(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.9 (2013)

eCRV: N/A

DEED TAX DUE: $527.00

DATE: July 2, 2026

FOR VALUABLE CONSIDERATION, Buy Rite Companies, LLC, a Limited Liability Company under the laws of Minnesota **("Grantor")**, hereby conveys and warrants to DE Lewis Properties, LLC, a Limited Liability Company under the laws of Minnesota **("Grantee")**, real property in Ramsey County, Minnesota, legally described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

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

*This Deed is given in fulfillment pursuant to the Contract for Deed in the amount of $155,000.00, filed as Document No. 4396611.

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

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.

Grantor

Buy Rite Companies, LLC
BY: Allan K. Petersen
Allan K. Petersen
Chief Manager

CHRISTA L MCCORISON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/29

State of Minnesota, County of Washington

The instrument was acknowledged before me on July 2, 2026, by Allan K. Petersen as Chief Manager of Buy Rite Properties, LLC, a Minnesota Limited Liability Company

(Stamp)

CHRISTA L MCCORISON
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/29

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Clear Skye Title, LLC
9531 West 78th St, Ste 135
Eden Prairie, MN 55344

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
DE Lewis Properties, LLC
421 Thomas Ave
St. Paul, MN 55103

EXHIBIT "A"

Lot 5, Block 8, Smith's Subdivision of Blocks 2, 6, 7, 8, Stinson's Division of Northwest Quarter of Section 36, Township 29 North, Range 23 West, Ramsey County, Minnesota