



ORBIT SYSTEMS AND SOLUTIONS

INVOICE 71174832

Invoice Date: 5/15/2019

File Number: 19016102

To:

City of Saint Paul, DSI
Code Enforcement
375 Jackson St., Suite 220
Saint Paul, MN 55101

From:

Old Republic Business Information & Technology
400 2nd Avenue South Suite 100
Minneapolis, MN 55401
Attn: Doug Gentry (612) 336-7208

Name: Apostolic Church, Minnesota Assembly
Property Address: 1179 7th Street, E, St. Paul, MN 55106
County: Ramsey

Description	Amount	Qty	Total
O&E Search Non-Homestead Property	\$150.00	1	\$150.00

Subtotal	\$150.00
Tax @ %	\$0.00
Non Taxable Amt.	\$0.00
Credits	\$0.00
Grand Total	\$150.00

Please Remit To:

Old Republic Business Information & Technology
400 2nd Avenue South Suite 100
Minneapolis, MN 55401
Attn: Doug Gentry (612) 336-7208

Thank you!



TITLE REPORT

ORDER NO. : 19016102

APPLICANT: City of Saint Paul, DSI

PREPARATION DATE: May 15, 2019

IN PREPARING THIS TITLE REPORT, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAS NOT SEARCHED ALL DOCUMENTS AFFECTING TITLE TO THE PROPERTY FROM THE GOVERNMENT PATENT AND IS RENDERING NO OPINION AS TO THE STATUS OF TITLE. THE SEARCHES MADE IN PREPARING THIS REPORT COVER ONLY THOSE MORTGAGES OF RECORD AFFECTING THE PROPERTY COVERED HEREBY WHICH APPEAR UNSATISFIED OF RECORD. THE OWNER OF RECORD AS SHOWN IS THE LAST NAMED GRANTEE OF A CONVEYANCE WHICH PURPORTS TO TRANSFER THE FEE INTEREST TO THE PROPERTY.

LEGAL DESCRIPTION:

J.W. Bass Subdivision, Lot 1415 and Part of Lot 13; Lots 6 and Lot 7, Block 1, according to the recorded plat thereof, and situate in Ramsey County, Minnesota.

Abstract Property

1179 7th Street, E, St. Paul, MN 55106

GRANTEES AS SHOWN ON LAST DEED OF RECORD:

None

CONTRACT PURCHASER OF RECORD:

Terms and conditions of that certain Contract for Deed by and between Amazing Homes Ecclesia, LLC, as seller, and Apostolic Church, Minnesota Assembly, as purchaser, dated May 1, 2017, filed May 3, 2017, as Document No. 4657095.

OUTSTANDING MORTGAGES:

No Open Mortgage(s)

OUTSTANDING MECHANICS LIENS, ATTORNEYS LIENS, DIVORCE LIENS,
HOMEOWNERS ASSOCIATION LIENS, FINANCING STATEMENTS AND LEASES:

None

TEN YEAR NAME SEARCH VS. LAST GRANTEE(S) AND/OR VENDEE(S) OF RECORD:

Judgment, state tax lien, and federal lien searches have been made and show as follows: None.

ADDITIONAL SEARCHES REQUESTED:

REAL ESTATE TAXES:

Taxes for the year 2019 in the amount of \$4,612.70 are Half Paid - Half Unpaid.
(Base tax amount \$4,612.70.) (Tax No. 28-29-22-41-0068.)

NOTE: Ramsey County tax records indicate property is EXEMPT for taxes payable
in the year 2019.

The Estimated Market Value is \$200,000.00 as shown by real estate tax records.

ADDITIONAL NAMES SEARCHED BY REQUEST:

None

ATTACHMENTS: Y

EFFECTIVE DATE: May 5, 2019 At: 7:00 A.M.

Order No.: 19016102

NOTE: If there are any questions concerning the information provided above, please call Tamara Webb at 612-336-7147.

THIS REPORT IS NOT, NOR IS IT TO BE CONSTRUED AS, AN ABSTRACT OF TITLE, TITLE OPINION, OR TITLE INSURANCE POLICY.

THE TOTAL LIABILITY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BY REASON OF LOSS OR DAMAGE THAT MAY OCCUR, BY REASON OF ANY ERRORS AND OMISSIONS IN THEIR REPORT, IS LIMITED TO THE FEE RECEIVED FOR THE PREPARATION AND ISSUANCE OF THIS REPORT.

