

## TRANSACTION AGREEMENT FOR THE SALE OF REAL PROPERTY

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This agreement, dated the 3rd day of May, 2024, between Arlana Omaha, single, (herein referred to as the "Seller") and TK Inspirational LLC, a Minnesota limited liability company, and Jodisha Darrough (herein referred to as the "Buyerss"), and concerns the real property located in the County of Ramsey, State of Minnesota, having a physical address of: 1356 Reaney Avenue, Saint Paul, Minnesota, 55106, legally described as Lot 10, Block 5, Lorena Park, and Certificate of Title No: 612477, "The Property".

The Buyers and seller agree to all of the following terms, conditions, and statements on both pages of this agreement:

1. This is a written memorial of understanding between the parties and a binding agreement.
2. The Buyers, nor its agents, employees, attorneys, or others, do not represent the Seller(s) in any capacity, including a fiduciary capacity. The Buyers is acting in its own financial interest and accord.
3. The Seller agrees this is not intended to be a reconveyance transaction within the definition of Minnesota law, specifically, Minnesota Chapter 325N. This is an outright sale of the Seller's interest in the real property to the Buyers. The Sellers are divesting all title ownership as part of this agreement. All disclosures pursuant to Minnesota Statute 580.06, if any are due, have been made and the parties acknowledge timely receipt herein.
4. The paragraphs and lines to this agreement are severable as to all parts in the event any part thereof is held void or unlawful by any Court or Administrative agency for any reason.
5. This document is the only agreement, written or otherwise, between the parties. This document contains the entire agreement. This agreement may not be altered except by the mutual written consent of all parties hereto.
6. The specific price terms of the transaction are indicated on page 2 of this agreement.
7. The parties waive the right to counsel but have been afforded ample opportunity to seek it.
8. Seller agrees to convey the Property via a Quit Claim Deed.
9. Buyers shall have the immediate right to possession at any time to prevent any violation of Minn. Stat. 325N.

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10. PRICE TERMS AND OTHER CONDITIONS:

Buyers and Seller agree to the following terms:

- a) Property is a Code 3 Vacant Building and closing cannot happen until approval from the City of St. Paul and no transfer of the property until home is finished.
- b) Seller shall deliver to Buyers a Quit Claim Deed for the Property upon completion of all work on the Property.
- d) During the time between the closing date and the date possession is transferred to Buyers, Seller agrees to take reasonable care of the property and will deliver the property in the same condition with all the appurtenances, fixtures, and equipment attached to the property at the time of closing.

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SIGNATURE SECTION

**TK Inspirational LLC**

Dated: 5/10, 2024

By: [Signature]  
President, its \_\_\_\_\_

Dated: 5/8, 2024

By: [Signature]  
Atlanta Omaha

Dated: 5/8, 2024

By: [Signature]