

J11/JC4

NO DELINQUENT TAXES AND TRANSFER ENTERED
JAN 27 1999
DIRECTOR
Dept. of Property Taxation, Ramsey Co., MN
By _____

Insiru # 0450
Filing fee 19.50
Rec copy _____
Cer copy _____
Initials _____
Pd by./bill ck

OFFICE CO. RECORDER
RAMSEY COUNTY MN
CERT. RECORDING

1999 JAN 27 P 2:52

COUNTY RECORDER

BY jk DEPUTY

document number

3117324

VA FORM 26-1830
REVISED APR 1997

NOT PART OF THIS INSTRUMENT, For use in Arizona, Colorado, Idaho, Illinois, Indiana, Iowa, Kansas, Minnesota, Nebraska, New Mexico, Oregon, South Carolina, South Dakota, Utah, Washington, Wisconsin, and Wyoming.

INSTALLMENT CONTRACT FOR SALE OF REAL ESTATE

1. THIS AGREEMENT, made this 20th day of May 1998, by and between the SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D C 20420, hereinafter called "Seller", and his/her successors in such office, as such, AND DOUGLAS MOORE, A SINGLE PERSON

whose mailing address is 1054 WEST CENTRAL AVENUE
ST. PAUL, MN 55104

CERT. OF REAL ESTATE VALUE

BY _____

hereinafter called "Buyer(s)."

2. WITNESSETH: For and in consideration of the sum of one dollar, each to the other in hand paid, and of the mutual covenants and agreements herein, the Seller hereby agrees to sell to the Buyer, and the Buyer hereby agrees to purchase from the Seller, the property and all appurtenances thereto, situated in the county of RAMSEY and State of Minnesota herein referred to as "the property", and more fully described as follows, to wit:

LOT 4, BLOCK 4, "LINDEMANN'S SUBDIVISION" OF LOTS 9 AND 10 OF HYDE PARK ADDITION TO THE CITY OF ST. PAUL

This deed is exempt from payment of state deed stamps pursuant to Minnesota Statutes Section 287.22.

The Seller certifies that the Seller does not know of any wells on the above described real property. ✓

THIS LOAN MAY NOT BE ASSUMED WITHOUT THE PRIOR APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT, SUCCESSORS OR ASSIGNS

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ADDITIONAL TERMS

28. At the time of the delivery of a deed to said property, as provided in paragraph 18 hereof, evidence of title will be delivered by the Seller in accord with the terms of VA Form 26-6705.

29. Seller will pay \$ 319.22 as a partial payment on the Statement for Taxes and Special Assessments payable in 1998 . Buyer(s) will pay the remaining balance on the Statement for Taxes and Special Assessments payable in 1998 . Buyer(s) will pay all taxes and special assessments payable in subsequent years.

30. 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) Buyers 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) Buyers' obligation in this contract to maintain hazard insurance coverage on the Property is satisfied; and
- (ii) The provisions in paragraphs 5 and 12 of this contract regarding application of insurance proceeds shall be superceded 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 Buyers 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 Buyers.

The covenants in this Agreement contained shall be binding upon, and the benefits and advantages hereunder shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this Agreement in duplicate by setting their hands and seals hereto as of the day and year first above written.

THE SECRETARY OF VETERANS AFFAIRS

By  (SEAL)
D. F. MUNRO

Title Loan Guaranty Officer

Department of Veterans Affairs
Regional Office and Insurance Center,
Fort Snelling
St. Paul, MN 55111

Telephone (612) 725-3064

(Pursuant to a delegation of authority contained in 38 C.F.R. 36.4342 or 36.4520.)

SELLER

 (SEAL)
DOUGLAS MOORE

_____ (SEAL)

_____ (SEAL)

BUYER

Tax statements for the real property described in this instrument should be sent to:

Seasons Mortgage Group, Inc.
Tax Department
9325 Midlothian Turnpike, Suite A
Richmond, VA 23235

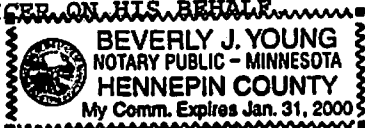
This document was prepared by:

Loan Guaranty Division (263)
Department of Veterans Affairs
Fort Snelling
St. Paul, MN 55111

New Vendee # 35-35-4-0011971

3117324

STATE OF *Minnesota*, COUNTY OF *Hennepin* . ON THIS *16th*
DAY OF *May*, 1998, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR
SAID COUNTY, PERSONALLY APPEARED D. F. MUNRO TO ME KNOWN TO BE
THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO, BEING BY
ME DULY SWORN, STATED THAT HE IS A LOAN GUARANTY OFFICER OF THE DEPARTMENT OF
VETERANS AFFAIRS, AND IS DULY AUTHORIZED TO EXECUTE THIS INSTRUMENT ON BEHALF OF
THE SECRETARY OF VETERANS AFFAIRS, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS
SAID LOAN GUARANTY OFFICER ON BEHALF OF SAID SECRETARY OF VETERANS AFFAIRS, AND
THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SECRETARY, AND OF SUCH
OFFICER ON HIS BEHALF.



Beverly J. Young

STATE OF MINNESOTA COUNTY OF HENNEPIN . ON THIS
20th DAY OF May, 1998
BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED,
DOUGLAS MOORE

TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT
AND DEED.

Eudora M. McGillicuddy
NOTARY SIGNATURE