No delinquent taxes & transfer entered



May 3, 2017 11:19 AM

Doc No **A04657095**

Certified, filed and/or recorded on
May 3, 2017 11:19 AM

Ramsey County, Minnesota
Christopher A. Samuel
County Auditor and Treasurer

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 708

Pkg ID 1187590C

CRV# 651084

Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

①

(Top 3 inches reserved for recording data)

CONTRACT FOR DEED

by Business Entity

DATE: 05/01, 2017

THIS CONTRACT FOR DEED (the "Contract") is made on the above date by **Amazing Homes Ecclesia, LLC**, a limited liability company under the laws of Minnesota ("Seller"), and **Apostolic Church, Minnesota Assembly** ("Purchaser") a Minnesota Corporation. (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:

**1179 7TH St E
JW Bas Sub L14-15 & PT L13
Lots 6 and Lot 7 BLK 1
Saint Paul, Ramsey County, Minnesota.**

PIN: 282922410068

Purchaser acknowledges the Property and personal property is being sold in "AS IS and WHERE IS" condition.

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 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.

2. **Title.** Seller warrants that title to the Property is, on the date of this Contract, subject only to the following exceptions:
- (a) Covenants, conditions, restrictions (without effective forfeiture provisions) and declarations of record, if any;
 - (b) Reservation of minerals or mineral rights by the State of Minnesota, if any;
 - (c) Utility and drainage easements which do not interfere with present improvements;
 - (d) Applicable laws, ordinances, and regulations;
 - (e) The lien of real estate taxes and installments of special assessments which are payable by Purchaser pursuant to paragraph 6 of this Contract; and
 - (f) The following liens or encumbrances: **None.**

3. **Delivery of Deed and Evidence of Title.** Upon Purchaser's full performance of this Contract, Seller shall:

(a) Execute, acknowledge, and deliver to Purchaser a **Warranty Deed**, in recordable form, conveying marketable title to the Property to Purchaser, subject only to the following exceptions:

- (i) Those exceptions referred to in paragraph 2(a), (b), (c), (d), and (e) of this Contract;
- (ii) Liens, encumbrances, adverse claims or other matters which Purchaser has created, suffered or permitted to accrue after the date of this Contract; and
- (iii) The following liens or encumbrances: **None.**

(b) Deliver to Purchaser the abstract of title to the Property, without further extension, to the extent required by the purchase agreement (if any) between Seller and Purchaser.

4. **Purchase Price.** Purchaser shall pay to Seller at 2236 Marshall Avenue, St. Paul, Minnesota 55104, the sum of Two Hundred Thousand Dollars only (\$200,000.00), as and for the purchase price (the "**Purchase Price**") for the Property, payable as follows:

(a) Seller acknowledges receipt of the down payment in the amount of \$38,703.58 (\$52,008.40 less Expenses \$13,304.82).

(b) Purchaser shall pay to Seller the balance of the Purchase Price of \$161,296.42 with interest at the rate of 8.50% per annum, shall be paid in equal monthly installments of \$2,323.91 (comprised of monthly principal and interest of \$1,240.23, real property tax of \$888.34, Homeowner's Mortgage insurance of \$195.34, and Homeowner's Association Fee of \$0.00 per month). The sum of \$2,323.91 shall be payable by Purchaser to Seller on the 13th day of the month commencing November 13th, 2016, and continuing on the 13th day of each month thereafter for 59 months until the final balloon payment is due on November 13th, 2021.

The monthly payment may vary from time to time if there are increases or decreases to the real property taxes and assessments, the Homeowners' Mortgage insurance, and/or the Homeowners' Association Fee (if applicable).. Seller will notify Purchaser immediately upon notice of the increase or decrease in these three items and Purchaser shall pay the new amended monthly payment as agreed to.

5. **Prepayment.** Purchaser shall be assessed a prepayment penalty of the full balance of interest payment due for years 1, 2 and 3 per amortization, and 5% on loan balance after year 4 to 5. Any partial prepayment shall be applied first to payment of amounts then due under this Contract, including unpaid accrued interest, and the balance shall be applied to the principal installments to be paid in the inverse order of their maturity. Partial prepayment shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments.

6. **Real Estate Taxes and Assessments.** Real estate taxes and installments of special assessments which are due and payable in the year in which this Contract is dated shall be paid as follows: Purchaser shall pay all real estate taxes and installments of special assessments as of December 13th, 2016. Purchaser shall pay monthly to Seller the calculated amount of real estate taxes and installments of special assessments with each monthly payment as stated in paragraph 4(b) above.

Purchaser shall pay, before penalty accrues, all real estate taxes and installments of special assessments assessed against the Property which are due and payable in all subsequent years. Seller warrants that the real estate taxes and installments of special assessments which were due and payable in the years proceeding the year in which this Contract is dated are paid in full. If the Property is subject to a recorded declaration providing for assessments to be levied against the Property by any owners' association, Purchaser shall promptly pay, when due,

all assessments imposed by the owners' association or other governing body as required by the provisions of the declaration or other related documents.

