



Service Invoice

Rehab property
 1323 Edmund Avenue
 St. Paul, Mn. 55104

Invoice ID Hammer23, LLC
Invoice Date 12/25/2012

DESCRIPTION OF SERVICES PERFORMED

<u>Date</u>	<u>Service Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	<u>Code Compliance Deficiencies Estimate</u>			
12/25/2012	Building items per inspection report			
	Obtain permit to complete items per report			\$750.00
	Total of all items per list included			\$18,000.00
	Electrical items per report			
	Obtain permit to complete items per report			\$100.00
	Total of all items per list included			\$3,500.00
	Plumbing items per report			
	Obtain permit to complete items per report			\$150.00
	Total of all items per list included			\$4,850.00
	Heating items per report			
	Obtain permit to complete items per report			\$150.00
	Total of all items per list included			\$2,500.00
Total Due				\$30,000.00

MAKE CHECKS PAYABLE TO:
 Vision Carpentry and Remodeling, LLC.
 BC-20368157
 101 Birch Street North
 Lester Prairie, MN 55354
 612-518-3937

Thanks so much for your business!

Wayne Kenney



License/Certificate/Registration Detail

Class Type: **RESIDENTIAL BLDG CONTRACTOR** Number: **BC368157**
Application No: **221873** Status: **ISSUED**
Expire Date: **3/31/2013** Effect Date:
Orig Date: **1/24/2003** Print Date: **10/7/2011**
Enforcement Action: **YES**

Name: **VISION CARPENTRY AND REMODELING LLC**
Address: **101 BIRCH STREET N
LESTER PRAIRIE , MN 55354**
Phone: **612-518-3937** Fax: Other:

Business Relationship Requirements

Name: **KENNEY, WAYNE R** Lic/Reg No: **QB128172**
Status: **ISSUED** Application No: **259258**
Expire Date: **3/31/2013** Effect Date:
Orig Date: **1/24/2003**



PURCHASE AGREEMENT

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1. Date 12/13/12

2. Page 1 of

3. RECEIVED OF JTEAMREI LLC OR Assignee

4.

5. the sum of One Thousand Dollars (\$ 1,000.00)

6. by [X] CHECK [] CASH [] NOTE as earnest money to be deposited upon Final Acceptance of Purchase (Check one)

7. Agreement by all parties, on or before the third Business Day after Final Acceptance, in the trust account of listing broker, unless otherwise agreed to in writing, but to be returned to Buyer if Purchase Agreement is not accepted by Seller.

10. Said earnest money is part payment for the purchase of the property located at

11. Street Address: 1323 Edmund Avenue

12. City of St. Paul, County of Ramsey

13. State of Minnesota, legally described as

14. SYNDICATE NO. 5 ADDITION LOT 20 BLK 18

15.

16.

17. including all fixtures on the following property, if any, owned by Seller and used and located on said property,

18. including but not limited to garden bulbs, plants, shrubs and trees; storm sash, storm doors, screens and awnings;

19. window shades, blinds, traverse and curtain and drapery rods; attached lighting fixtures and bulbs; plumbing;

20. fixtures, water heater, heating plants (with any burners, non-fuel tanks, stokers and other equipment used in connection

21. therewith), built-in air-conditioning equipment, electronic air filter, water softener [] OWNED [] RENTED [X] NONE, (Check one)

22. built-in humidifier and dehumidifier, liquid fuel tank(s) [] OWNED [] RENTED [X] NONE and controls (if the (Check one)

23. property of Seller), sump pump; attached television antenna, cable TV jacks and wiring; BUILT-INS: dishwashers,

24. garbage disposals, trash compactors, ovens, cook-top stoves, microwave ovens, hood fans, intercoms;

25. ATTACHED: carpeting; mirrors; garage door openers and all controls; smoke detectors; fireplace screens, doors and

26. heaters; AND the following personal property:

27.

28.

29.

30. all of which property Seller has this day agreed to sell to Buyer for sum of (\$ 47,000.00)

31. Forty Seven Thousand Dollars,

32. which Buyer agrees to pay in the following manner:

33. 1. Cash of 100 percent (%) of the sale price, or more in Buyer's sole discretion, which includes the earnest

34. money; PLUS

35. 2. Financing of 0 percent (%) of the sale price, which will be the total amount secured against this property

36. to fund this purchase.

