



April 7, 2023

To Whom It May Concern:

As of April 7, 2023, Metro Holdings LLC checking account with American National Bank ending in XXX3764 has a current balance of 859,833.23.

If you have any questions, please do not hesitate to reach out to me via phone at 651-290-7840 or email at tnoel@anbank.com.

Best Regards,

A handwritten signature in cursive script that reads "Tiffany Noel".

Tiffany Noel
651-290-7840
tnoel@anbank.com

Property: 1043 Beech Street, St Paul, MN 55106

Year Built: 1922

Contractors and Vendors:

Company	Name	Phone	Email
Owner	Metro Holdings, LLC (Joe Steinmaus)	651-889-7311	Joesteinmaus@comcast.net
Uliano Construction	Vinny Uliano	612-719-3380	vinny@ulianoproperties.com
Pure Mechanical	John Nelson	651-278-2191	
FTK Services (electrical)	Jose		info@FTKservices.org
Javier Hardwood Floors	Javier Gerturamos	651-214-2651	javierhardwoodfloors@gmail.com
Jonathan Monge	Jonathan	952-465-8886	

Start Date: 7/1/2023

Completion Date: 9/15/2023

Total Budget: \$100,000

Description of Work:

Building Repairs

Subject to Code of Compliance

Electrical Repairs will be completed by FTK Services. All work to be completed to code.

Subject to Code of Compliance

Plumbing Repairs will be completed by Plumbing to Go. All work to be completed to code.

Subject to Code of Compliance

Heating will be completed AM Mechanical. All work to be completed to code.

Subject to Code of Compliance

097783 REC

By Corporation or Partnership

Satisfaction of Mortgage

Date: 4/27/2023

(Reserved for recording data)

THAT CERTAIN MORTGAGE owned by the undersigned, a CORPORATION
under the laws of THE UNITED STATES OF AMERICA dated 12/11/2009 executed by Diane E. Martin, a single person as Mortgagor, to ST PAUL FEDERAL CREDIT UNION f/k/a IBEW 110 Federal Credit Union, as Mortgagee, and filed for record 1/26/2010 as Document 4204602 or in Book _____ of _____ Page _____, in the Office of the (County Recorder)(Registrar of Titles) of Ramsey County, Minnesota is, with the indebtedness thereby secured, fully paid and satisfied.

ST. PAUL FEDERAL CREDIT UNION f/k/a
I.B.E.W. 110 FEDERAL CREDIT UNION by result of
Amendment to Charter

By

Talia Jones
Its Compliance & Loan Servicing Manager

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss.

The foregoing instrument was acknowledged before me on 4/27/2023 Date
by Talia Jones
the Compliance & Loan Servicing Manager of ST. PAUL FEDERAL CREDIT UNION f/k/a IBEW 110 Federal Credit Union a CORPORATION
USA on the behalf of the CORPORATION under the laws of

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

ST PAUL FEDERAL CREDIT UNION
1330 CONWAY STREET #200
ST. PAUL, MN 55106

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

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





RECEIPT

CITY OF SAINT PAUL

Department of Safety & Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Phone: 651-266-8989
Fax: 651-266-9124
www.stpaul.gov/dsi

Payment #: 1613282

Payment Date: May 17, 2023

Paid By: PROPERTY FIXX LLC
999 SMITH AVE
ST PAUL MN 55118-1129

Amount Paid: \$5,000.00

Payment Type: Check

PRIM: 651-398-2889, ALT: 651-246-8459, ALT: 651-338-4885

Transaction Description

Project Location: 1043 BEECH ST
ST PAUL MN 55106-4602

21-279875

TYPE: VACANT BUILDING

SUB TYPE: CATEGORY 3

WORK TYPE: SINGLE FAMILY RESIDENTIAL

FEES

Performance Deposit \$ 5,000.00

TOTAL \$ 5,000.00

1043 Beech

5000⁰⁰

2347 check 540.
Amount

** To schedule a Vacant Building Code Compliance Inspection, call Robert Humphrey at 651-266-9123 between 7:30 and 9:00 AM, Monday - Friday. **

** Questions regarding Vacant Building Performance Deposits can also be directed to Robert Humphrey. **

(Top 3 inches reserved for recording data)

DEED OF SALE

By Individual(s) Personal Representative to Business Entity

DEED TAX DUE: \$

DATE: April 25, 2023

FOR VALUABLE CONSIDERATION, **Angella Martin, as Personal Representative for the Estate of Diane E. Martin, Decedent**, single ☒ married ☐ at the time of death, ("Grantor"), hereby conveys and quitclaims to **Property Fixx, L.L.C.**, a limited liability company under the laws of Minnesota ("Grantee"), real property in **Ramsey County, Minnesota**, legally described as follows:

Lot 27, Block 109, Schiffmann's Subdivision of Blocks 109 and 110, Lyman Daytons's 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.

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

Angella Martin Angella Martin

Angella Martin, as Personal Representative for the Estate of Diane E. Martin