

No delinquent taxes & transfer entered



Jul 13, 2023 2:45 PM

Doc No **A04994646**

Certified, filed and/or recorded on
Jul 13, 2023 2:45 PM

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

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

Deputy 408

Pkg ID 1579769C

CRV# 1535175

County Conservation Fee	\$5.00
Document Recording Fee Abstract	\$46.00
Environmental Response Fund .0001	\$3.40
State Deed Tax .0033	\$112.20
<i>Document Total</i>	\$166.60

Prepared By

Name: Trang Phan

Address: 841 BURR ST, St. Paul

State: MN

Zip Code: 55130

After Recording Return To

Tax Statement sent to

Name: Thi Thu Ha Phan

Address: 923 BURR ST, St. Paul

State: MN

Zip Code: 55130

Space Above This Line for Recorder's Use

ECRV 1535175

GENERAL WARRANTY DEED

deed tax due: \$115.⁶⁰

STATE OF Minnesota

Ramsey County

COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Thirty four thousand and 0/00 Dollars (\$ 34,000.00) in hand paid to

Douglas Anderson & Trang Phan, a Seller-a married couple, residing at 841 BURR ST,

County of Ramsey, City of St. Paul, State of Minnesota

(hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to

Thi Thu Ha Phan, a Buyer, residing at 923 BURR ST,

County of Ramsey, City of St. Paul, State of Minnesota

(hereinafter known as the "Grantee(s)") the following *described real estate (*and in
Exhibit A if attached), situated in Ramsey County, _____ to-wit:

Vacant land at 903 BURR ST, ST PAUL, MN 55130-4007 vacant land with a total gross area of 0.15 Acres (50' * 132')

Tax Parcel ID - 292922310049

Lot 1, Block 9, Edmund Rice's First Addition to St. Paul, Ramsey County, Minnesota.

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in
anywise appertaining or belonging thereto.

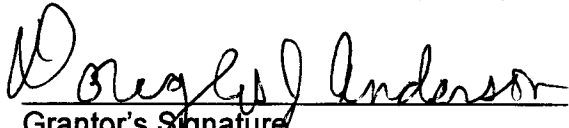
*The seller certifies that the seller does not
know of any wells on the described real property.*

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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.



Grantor's Signature

Douglas Anderson

Grantor's Name

Address

841 BURR ST, ST PAUL, MN 55130

City, State & Zip



Grantor's Signature

Trang Phan

Grantor's Name

Address

841 BURR ST, ST PAUL, MN 55130

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF Minnesota)
COUNTY OF Ramsey)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas Anderson & Trang Phan whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7 day of July, 2023



Notary Public

My Commission Expires: 01-31-2026

