

(Top 3 inches reserved for recording data)

**WARRANTY DEED
Business Entity to Business Entity**

**Minnesota Uniform Conveyancing Blanks
Form 10.1.9 (2013)**

eCRV number: _____

DEED TAX DUE: \$ _____

DATE: April 16, 2021
(month/day/year)

FOR VALUABLE CONSIDERATION, Amazing Homes Ecclesia, LLC
(insert name of Grantor)

a limited liability company under the laws of Minnesota ("Grantor"),
hereby conveys and warrants to Pillai Builders, LLC
(insert name of Grantee)

a limited liability Company under the laws of Minnesota ("Grantee"),
real property in Ramsey County, Minnesota, legally described as follows:
See attached legal description

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:

Building and zoning laws, ordinances, and state and federal regulations. Restrictions relating to use or improvement of the property without effective forfeiture provisions. Reservation of any mineral rights by the State of Minnesota. Utility and drainage easements which do not interfere with existing improvements. Covenants, Easements and Restrictions of Record, if any.

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

Amazing Homes Ecclesia, LLC
(name of Grantor)

By: 
(signature) Michael Aderinkomi

Its: General Partner
(type of authority)

By: _____
(signature)

Its: _____
(type of authority)

State of Minnesota, County of Hennepin

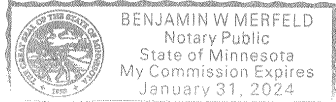
This instrument was acknowledged before me on April 15, 2021, by Michael Aderinkomi
(month/day/year) (name of authorized signer)

as General Partner
(type of authority)

and by _____
(name of authorized signer)

as _____ of Amazing Homes Ecclesia, LLC
(type of authority) (name of Grantor)

(Stamp)



[Signature]
(signature of notarial officer)

Title (and Rank): _____

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

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

TitleNexus, LLC
1300 Wayzata Boulevard Ste 100
Minnetonka, MN 55305

MT-100154-R

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Pillai Builders, LLC
1769 Lexington Ave N #207
Roseville, MN 55113

File No./Escrow No.: 2021-192369

Ancona Title & Escrow

Print Date & Time: 04/16/2021 1:32 PM

Officer/Escrow Officer: Lisa Lewis

4750 White Bear Parkway
White Bear Lake, MN 55110Settlement Location: Ancona Title
1295 Northland Drive #125
Mendota Heights MN 55120

Property Address: 1179 7th Street E, Saint Paul, MN 55106

Buyer: Pillai Builders LLC

Seller: Amazing Homes Ecclesia, LLC

Lender: Frandsen Bank & Trust, ISAOA

Settlement Date: April 16, 2021

Disbursement Date: April 16, 2021

Additional dates per state requirements:

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sale Price of Property	249,900.00	
Deposit JBO Realty		2,000.00
Borrower's Loan Amount		1,040,000.00
Prorations/Adjustments		
Loan Charges to Frandsen Bank & Trust, ISAOA		
Origination Charge to Frandsen Bank & Trust, ISAOA	10,400.00	
Appraisal Fee to Frandsen Bank & Trust, ISAOA	3,150.00	
Credit Report Fee to Frandsen Bank & Trust, ISAOA	8.75	
Tax Service Fee to Frandsen Bank & Trust, ISAOA	65.00	
Flood Certification Fee to Frandsen Bank & Trust, ISAOA	11.00	
Processing Fee to Frandsen Bank & Trust, ISAOA	650.00	
Copy of Files Articles from MN SOS to Frandsen Bank & Trust, ISAOA	13.00	
Other Loan Charges		
Impounds		
Title Charges & Escrow / Settlement Charges		
Title - Closing Fee to Ancona Title & Escrow	295.00	
Title - Owner's title insurance (Optional) to Ancona Title & Escrow	200.00	
Title - Lender's Title Insurance to Ancona Title & Escrow	2,315.00	
Title - Title Services to Ancona Title & Escrow	600.00	

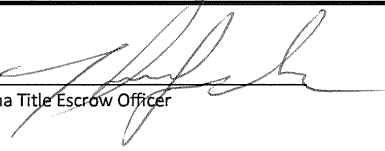
Description	Borrower/Buyer	
	Debit	Credit
Title - Construction Draw Fee to Ancona Title & Escrow	600.00	
Title - Draw Pics & Inspection to Ancona Title & Escrow	400.00	
Commission		
Broker Admin Fee to JBO Realty	595.00	
Government Recording and Transfer Charges		
Recording Fees Deed: \$46.00 Mtg: \$46.00	92.00	
Mortgage Tax to Ancona Recording	2,496.00	
Mortgage Conservation Fund to Ancona Recording	5.00	
Payoff(s)		
Miscellaneous		
Loan Funds Available for Future Draws	495,204.25	
Draw #1	275,000.00	
	Borrower/Buyer	
	Debit	Credit
Subtotals	1,042,000.00	1,042,000.00
Totals	1,042,000.00	1,042,000.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Ancona Title & Escrow to cause the funds to be disbursed in accordance with this statement.



Pillai Builders LLC, By: Quintus P Pillai, Manager



Ancona Title Escrow Officer