37. Such financing shall be (check one) [] a first mortgage; [] a contract for deed; or [] a first mortgage with

38. subordinate financing, as described in the attached Addendum.

39. [] Conventional [] FHA [] DVA [] Assumption [] Contract for Deed [X] Other: CASH (Check one)

40. The date of closing shall be December 18th, 20 12

MN:PA-1 (10/12)

Handwritten signature

Not Acknowledged



Assignment of Contract

The undersigned Assignor, having executed a contract dated

Thursday, December 13, 2012

between

S Daniel J Rubino, Owner Contractor, and

B JTeam REI LLC/Jared Rypka-Hauer, President Contractee

concerning the property described as:

1323 Edmund Ave, St. Paul, MN

LEGAL DESCRIPTION: SYNDICATE NO. 5 ADDITION LOT 20 BLK 18

hereby assigns all rights to said contract to:

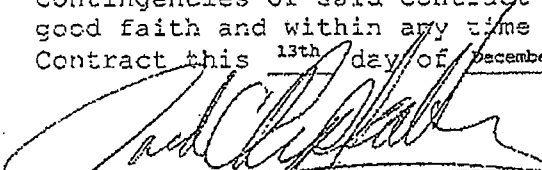
James Fiksdal **B2**

("Assignee")

in exchange for compensation in the amount of \$ 2,900 .00.

(Two Thousand Nine Hundred Dollars)

Assignee agrees to fulfill all terms, conditions, and contingencies of said Contract and to perform as required in good faith and within any time periods established by said Contract this 13th day of December, 20 12.




Assignor Jared Rypka-Hauer



Digitally signed by Jared Rypka-Hauer
DN: cn=Jared Rypka-Hauer, o=Real Estate Investing,
email=jteamrei@gmail.com, c=US
Date: 2012.12.13 17:50:11 -06'00'

Witness



Assignee James Fiksdal

Witness

Assignment of Contract

The undersigned Assignor, having executed a contract dated December 14th, 2012 between

\$ 2900

B J Team REI, LLC / Jared Rypta-Haur jteamrei@gmail.com
Contractor, and

\$3500

B James Fiksdal and Deanna Williamson a12 Stone Properties @
Contractee

Yahoo.
com

concerning the property described as:

1323 Edmund Ave

St. Paul, MN

Legal Description: Syndicate No. 5 Addition Lot 20
Block 18

hereby assigns all rights to said contract to:

B3 Hammer 23 LLC
("Assignee")

in exchange for compensation in the amount of \$ ~~3500~~ ^{XX}

Three Thousand Five Hundred Dollars Even

Assignee agrees to fulfill all terms, conditions, and contingencies of said Contract and to perform as required in good faith and within any time periods established by said Contract this 14th day of December, 2012.

James Fiksdal
Assignor

Witness

Hammer 23 LLC
Assignee

Witness



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
Web: www.sppaul.gov

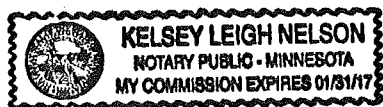
**SALE OF VACANT BUILDING
AFFIDAVIT OF INTENT**

RE: (Property Address) 1323 EDMUND AVE

I, (Printed Name of Buyer) Hammer 23 LLC, mgr. James Nelson, the undersigned, certify that the amount of money in a (Type of Account) checking account ending with the last four digits 2223 at (Name of Bank or Financial Institution) TCF National Bank will cover the purchase price and the estimated cost of repairs identified in the Code Compliance Report for the above referenced address and that the funds in the account will be applied as payment for completion of those repairs. Furthermore, I intend to purchase this property (Expected Closing Date) 12/28/12 and to complete the required Code Compliance repairs there prior to (Expected Completion Date) 3/20/13^{or}.

James Nelson
Signature

12/28/12
Date



Notary Seal

Kelsey Leigh Nelson
Notary Signature

12/27/2012
Date



Open 7 DaysSM

Account Verification

Date: 12/26/2012

Name: Hammer 23 LLC
1260 Waconia Parkway North
Waconia, MN 55387

Account Number: [REDACTED] 2223

Account Type: Checking

Balance: 455,656.76

Customer Signature:

Verified by: Daren Schultz

Title: Manager

A handwritten signature in black ink, appearing to be 'Daren Schultz', written over the printed name and title.