



April 7, 2023

To Whom It May Concern:

As of April 7, 2023, Metro Holdings LLC checking account with American National Bank ending in XXX3764 has a current balance of 859,833.23.

If you have any questions, please do not hesitate to reach out to me via phone at 651-290-7840 or email at [tnoel@anbank.com](mailto:tnoel@anbank.com).

Best Regards,

A handwritten signature in black ink that reads "Tiffany Noel". The signature is written in a cursive, flowing style.

Tiffany Noel  
651-290-7840  
[tnoel@anbank.com](mailto:tnoel@anbank.com)

**Property: 1043 Beech Street, St Paul, MN 55106**

Year Built: 1922

Contractors and Vendors:

Company	Name	Phone	Email
<b>Owner</b>	Metro Holdings, LLC (Joe Steinmaus)	651-889-7311	Joesteinmaus@comcast.net
<b>Uliano Construction</b>	Vinny Uliano	612-719-3380	<a href="mailto:vinny@ulianoproperties.com">vinny@ulianoproperties.com</a>
<b>Pure Mechanical</b>	John Nelson	651-278-2191	
<b>FTK Services (electrical)</b>	Jose		<a href="mailto:info@FTKservices.org">info@FTKservices.org</a>
<b>Javier Hardwood Floors</b>	Javier Gerturamos	651-214-2651	<a href="mailto:javierhardwoodfloors@gmail.com">javierhardwoodfloors@gmail.com</a>
<b>Jonathan Monge</b>	Jonathan	952-465-8886	

Start Date: 7/1/2023

Completion Date: 9/15/2023

Total Budget: \$100,000

**Description of Work:**

**Building Repairs**

Subject to Code of Compliance

**Electrical Repairs** will be completed by FTK Services. All work to be completed to code.

Subject to Code of Compliance

**Plumbing Repairs** will be completed by Plumbing to Go. All work to be completed to code.

Subject to Code of Compliance

**Heating** will be completed AM Mechanical. All work to be completed to code.

Subject to Code of Compliance

097783 REC

By Corporation or Partnership

### Satisfaction of Mortgage

Date: 4/27/2023

(Reserved for recording data)

THAT CERTAIN MORTGAGE owned by the undersigned, a CORPORATION under the laws of THE UNITED STATES OF AMERICA dated 12/11/2009 executed by Diane E. Martin, a single person as Mortgagor, to ST PAUL FEDERAL CREDIT UNION f/k/a IBEW 110 Federal Credit Union, as Mortgagee, and filed for record 1/26/2010 as Document 4204602 or in Book \_\_\_\_\_ of \_\_\_\_\_ Page \_\_\_\_\_, in the Office of the (County Recorder)(Registrar of Titles) of Ramsey County, Minnesota is, with the indebtedness thereby secured, fully paid and satisfied.

ST. PAUL FEDERAL CREDIT UNION f/k/a  
I.B.E.W. 110 FEDERAL CREDIT UNION by result of  
Amendment to Charter

By Talia Jones

Its Compliance & Loan Servicing Manager

STATE OF MINNESOTA }  
COUNTY OF RAMSEY } ss.

The foregoing instrument was acknowledged before me on 4/27/2023 Date


by Talia Jones  
the Compliance & Loan Servicing Manager of ST. PAUL FEDERAL CREDIT UNION f/k/a IBEW 110 Federal Credit Union a CORPORATION under the laws of  
USA, on the behalf of the CORPORATION

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

ST PAUL FEDERAL CREDIT UNION  
1330 CONWAY STREET #200  
ST. PAUL, MN 55106

Tiffany Glenn  
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):

 **TIFANY MARIE GLENN**  
Notary Public-Minnesota  
My Commission Expires Jan 31, 2025



# RECEIPT

## CITY OF SAINT PAUL

Department of Safety & Inspections  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Phone: 651-266-8989  
Fax: 651-266-9124  
www.stpaul.gov/dsi

Payment #: 1613282

Payment Date: May 17, 2023

Paid By: PROPERTY FIXX LLC  
999 SMITH AVE  
ST PAUL MN 55118-1129

Amount Paid: \$5,000.00

Payment Type: Check

PRIM: 651-398-2889, ALT: 651-246-8459, ALT: 651-338-4885

### Transaction Description

Project Location: 1043 BEECH ST  
ST PAUL MN 55106-4602

21-279875

TYPE: VACANT BUILDING

SUB TYPE: CATEGORY 3

WORK TYPE: SINGLE FAMILY RESIDENTIAL

1043 Beech

### FEES

Performance Deposit \$ 5,000.00

**TOTAL \$ 5,000.00**

5000<sup>00</sup>

2347 check 540.  
Amount

\*\* To schedule a Vacant Building Code Compliance Inspection, call Robert Humphrey at 651-266-9123 between 7:30 and 9:00 AM, Monday - Friday. \*\*

\*\* Questions regarding Vacant Building Performance Deposits can also be directed to Robert Humphrey. \*\*

(Top 3 inches reserved for recording data)

**DEED OF SALE**

By Individual(s) Personal Representative to Business Entity

DEED TAX DUE: \$

DATE: April 25, 2023

FOR VALUABLE CONSIDERATION, **Angella Martin**, as **Personal Representative for the Estate of Diane E. Martin, Decedent**, single  married  at the time of death, ("**Grantor**"), hereby conveys and quitclaims to **Property Fixx, L.L.C.**, a limited liability company under the laws of **Minnesota** ("**Grantee**"), real property in **Ramsey County, Minnesota**, legally described as follows:

**Lot 27, Block 109, Schiffmann's Subdivision of Blocks 109 and 110, Lyman Daytons's Addition, Ramsey County, Minnesota**

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

*Angella Martin* Angella Martin

**Angella Martin, as Personal Representative for the Estate of Diane E. Martin**