7. Property Insurance.

(a) Insured Risks and Amounts. Purchaser shall keep all buildings, improvements, and fixtures now or later located on or a part of the Property insured against loss by fire, lightning and such other perils as are included in a standard "all-risk" endorsement, and against loss or damage by all other risks and hazards covered by a standard extended coverage insurance policy, including, without limitation, vandalism, malicious mischief, burglary, theft and, if applicable, steam boiler explosion. Such insurance shall be in an amount no less than the full replacement cost of the buildings, improvements, and fixtures, without deduction for physical depreciation. If any of the buildings, improvements, or fixtures are located in a federally designated flood prone area, and if flood insurance is available for that area, Purchaser shall procure and maintain flood insurance in amounts reasonably satisfactory to Seller.

(b) Other Terms. The insurance policy shall contain a loss payable clause in favor of Seller which provides that Seller's right to recover under the insurance shall not be impaired by any acts or omissions of Purchaser or Seller, and that Seller shall otherwise be afforded all rights and privileges customarily provided a mortgagee under the so-called standard mortgage clause.

(c) Notice of Damage. In the event of damage to the Property by fire or other casualty, Purchaser shall promptly give notice of such damage to Seller and the insurance company.

8. Damage to the Property.

(a) Application of Insurance Proceeds. If the Property is damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be applied to payment of the amounts payable by Purchaser under this Contract, even if such amounts are not then due to be paid, unless Purchaser makes a permitted election described in the next paragraph. Such amounts shall be first applied to unpaid accrued interest and next to the installments to be paid as provided in this Contract in the inverse order of their maturity. Such payment shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments. The balance of insurance proceeds, if any, shall be the property of Purchaser.

(b) Purchaser's Election to Rebuild. If Purchaser is not in default under this Contract, or after curing any such default, and if the mortgagees in any prior mortgages and sellers in any prior contracts for deed do not require otherwise, Purchaser may elect to have that portion of such insurance proceeds necessary to repair, replace, or restore the damaged Property (the "**Repairs**") deposited in escrow with a bank or title insurance company qualified to do business in the State of Minnesota, or such other party as may be mutually agreeable to Seller and Purchaser. The election may only be made by written notice to Seller within sixty (60) days after the damage occurs. Also, the election will only be permitted if the plans and specifications and contracts for the Repairs are approved by Seller, which approval Seller shall not unreasonably withhold or delay. If such a permitted election is made by Purchaser, Seller and Purchaser shall jointly deposit, when paid, such insurance proceeds into such escrow. If such insurance proceeds are insufficient for the Repairs, Purchaser shall, before the commencement of the Repairs, deposit into such escrow sufficient additional money to insure the full payment for the Repairs. Even if the insurance proceeds are unavailable or are insufficient to pay the cost of the Repairs, Purchaser shall at all times be responsible to pay the full cost of the Repairs. All escrowed funds shall be disbursed by the escrowee in accordance with generally accepted sound construction disbursement procedures. The costs incurred or to be incurred on account of such escrow shall be deposited by Purchaser into such escrow before the commencement of the Repairs. Purchaser shall complete the Repairs as soon as reasonably possible and in a good and workmanlike manner, and in any event the Repairs shall be completed by Purchaser within one (1) year after the damage occurs. If, following the completion of and payment for the Repairs, there remains any undisbursed escrow funds, such funds shall be applied to payment of the amounts payable by Purchaser under this Contract in accordance with paragraph 8(a) above.

(c) Owners' Association. If the Property is subject to a recorded declaration, so long as the owners' association maintains a master or blanket policy of insurance against fire, extended coverage perils and such other hazards and in such amount as are required by this Contract, then: (i) Purchaser's obligation in the Contract to maintain hazard insurance coverage on the Property is satisfied; (ii) the provisions of paragraph 8(a) of this Contract regarding application of insurance proceeds shall be superseded by the provisions of the declaration or other related documents; and (iii) in the event of a distribution of insurance proceeds in lieu of

restoration or repair following an insured casualty loss to the Property, any such proceeds payable to Purchaser are hereby assigned and shall be paid to Seller for application to the sum secured by this Contract, with the excess, if any, paid to Purchaser.

9. Injury or Damage Occurring on the Property.

(a) Liability. Seller shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this Contract to any person or persons or property while on or about the Property. Purchaser shall defend and indemnify Seller from all liability, loss, cost, and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Purchaser shall have no liability or obligation to Seller for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Seller.

(b) Liability Insurance. Purchaser shall, at Purchaser's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the Property in amounts reasonably satisfactory to Seller and naming Seller as an additional insured.

10. Insurance Generally. The insurance which Purchaser is required to procure and maintain pursuant to paragraphs 7 and 9 of this Contract shall be issued by an insurance company or companies licensed to do business in the State of Minnesota and acceptable to Seller. The insurance shall be maintained by Purchaser at all times while any amount remains unpaid under this Contract. The insurance policies shall provide for not less than ten (10) days written notice to Seller before cancellation, non-renewal, termination or change in coverage, and Purchaser shall deliver to Seller a duplicate original or certificate of such insurance policy or policies.

