

From: Deb Schmidt [mailto:dlgvschmidt@hotmail.com]
Sent: Monday, April 08, 2013 12:03 PM
To: Magner, Steve (CI-StPaul)
Subject: Deed Information for 762 Thomas

Steve,

Per your conversation with Karen Guilfoile, attached are the Contract for Deed, Ramsey County Online Maps & Data information, and Quit Claim Deed for 762 Thomas.

Gary and I have no further interest in the property.

Thank you,
Deb Schmidt

Document# 4184555
Recorded 09/29/2009 1500
County Recorder, Ramsey County, MN
No Delinquent Taxes & Transfer Entered 09/29/2009
Deed Tax Paid 09/29/2009
3.1.8 464770

(Top 3 inches reserved for recording data)

CONTRACT FOR DEED
by Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 30.1.1 (2006)

DATE: 06/01/2009
(month/day/year)

THIS CONTRACT FOR DEED (the "Contract") is made on the above date by

(insert name and marital status of each Seller)

Gary Verdel Schmidt and Deborah Lynn Schmidt, a married couple

("Seller"),

and Roxanne Kay DeFlorin, a single person

(insert name of each Purchaser)

("Purchaser"). (Check box if ☐ joint tenancy.)

Seller and Purchaser agree to the following terms:

1. **Property Description.** Seller hereby sells and Purchaser hereby buys real property in Ramsey
County, Minnesota, described as follows:

Address: 762 Thomas Avenue, St. Paul, MN 55104.

Property Identification Number (PIN): 35.29.23.13.0006

Plat or Section / Township / Range: Chute Brothers Division, no. 11

Legal Description: Lot 6

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

together with all hereditaments and appurtenances belonging thereto (the "Property"). Unless otherwise specified, Seller hereby delivers possession of the Property to Purchaser on the date hereof.

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.
- ☐ 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.

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Ramsey County Online Maps & Data

Parcel Polygons
One Feature Found

Ramsey County Property (RRINFO) Search

[Search by Parcel ID](#)

Parcel ID	58423120005
Street Number	762
Unit	
Street	THOMAS AVE
City	SAINT PAUL
ZIP	55104-2747
Owner Name 1	ROXANNE DERRORIN
Owner Name 2	
Owner Street Address	762 THOMAS AVE
Owner City/State/Zip	St Paul MN 55104-2747
Homesteader Name 1	
Homesteader Name 2	
Homesteader Street Address	
Homesteader City/State/Zip	
Deeded Acres	0.11
Deeded Area (sq.ft.)	4791.6
Approximate Lot Frontage (ft)	60
Tax Description	CHUTE BROTHERS DIVISION NO. 11 ADDITION TO THE CITY OF ST. PAUL, MINN. LOT 6
Plat Name	SOUTH BROTHERS DIVISION NO. 11 ADDITION TO THE CITY OF ST. PAUL, MINN.
Date Plat Recorded	Tue, 31 Mar 1885 00:00:00
Abstract ID	W 33
Torrens ID	
County Land Use Code (CAMA)	SINGLE FAMILY DWELLING, PLATTED LOT
County Land Use Code (PR&R)	RES 1 UNIT
Market Value Land 2012	18300
Market Value Bldg 2012	51400
Market Value Total 2012	69700
Total Tax Payable 2012	1408
Market Value Land 2011	17800
Market Value Bldg 2011	56500
Market Value Total 2011	74300
Total Tax Payable 2011	1080
undefined	undefined
undefined	undefined
undefined	undefined
undefined	undefined
Date of Last Sale	Mon, 1 Jun 2009 00:00:00
Sale Price	76554
Homestead Description	
Number of Residential Units	1
Year Built	1976
Total Residential Living Area	1360
Residence Exterior	SHINGLES
Residence Style	ONE AND 3/4 STO
Residence Number of Stories	2
Residence Number of Rooms	7
Residence Number of Bedrooms	3
Commercial Structure Type	
Topography	LEVEL
Utilities	ALL PUBLIC
School District	STAMPAUL SCHOOL DISTRICT
Watershed District	CAPITAL REGION W/S

Done

Internet

100%

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