

Document# 4438052
Recorded 12/23/2013 1400
County Recorder, Ramsey County, MN
6.5.5 810193

(Top 3 inches reserved for recording data)

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

Minnesota Uniform Conveyancing Blanks
Form 30.4.1 (2011)

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") dated July 29th, 2011 and recorded on August 3rd, 2011, as Document Number 4290286 (or in Book _____ of _____ Page _____), in the Office of the County Recorder Registrar of Titles of Ramsey County, Minnesota, in which Jerome A. Koslowski & Lidys R. Koslowski, a married couple

as seller, sold to Stratford Woodlane, Inc., a Minnesota Corporation

as purchaser, the real property in Ramsey County, Minnesota, described as follows:
Lots 6, 7, 8, and Lot 9, except the West 60 feet thereof, Block 3, "Denny Hill Addition to the City of Saint Paul", according to the recorded plat thereof, together with that part of the vacated alley as described in document No. 2770456.

Check here if all or part of the described real property is Registered (Torrens)

2. The default is as follows:
Seller never allowed Purchaser access to the Property as stated above. Seller and buyer mutually agree to cancel the Contract for Deed on the 1st day of August, 2013.

3. For contracts executed after August 1, 1976, and prior to August 1, 1985, the purchase price was One Hundred Forty Five Thousand Dollars (\$ 145,000.00) and the amount of the purchase price paid by the purchaser is 0 Dollars (\$ 0), which is 0 % of the purchase price, as calculated in the manner required by Minn. Stat. 559.21, subd. 1e.

1-3

(Top 3 inches reserved for recording data)

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

**Minnesota Uniform Conveyancing Blanks
Form 30.4.1 (2011)**

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Deed ("Contract") dated July 29th, 2011 and recorded on August 3rd, 2011, as Document Number 4290286 (or in Book _____ of _____), in the Office of the County Recorder Registrar of Titles of Ramsey County, Minnesota, in which Jerome A. Koslowski & Lidys R. Koslowski, a married couple as seller, sold to Stratford Woodlane, Inc., a Minnesota Corporation

as purchaser, the real property in Ramsey County, Minnesota, described as follows:
Lots 6, 7, 8, and Lot 9, except the West 60 feet thereof, Block 3, "Denny Hill Addition to the City of Saint Paul", according to the recorded plat thereof, together with that part of the vacated alley as described in document No. 2770456.

Check here if all or part of the described real property is Registered (Torrens)

2. The default is as follows:

Seller never allowed Purchaser access to the Property as stated above. Seller and buyer mutually agree to cancel the Contract for Deed on the 1st day of August, 2013.

3. For contracts executed after August 1, 1976, and prior to August 1, 1985, the purchase price was One Hundred Forty Five Thousand Dollars (\$ 145,000.00) and the amount of the purchase price paid by the purchaser is 0 Dollars (\$ 0), which is 0 % of the purchase price, as calculated in the manner required by Minn. Stat. 559.21, subd. 1e.

1-3

4. The conditions contained in Minn. Stat. 559.209 have been complied with or are not applicable.

5.

THIS NOTICE IS TO INFORM YOU THAT BY THIS NOTICE THE SELLER HAS BEGUN PROCEEDINGS UNDER MINNESOTA STATUTES, SECTION 559.21, TO TERMINATE YOUR CONTRACT FOR THE PURCHASE OF YOUR PROPERTY FOR THE REASONS SPECIFIED IN THIS NOTICE. THE CONTRACT WILL TERMINATE

60 DAYS AFTER

(SERVICE OF THIS NOTICE UPON YOU) ~~(THE FIRST DATE OF PUBLICATION OF THIS NOTICE)~~

(STRIKE ONE)

UNLESS BEFORE THEN:

(a.) THE PERSON AUTHORIZED IN THIS NOTICE TO RECEIVE PAYMENTS RECEIVES FROM YOU:

(1.) THE AMOUNT THIS NOTICE SAYS YOU OWE; PLUS

(2.) THE COSTS OF SERVICE (TO BE SENT TO YOU); PLUS

(3.) \$0 TO APPLY TO ATTORNEYS' FEES ACTUALLY EXPENDED OR INCURRED; PLUS

(4.) FOR CONTRACTS EXECUTED ON OR AFTER MAY 1, 1980, ANY ADDITIONAL PAYMENTS BECOMING DUE UNDER THE CONTRACT TO THE SELLER AFTER THIS NOTICE WAS SERVED ON YOU; PLUS

(5.) FOR CONTRACTS, OTHER THAN EARNEST MONEY CONTRACTS, PURCHASE AGREEMENTS, AND EXERCISED OPTIONS, EXECUTED ON OR AFTER AUGUST 1, 1985, \$0 (WHICH IS TWO PERCENT OF THE AMOUNT IN DEFAULT AT THE TIME OF SERVICE OTHER THAN THE FINAL BALLOON PAYMENT, ANY TAXES, ASSESSMENTS, MORTGAGES, OR PRIOR CONTRACTS THAT ARE ASSUMED BY YOU); OR

(b.) YOU SECURE FROM A COUNTY OR DISTRICT COURT AN ORDER THAT THE TERMINATION OF THE CONTRACT BE SUSPENDED UNTIL YOUR CLAIMS OR DEFENSES ARE FINALLY DISPOSED OF BY TRIAL, HEARING OR SETTLEMENT. YOUR ACTION MUST SPECIFICALLY STATE THOSE FACTS AND GROUNDS THAT DEMONSTRATE YOUR CLAIMS OR DEFENSES.

IF YOU DO NOT DO ONE OR THE OTHER OF THE ABOVE THINGS WITHIN THE TIME PERIOD SPECIFIED IN THIS NOTICE, YOUR CONTRACT WILL TERMINATE AT THE END OF THE PERIOD AND YOU WILL LOSE ALL THE MONEY YOU HAVE PAID ON THE CONTRACT; YOU WILL LOSE YOUR RIGHT TO POSSESSION OF THE PROPERTY; YOU MAY LOSE YOUR RIGHT TO ASSERT ANY CLAIMS OR DEFENSES THAT YOU MIGHT HAVE; AND YOU WILL BE EVICTED. IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, CONTACT AN ATTORNEY IMMEDIATELY.

6. The name, mailing address, street address or location and telephone number of the seller or of an attorney authorized by the seller to accept payments pursuant to this notice is:

Name: Not Applicable
(check the applicable box) Seller Attorney for Seller

Mailing Address: Not Applicable

Street Address or Location where the Seller or the Attorney will accept payment pursuant to this notice: _____

Telephone: (Not)Applicable

This person is authorized to receive the payments from you under this notice.

Not Applicable
Signature [Optional—See Minn. Stat. 559.21, subd. 4(e)]

AFFIDAVIT OF PERSONAL SERVICE

State of Minnesota, County of Ramsey

Jerome Koslowski, being duly sworn on oath says that:
at 5:00 AM/P.M. on August 1st, 2013 We _____, I served the foregoing notice upon _____
(month/day/year)

Robert G. Wicker, as President of Stratford Woodlane, Inc. personally at
217 Bates Ave, Saint Paul, County of Ramsey, State of Minnesota, by
handing to and leaving with Robert G. Wicker

_____, a true and correct copy thereof.

Jerome Koslowski
(signature)

Signed and sworn before me on December 3rd, 2013, by Jerome Koslowski
(month/day/year)

(insert name of person making statement)

(Stamp)

[Signature]
(signature of notarial officer)
Title (and Rank): Notary Public
My commission expires: 1/31/14
(month/day/year)