11. Condemnation. If all or any part of the Property is taken in condemnation proceedings instituted under power of eminent domain or is conveyed in lieu thereof under threat of condemnation, the money paid pursuant to such condemnation or conveyance in lieu thereof shall be applied to payment of the amounts payable by Purchaser under this Contract, even if such amounts are not then due to be paid. Such amounts shall be applied in the same manner as a prepayment as provided in paragraph 5 of this Contract. Such payments shall not postpone the due date of the installments to be paid pursuant to this Contract or change the amount of such installments. The balance, if any, shall be the property of Purchaser.

12. Waste, Repair, and Liens. Purchaser shall not remove or demolish any buildings, improvements, or fixtures now or later located on or a part of the Property, nor shall Purchaser commit or allow waste of the Property. Purchaser shall maintain the Property in good condition and repair. Purchaser shall not create or permit to accrue liens or adverse claims against the Property which constitute a lien or claim against Seller's interest in the Property. Purchaser shall pay to Seller all amounts, costs and expenses, including reasonable attorneys' fees, incurred by Seller to remove any such liens or adverse claims.

13. Compliance with Laws. Except for matters which Seller has created, suffered, or permitted to exist prior to the date of this Contract, Purchaser shall comply or cause compliance with all laws and regulations of any governmental authority which affect the Property or the manner of using or operating the same, and with all restrictive covenants, if any, affecting title to the Property or the use thereof.

14. Recording of Contract; Deed Tax. Purchaser shall, at Purchaser's expense, record this Contract in the Office of the County Recorder or Registrar of Titles in the county in which the Property is located within four (4) months after the date hereof. Purchaser shall pay any penalty imposed under Minn. Stat. 507.235 for failure to timely record the Contract. Seller shall, upon Purchaser's full performance of this Contract, pay the deed tax due upon the recording of the deed to be delivered by Seller.

15. Notice of Assignment. If Seller assigns its interest in the Property, the assigning party shall promptly furnish a copy of such assignment to the non-assigning party. Purchaser shall not assign her interest in the Property without the prior written consent of Seller.

16. Protection of Interests. If Purchaser fails to pay any sum of money required under the terms of this Contract or fails to perform any of the Purchaser's obligations as set forth in this Contract, Seller may, at Seller's option, pay the same or cause the same to be performed, or both, and the amounts so paid by Seller and the cost of such performance shall be payable at once, with interest at the rate stated in paragraph 4 of this Contract, as an additional amount due Seller under this Contract. If there now exists, or if Seller hereafter creates, suffers

or permits to accrue, any mortgage, contract for deed, lien or encumbrance against the Property which is not herein expressly assumed by Purchaser, and provided Purchaser is not in default under this Contract, Seller shall timely pay all amounts due thereon, and if Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts or take any actions reasonably necessary to cure defaults there under and deduct the amounts so paid together with interest at the rate provided in this Contract from the payments next coming due under this Contract.

17. Defaults and Remedies. The time of performance by Purchaser of the terms of this Contract is an essential part of this Contract. If Purchaser fails to timely perform any term of this Contract, Seller may, at Seller's option, elect to declare this Contract cancelled and terminated by notice to Purchaser in accordance with applicable law or elect any other remedy available at law or in equity. If Seller elects to terminate this Contract, all right, title, and interest acquired under this Contract by Purchaser shall then cease and terminate, and all improvements made upon the Property and all payments made by Purchaser pursuant to this Contract (including escrow payments, if any) shall belong to Seller as liquidated damages for breach of this Contract. Neither the extension of the time for payment of any sum of money to be paid hereunder nor any waiver by Seller of Seller's rights to declare this Contract forfeited by reason of any breach shall in any manner affect Seller's right to cancel this Contract because of defaults subsequently occurring, and no extension of time shall be valid unless agreed to in writing. After service of notice of default and failure to cure such default within the period allowed by law, Purchaser shall, upon demand, surrender possession of the Property to Seller, but Purchaser shall be entitled to possession of the Property until the expiration of such period. Failure by Seller to exercise one or more remedies available under this paragraph 17 shall not constitute a waiver of the right to exercise such remedy or remedies thereafter.

18. Binding Effect. The terms of this Contract shall run with the land and bind the parties hereto and the successors in interest.

19. Headings. Headings of the paragraphs of this Contract are for convenience only and do not define, limit, or construe the contents of such paragraphs.

20. Additional Terms: Check here if ☒ an addendum to this Contract containing additional terms and conditions is attached hereto.

