No delinquent taxes & transfer entered

Jun 3, 2026 2:03 PM

Ramsey County, Minnesota
Tracy M. West
County Auditor and Treasurer

Doc No **T02817023**

Certified, filed and/or recorded on
Jun 3, 2026 2:03 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Tracy M. West, County Auditor and Treasurer

Deputy 408 Pkg ID 1712265E

CRV# 1877824

County Conservation Fee	$5.00
Document Recording Fee Torrens	$46.00
Environmental Response Fund .0001	$112.75
State Deed Tax .0033	$3,720.75
Document Total	$3,884.50

Existing Certs

541772

New Certs

665548

This cover sheet is now a permanent part of the recorded document.

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2018)

eCRV number: 1877824

DEED TAX DUE: $ 3,833.50

DATE: May 28, 2026
(month/day/year)

FOR VALUABLE CONSIDERATION, **Ronald R. Stoffel, a single person**
(insert name and marital status of each Grantor)
("Grantor"),

hereby conveys and warrants to Iron Range Holdings LLC
(insert name of each Grantee)
a Limited Liability Company under the laws of Minnesota **("Grantee"),**

real property in Ramsey County, Minnesota, legally described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof.

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Ronald R. Stoffel

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 or has been electronically filed. (If electronically filed, insert WDC number:_____).

☐ 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.

STATE OF MINNESOTA, COUNTY OF Ramsey

This instrument was acknowledged before me on 26 day of May, 2026 by Ronald R. Stoffel, a single person.

Signature of notarial officer

Notary Public
Title and Rank

KRISTI KAY HOFFMANN
Notary Public
State of Minnesota
My Commission Expires
January 31, 2028

My Commission Expires: 1-31-28

THIS INSTRUMENT WAS DRAFTED BY:
Watermark Title Agency
615 Babcock Boulevard E
Suite 100
Delano, MN 55328

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Iron Range Holdings LLC
206 W 99th St Apt 2B
New York, NY 10025

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 10 and 11, Block 1, Rogers Fort Street Addition, Ramsey County, Minnesota.

Torrens Property