

No delinquent taxes & transfer entered



Jul 28, 2025 10:37 AM

Doc No **A05073469**

Certified, filed and/or recorded on
Jul 28, 2025 10:37 AM

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 203

Pkg ID 1671762C

CRV# 1757898

County Conservation Fee	\$5.00
Document Recording Fee Abstract	\$46.00
Environmental Response Fund .0001	\$2.10
State Deed Tax .0033	\$69.30
<i>Document Total</i>	\$122.40

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)

eCRV number: 1757898

DEED TAX DUE: \$ 68 71.40

DATE: 05/09/2025

(month/day/year)

FOR VALUABLE CONSIDERATION, Thi Thu Ha Phan (Single)

(insert name and marital status of each Grantor)

____ ("Grantor"),

hereby conveys and warrants to Han Van Phan

(insert name of each Grantee)

____ ("Grantee"), as

(Check only one box.)

- ☒ tenants in common,
☐ joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked,
this conveyance is made to the named Grantees as tenants in common.)

real property in Ramsey County, Minnesota, legally described as follows:

Parcel ID 292922320085 VACANT LAND at 875 CLARK ST ST PAUL MN 55130-4212 with a total gross area of 0.1515 Acres (50*132') Lot 7, Block 6, Edmund Rice's First Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota. Abstract property

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:

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

(signature)

(signature)

(signature)

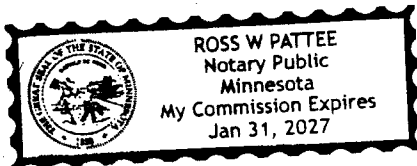
(signature)

State of Minnesota, County of RamseyThis instrument was acknowledged before me on 5/19/25, by Thi Thu Ha Phan (Single)

(month/day/year)

(insert name and marital status of each Grantor)

(Stamp)



(signature of notarial officer)

Title (and Rank):

My commission expires:

(month/day/year)

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

Thi Thu Ha Phan

923 Burr St N, Saint Paul, MN 55130

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Han Van Phan

2204 MCAFEE CIRCLE, MAPLEWOOD, MN 55109