Seller

Purchaser

AMAZING HOMES ECCLESIA, LLC

APOSTOLIC CHURCH, MINNESOTA ASSEMBLY

By: 

By: 

Michael Aderinkomi

Kenneth U. Udoibok

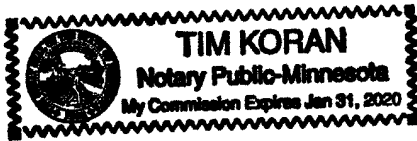
Its: Chief Manager

Its: Pastor

State of Minnesota, County of Ramsey)

This instrument was acknowledged before me on May 1st, 2017, by **Michael Aderinkomi as Chief Manager of Amazing Homes Ecclesia, LLC.**

(Stamp)



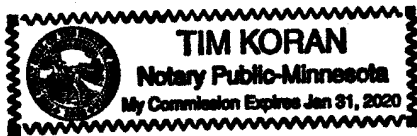
(signature of notarial officer)

Title (and Rank): Notary PublicMy commission expires: Jan. 31, 2020
(month/day/year)

State of Minnesota, County of Ramsey)

This instrument was acknowledged before me on May 1st, 2017, by **Kenneth U. Udoibok as Pastor of Apostolic Church, Minnesota Assembly of 1898 Highland Parkway, St. Paul, Ramsey County, MN 55116**

(Stamp)



(signature of notarial officer)

Title (and Rank): Notary PublicMy commission expires: Jan. 31, 2020
(month/day/year)

CONTRACT FOR DEED HOLDER ADDRESS:
Apostolic Church, Minnesota Assembly
Attn: Kenneth U. Udoibok, Pastor
1898 Highland Parkway
Saint Paul, MN 55116

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Amazing Homes Ecclesia, LLC
Attn: Michael Aderinkomi
2236 Marshall Avenue
St. Paul, MN 55104

Note: Failure to record this contract for deed may give other parties priority over Purchaser's interest in the property.

CONTRACT FOR DEED ADDENDUM

THIS CONTRACT FOR DEED ADDENDUM (this "Addendum") is attached to and made a part of that certain Contract for Deed dated 05/01, 2017, between **Amazing Homes Ecclesia, LLC ("Seller")**, and **Apostolic Church, Minnesota Assembly ("Purchaser")**, a Minnesota Corporation.

The terms and conditions contained in the Addendum shall supersede any conflicting provisions contained in this Contract. Unless defined in this Addendum, all capitalized terms have the same meaning as in the Contract. Only those provisions checked in the "Yes" column, below, shall be included and be part of this Addendum.

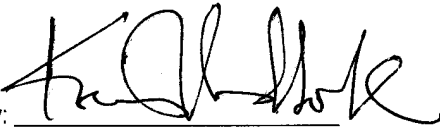
Yes No

- ☒ ☐ A. **Late Payment Fee.** If any payment is not received by Seller when due, Purchaser shall additionally pay to Seller, to the extent allowed by law, a late charge of five percent (5%) of the amount of the delinquent payment.
- ☒ ☐ B. **Transfer Restrictions.** Purchaser may not sell, assign, or otherwise transfer Purchaser's interest in this Contract, or the Property, or any part thereof, or if Purchaser is an entity, the controlling interest in Purchaser may not be transferred without the written consent of Seller, which consent:
- (check only one box) ☒ shall be granted or withheld in the sole discretion of Seller.
☐ shall not be unreasonably withheld, or delayed by Seller.
- ☒ ☐ C. **Escrows.** In Addition to the monthly payments of principal and interest, Purchaser shall deposit with Seller, with each payment, an amount representing one-twelfth (1/12) of the annual real estate taxes, installments of special assessments, and insurance premiums with respect to the Property (or such other amount as Seller is required to deposit under any underlying encumbrance on the Property). The amount of such taxes, special assessments, and insurance premiums, when unknown, shall be estimated by Seller. Such deposit shall be used by Seller to pay real estate taxes, installments of special assessments, and insurance premiums with respect to the Property when due. If Seller fails to do so, Purchaser may, at Purchaser's option, pay any such delinquent amounts and deduct the amounts so paid from payments next coming due under this Contract. If the balance deposited with Seller is insufficient to pay such real estate taxes, special assessments and insurance premiums when due, Purchaser shall pay the deficiency to Seller upon written demand.
- ☒ ☐ D. **Property Improvements.** Purchaser shall not hire or perform any repairs or improvements to or replacements of, or structural alteration to the building both inside and outside of the Property without securing the prior written consent of the Seller. Purchaser will not cause or permit any mechanics' liens to be recorded against the Property. Purchaser agrees to defend, indemnify, and hold Seller harmless from any loss, damage, or expense incurred by Seller with respect to any party asserting a mechanics' lien claim, it being understood and agreed that this undertaking shall survive cancellation of this Contract or the delivery of a deed pursuant to the terms hereof.
- ☒ ☐ E. **Hazardous Substances.** Purchaser shall not bring, store, generate, or treat hazardous wastes or substances or petroleum products upon the Property, except for small quantities, which are stored and used in compliance with applicable law. Purchaser hereby agrees to indemnify, defend and hold Seller harmless from any and all claims, demands, actions, causes of action, liabilities or rights which may be asserted against Seller with respect to such substances, or products, it being understood and agreed that this obligation will survive the cancellation of this Contract or the delivery of a deed pursuant to the terms hereof.

