, and agree to be bound by this Settlement Agreement without appeal or further litigation:

Amy Johnson  
PRINT Plaintiff(s) NAME  
Amy Johnson  
SIGNATURE OF OWNER/AGENT/ATTORNEY

Elizabeth Bruntjen  
PRINT Defendant(s) NAME  
[Signature]  
SIGNATURE

Date 6/20/11

SIGNATURE  
Date 6-20-11

State of Minnesota  
Ramsey County

District Court  
Second Judicial District

File Number: 62-HG-CV-11-1468

Amy Johnson vs John Freeman, Jonathan  
Bruntjen, Elizabeth Bruntjen, Twin Cities Real  
Estate Partners LLC, Red Maple Holdings LLC

### Decision and Order

This case was heard by the undersigned Referee of District Court on June 20, 2011.

#### Parties and Participant(s) Present:

Amy Johnson, Plaintiff, present  
Elizabeth Bruntjen, Defendant, present  
John Freeman, Defendant, not present  
Jonathan Bruntjen, Defendant, present  
Red Maple Holdings LLC, Defendant, present  
Twin Cities Real Estate Partners LLC, Defendant,  
present

LISA HOLLINGSWORTH, Attorney, present

Additional Parties Present: Jonathan Bruntjen owner of Twin Cities Real Estate Partners LLC & Red Maple Holdings

#### THE COURT FINDS AND ORDERS THAT:

- the allegations of the complaint are  true /  not true.  
 the tenant has breached lease as follows: .  
 the parties have reached a settlement as follows: as per agreement ; OR  
 upon compliance and filing of affidavit this case may be expunged.  
 the statutory covenants of habitability have been breached as follows: ; OR  
 Dismissed  for non-appearance /  by motion /  for payment.  
 other: .  
 Plaintiff is entitled to recovery of the property plus filing fees and service costs paid for this court action.

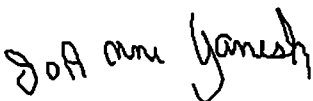
#### THE WRIT OF RECOVERY:

- issued immediately  
 issued after  children/other hardship  
 issued if any of the above settlement conditions are not met

The foregoing shall constitute the entry of the order of the Court.

- Let Judgment Be Entered Accordingly.

Dated: June 20, 2011



Jo Anne M. Yanish, Referee

\_\_\_\_\_  
Judge of District Court