

# USSET, WEINGARDEN & LIEBO P.L.L.P.

ATTORNEYS AT LAW

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Our File No. 1033 Galtier

August 16, 2021

Vacant Building Registration  
City of St. Paul  
375 Jackson Street, Suite 220  
St. Paul, MN 55101-1806

Re: Bill #1594251, 1033 Galtier Street

Dear Mr. Magner:

Attached herewith is a copy of the Redemption Certificate pertaining to this property. Since my client has no interest in this matter, our client will be taking no action going forward.

Sincerely,



Adam Soczynski  
Attorney at Law

AS:  
Enclosures

No delinquent taxes & transfer entered

May 13, 2021 3:27 PM

Ramsey County, Minnesota  
Heather L. Bestler  
County Auditor and Treasurer



Doc No A04883784

Certified, filed and/or recorded on  
May 13, 2021 3:27 PM

Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
Heather L. Bestler, County Auditor and Treasurer

Deputy 314

Pkg ID 1447433E

|                                   |                |
|-----------------------------------|----------------|
| County Conservation Fee           | \$5.00         |
| Document Recording Fee Abstract   | \$46.00        |
| Environmental Response Fund .0001 | \$0.05         |
| State Deed Tax .0033              | \$1.65         |
| <b><i>Document Total</i></b>      | <b>\$52.70</b> |

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED  
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks  
Form 10.3.2 (2013)

eCRV number: N/A

DEED TAX DUE: \$ 1.70

DATE: 03/11/2021  
(month/day/year)

FOR VALUABLE CONSIDERATION, Philip S. Schloss, a single person  
(insert name and marital status of each Grantor) (\*Grantor\*),

hereby conveys and quitclaims to NJE Holdings 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:  
Lot 6, Block 31, Auerbach and Hand's Addition to the City of St. Paul, Ramsey County, Minnesota.

This deed is intended to convey after acquired title.  
Total consideration for this deed is less than \$3,000.00.

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

together with all hereditaments and appurtenances belonging thereto.

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

Philip S. Schloss  
(signature) Philip S. Schloss

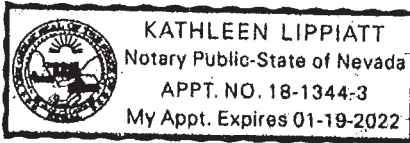
(signature)

State of Nevada, County of Hennepin DOUGLAS

This instrument was acknowledged before me on 03/11/2021, by Philip S. Schloss, a single person

(insert name and marital status of each Grantor)

(Stamp)



Kathleen Lippiatt  
(signature of notarial officer)

Title (and Rank): owner/notary

My commission expires: 01-19-2022  
(month/day/year)

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

TitleNexus, LLC  
13100 Wayzata Boulevard Ste 100  
Minnetonka, MN 55305

MT-99668

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

NJE Holdings LLC  
416 Division Street  
Excelsior, MN 55331



Doc No A04897010

Certified, filed and/or recorded on  
Jul 20, 2021 2:24 PM

Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
Heather L. Bestler, County Auditor and Treasurer

Deputy 403

Pkg ID 1463553M

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

**ORIGINAL**

**CERTIFICATE OF REDEMPTION**

I, Bob Fletcher, Sheriff of the County of Ramsey, State of Minnesota, do hereby certify that NJE HOLDINGS, LLC of the County of Ramsey and the State of Minnesota, has this day produced evidence required by law of his/her right to redeem, and paid to me the sum of \$79100.70, which sum includes my fees of \$250.00, in redemption of the real estate and property hereinafter described from a sale thereof made by the Sheriff of said County, on 1/21/21, Sale Certificate No.4859754 under and by virtue of a certain mortgage dated 2/15/07, executed by PHILIP S. SCHLOSS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA) ITS SUCCESSORS AND ASSIGNS filed for the record in the office of the Recorder in and for said Ramsey County, State of Minnesota, on 6/7/07, and recorded as Document No.4033876 : Assigned to: HSBC BANK USA, N.A. DATED: FEBRUARY 15, 2013 RECORDED: FEBRUARY 21, 2013, AS DOCUMENT NO. 4386837. AND THEREAFTER ASSIGNED TO: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET LOAN OBLIGATION TRUST 2007-1. DATED: FEBRUARY 15, 2013 RECORDED: FEBRUARY 21, 2013, AS DOCUMENT NO. 4386838. Which sale of property was sold to said DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET LOAN OBLIGATION TRUST 2007-1 for the sum of \$71323.98.

The real estate and property redeemed from said sale by said NJE HOLDINGS, LLC by virtue hereof, is situated in the County of Ramsey, State of Minnesota, and is described as follows, to wit: Lot 6, Block 31, Auerbach and Hand's Addition to the City of St. Paul, Ramsey County, Minnesota.

And such redemption is made by said NJE HOLDINGS, LLC upon the following claim or right: OWNER.

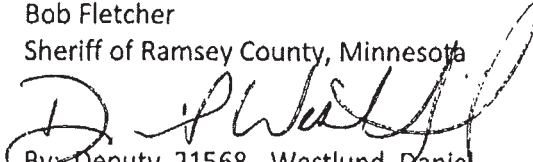
This Document Was Drafted By  
Ramsey County Sheriff's Dept.

By AE

**ORIGINAL**

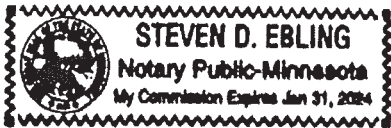
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7/20/21.


Bob Fletcher  
Sheriff of Ramsey County, Minnesota

  
By: Deputy 21568 - Westlund, Daniel

STATE OF MINNESOTA     )  
COUNTY OF RAMSEY     )

This instrument was acknowledged before me on 7/20/21, by 21568 - Westlund, Daniel as deputy of Bob Fletcher, Sheriff of Ramsey County, Minnesota. /



  
Notary Public  
My commission expires: 1/31/24

This Document Was Drafted By  
Ramsey County Sheriff's Dept.

By  \_\_\_\_\_