Note: This document must be attached to a contract for deed and cannot be independently recorded.

- ☒ ☐ **F. Alternative Acceleration Remedy.** If Purchaser fails to timely perform any term of this Contract, Seller may elect, on thirty (30) days written notice given to Purchaser, to declare the entire unpaid Purchase Price, together with accrued interest thereon, immediately due and payable in full and commence an action against Purchaser to collect all amounts due hereunder. Purchaser shall have the right to reinstate this Contract at any time before entry of final judgment against Purchaser for amounts due hereunder if Purchaser: (i) pays Seller all sums due hereunder as of the date of reinstatement; (ii) cures any other defaults existing under this Contract as of the date of reinstatement; and (iii) pays all expenses incurred by Seller in enforcing this Contract, including, but not limited to, reasonable attorneys' fees and costs. Seller shall deliver the deed for the Property in the manner required by paragraph 3 of this Contract when all amounts due hereunder have been paid.
- ☐ ☒ **G. Nonrecourse Obligation.** Notwithstanding any other provision contained in this Contract to the contrary, if Purchaser defaults in Purchaser's performance of this Contract, Seller's sole remedy shall be to cancel this Contract in accordance with Minn. Stat. 559.21, as the same may from time to time be amended. Seller specifically waives any right it may have to commence an action for the specific performance of this Contract or any right it may have to seek an award of damages against Purchaser.
- ☒ ☐ **H. Additional Provisions.**

1. The Real Property and personal property is sold "**AS IS**" and Seller shall make no repairs or improvements.
2. Purchaser shall name Seller as an "Additional Insured" on all policies of insurance.
3. Purchaser shall pay to Seller a 1.5% Management Service fee on the Purchase Price of \$200,000.00 when the property is transfer by deed to Purchaser.
4. Purchaser shall be responsible for the payment of all utilities, including but not limited to gas, electrical, telephone, rubbish removal, cable, internet.
5. Purchaser shall maintain the Property in good condition and with orderly repair where necessary.

By: 

By: 

CONTRACT FOR DEED HOLDER ADDRESS:
Apostolic Church, Minnesota Assembly
Attn: Kenneth U. Udoibok, Pastor
1898 Highland Parkway
Saint Paul, MN 55116

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Amazing Homes Ecclesia, LLC
Attn: Michael Aderinkomi
2236 Marshall Avenue
St. Paul, MN 55104

Note: This document must be attached to a contract for deed and cannot be independently recorded.



282922410068

P.O. Box 64097
Saint Paul, MN 55164-0097

38030*187**G50**1,122**1/4*****AUTO5-DIGIT 55105
APOSTOLIC CHURCH MINNESOTA ASSEMBLY
KENNETH U. DOBOK PASTOR
1898 HIGHLAND PKWY
SAINT PAUL MN 55116-1327



PROPERTY ADDRESS
1179 7TH ST E

ABBREVIATED TAX DESCRIPTION
J W BASS SUB L14-15 & PT L13
LOTS 6 AND LOT 7 BLK 1

PROPERTY IDENTIFICATION NUMBER (P.I.N.)
282922410068 151

2019 Property Tax Statement

2018 Values for Taxes Payable in **2019**

VALUES AND CLASSIFICATION			
Taxable Payable Year		2018	2019
Step 1	Estimated Market Value	\$ 200,000	\$ 200,000
	Improvements Excluded		
	Homestead Exclusion	0	0
	Taxable Market Value	0	0
	New Improvements/ Expired Exclusions		
	Property Classification	Exempt	Exempt
	Value Notice sent March 2018		
Step 2	PROPOSED TAX NOTICE		
	Proposed tax sent in November 2018. \$ 0.00 *Note: Did not include special assessments or referenda approved by the voters at the 2018 November election.		
Step 3	PROPERTY TAX STATEMENT		
	First-half taxes due 5/15/2019		2,306.35
	Second-half taxes due 10/15/2019		2,306.35
	Total Taxes Due in 2019:		4,612.70

CURRENT STEP →

2018	2019	TAXES PAYABLE YEAR
	\$ 0.00	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. If box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>
\$ 0.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
Property Tax and Credits		
0.00	0.00	3. Property taxes before credits
0.00	0.00	4. Agricultural credits that reduce property taxes
0.00	0.00	5. Property taxes after credits
Property Tax by Jurisdiction		
0.00	0.00	6. Ramsey County
0.00	0.00	a. Regional Rail Authority
0.00	0.00	b.
0.00	0.00	7. City or Town - ST PAUL
0.00	0.00	8. State General Tax
0.00	0.00	9. School District 625
0.00	0.00	a. Voter approved levies
0.00	0.00	b. Other local levies
0.00	0.00	10. Special taxing districts
0.00	0.00	a. Metropolitan special taxing districts
0.00	0.00	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
0.00	0.00	12. Total property tax before special assessments
3,609.71	4,612.70	13. Special assessments and charges added to this property tax statement for taxes payable in 2019
		a. 2,389.42 T-011888210 VACANT BLDG REG
		b. 454.02 T-011885250 CLEAN UP
		c. 353.46 W-010000420 Delinquent Water Charge
		d. 341.30 T-011885070 CLEAN UP
		e. 271.92 T-011884080 GRAFFITI REMOVAL
		f. 252.00 2018 SMSP Sweeping and Lighting
		g. 226.38 T-011884020 Graffiti
		h. Call (651)266-2222 for more assessments.
0.00	0.00	Contamination Tax
\$ 3,609.71	\$ 4,612.70	14. Total Property Tax and Special Assessments

PROPERTY TAX REFUNDS

You may be eligible for one or more refunds

that reduce your property taxes in 2019 – even if you haven't been eligible before.

See enclosed insert for details or visit revenue.state.mn.us

38030 1/2



CONTACT INFORMATION

ramseycounty.us/property

90 Plato Blvd. West, Saint Paul, MN 55107

General – taxes, payments, addresses, special assessments

AskPropertyTaxandRecords@ramseycounty.us | 651-266-2222

Assessing services – value, classification, exemptions

AskCountyAssessor@ramseycounty.us | 651-266-2131

Homestead

AskHomesteads@ramseycounty.us | 651-266-2040

Delinquent taxes

AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002



GO PAPERLESS!

Receive tax and valuation notices by email

Enroll at www.enoticesonline.com with the authorization code printed at the bottom of the other side of this page.

Your proposed property tax notices, valuation notices and property tax statements will all be sent by email instead of through the mail. The service is free and you can unsubscribe at any time.



Test your **home**. Protect your **health**.

Two in five homes tested in Minnesota **have radon** levels that could pose a major health risk.

Radon is a colorless, odorless, radioactive gas and is the second leading cause of lung cancer behind smoking. It can enter your home through the foundation and floor-wall joints without you knowing.

Purchase a \$2 radon test kit from Ramsey County and keep your family safe.

Visit ramseycounty.us/radon for more information.



PLAY and LEARN

at Ramsey County's
Libraries and Parks



ramseycounty.us/parks

rcldreads.org

38030 1/2



Connect with us!



Ramsey County,
Minnesota



@ramseycounty



@ramseycountymn



Ramsey County



ramseycounty.us/updates

2-19-19_v1



Pay Property Tax

Pay Property Taxes

Summary View

Parcel ID	282922410068
Parcel Status	Active
Property Address	1179 7TH ST E ST PAUL, MN 55106-4013
Sec/Twp/Rng	28/029/022
Brief Tax Description	Lot 6 Block 1 of J W BASS SUB L14-15 & PT L13 LOTS 6 AND LOT 7 BLK 1 (Note: Not to be used on legal documents)
Parcel Area	0.11 Acres
Parcel Width	0 Feet
Parcel Depth	0 Feet (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
Tax Classification	5E-Exempt Properties
Roll Type	Real Property
Municipality	ST PAUL
School District	ISD #625
Watershed	CAPITAL REGION W/S
TIF District	
Land Use Code	685 E - EXEMPT, CHURCH, PUBLIC WORSHIP, PRIV

* The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.

* To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Apostolic Church Minnesota Assembly Kenneth U Udoibok Pastor	1898 Highland Pky Saint Paul MN 55116-1327
FEEOWN	Amazing Homes Ecclesia Llc	2236 Marshall Ave Saint Paul MN 55104-5799
CNDEED	Apostolic Church Minnesota Assembly Kenneth U Udoibok	1898 Highland Pky Saint Paul MN 55116-1327

Current Tax Year

*Information listed is as of yesterday. For specific payoff information contact [Property Tax Info](#) at 651-266-2000

First Half Due 05-15-2019		Second Half Due 10-15-2019	
Amount Due	\$2,306.35	Amount Due	\$2,306.35
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$0.00
Sub Total	\$2,306.35	Sub Total	\$2,306.35
Payments Made	(\$2,306.35)	Payments Made	(\$1,303.36)
Balance Due	\$0.00	Balance Due	\$1,002.99

Total Due \$1,002.99

Tax Summary

	2019 Payable	2018 Payable	2017 Payable	2016 Payable	2015 Payable
Estimated Market Value	\$200,000	\$200,000	\$237,100	\$228,000	\$228,000
Taxable Market Value	\$0	\$0	\$237,100	\$228,000	\$228,000
Net Tax Amount	\$0.00	\$0.00	\$8,017.04	\$7,905.83	\$8,161.87
+ Special Assessments	\$4,612.70	\$3,609.71	\$1,946.96	\$2,754.17	\$2,740.13
= Total Taxes	\$4,612.70	\$3,609.71	\$9,964.00	\$10,660.00	\$10,902.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$479.70	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$3,609.71	\$3,609.71	\$9,964.00	\$11,139.70	\$13,398.83
= Outstanding Balance	\$1,002.99	\$0.00	\$0.00	\$0.00	\$0.00

Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
T-011800250	2019	2018 SMSP Sweeping and Lighting	\$0.00	\$0.00	\$0.00	\$252.00	\$0.00	No
T-011800800	2019	2018 SSSC / Storm Sewer	\$0.00	\$0.00	\$0.00	\$129.08	\$0.00	No
T-011881140	2019	T-011881140 BOARDING/SECURING	\$0.00	\$0.00	\$0.00	\$195.12	\$0.00	No
T-011884020	2019	T-011884020 Graffiti	\$0.00	\$0.00	\$0.00	\$226.38	\$0.00	No

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
T-011884080	2019	T-011884080 GRAFFITI REMOVAL	\$0.00	\$0.00	\$0.00	\$271.92	\$0.00	No
T-011885070	2019	T-011885070 CLEAN UP	\$0.00	\$0.00	\$0.00	\$341.30	\$0.00	No
T-011885250	2019	T-011885250 CLEAN UP	\$0.00	\$0.00	\$0.00	\$454.02	\$0.00	No
T-011888210	2019	T-011888210 VACANT BLDG REG	\$0.00	\$0.00	\$0.00	\$2,389.42	\$0.00	No
W-010000420	2019	W-010000420 Delinquent Water Charge	\$0.00	\$0.00	\$0.00	\$353.46	\$0.00	No

Note: Installment amount is the amount that will be included in the property tax total for the referenced payable year.

Remaining Balance is the amount eligible for prepayment. Prepayment must be paid in full by November 15th of the current year.

Please call the City of Saint Paul General Assessment line for payoff amounts or additional information concerning any Saint Paul assessment. You can reach them at 651-266-8858 or go to [Assessment Lookup](#).

Suburban property owners should call 651-266-2000 for detailed assessment information.

Tax Transaction History

Tax Year	Business Date	Effective Date	Transaction Type	Tax Amount	Special Assessment	Penalty	Interest	Fees	Overpayment	Total
2019	5/13/2019	5/13/2019	Payment	\$0.00	(\$3,609.71)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,609.71)
2019	2/28/2019		Original Charge	\$0.00	\$4,612.70	\$0.00	\$0.00	\$0.00	\$0.00	\$4,612.70
2018	5/23/2018	4/9/2018	Refund Created	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,372.29	\$1,372.29
2018	4/9/2018	4/9/2018	Payment	\$0.00	(\$3,609.71)	\$0.00	\$0.00	\$0.00	(\$1,372.29)	(\$4,982.00)
2018	2/28/2018		Original Charge	\$0.00	\$3,609.71	\$0.00	\$0.00	\$0.00	\$0.00	\$3,609.71
2017	10/9/2017	10/9/2017	Payment	(\$4,008.52)	(\$973.48)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,982.00)
2017	5/16/2017	5/15/2017	Payment	(\$4,008.52)	(\$973.48)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,982.00)
2017	2/19/2017		Original Charge	\$8,017.04	\$1,946.96	\$0.00	\$0.00	\$0.00	\$0.00	\$9,964.00

Sales

Date	eCRV #	Sale Price	State Study Recommendation	State Study Reject Reason	Cnty Study Rec
6/10/2010		\$305,000	N	17-EXCESSIVE NON-REAL PROPERTY	N
10/12/2016	575684	\$200,000	N	05-USE CHANGE (CHANGE OF LEGAL PROP CLASS)	Y
5/1/2017	651084	\$200,000	N	05-USE CHANGE (CHANGE OF LEGAL PROP CLASS)	N

Pay Property Tax

[Pay Property Taxes](#)

Statements and Notices

2019

[Tax Statement](#)
[Payment Stubs](#)

2018

[Tax Statement](#)
[Payment Stubs](#)

2017

[Value Notice](#)
[Tax Statement](#)
[Payment Stubs](#)
[Proposed Tax Statement](#)

2016

[Value Notice](#)
[Tax Statement](#)

2015

[Value Notice](#)
[Tax Statement](#)

State of Minnesota

The Property Tax Refund Program is administered by the State of Minnesota. For information regarding the program, please call 651-296-3781 or visit the website [here](#)

[Form M1PR\(Property Tax Refund\)](#)

No data available for the following modules: Multi-Parcel Link, Delinquent Taxes, Service Company and Lender.