

**MINNESOTA STANDARD RESIDENTIAL PURCHASE AGREEMENT**

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1 **1. PARTIES.** This Purchase Agreement is made on February 23, 2024 by and between  
 2 Dennis J. Faust  
 3 [marital status] a single person, of  
 4 [seller's address] 20 East Exchange Street, St. Paul, Minnesota 55101  
 5 SELLER, and David L. Marks and Rebecca C. Marks  
 6 as joint tenants [strike "joint tenants" if tenancy-in-common is intended] of [buyer's address] 97 South Leach  
 7 Street, St. Paul, Minnesota 55102, BUYER.

8  
 9 **2. OFFER/ACCEPTANCE.** Buyer offers to purchase and Seller agrees to sell real property legally described as:

10 Lot 12, Block 8, "Leach's Addition to Saint Paul, MN"

11  
 12 Legal description to govern.

13  
 14  
 15  
 16 [Property Tax Identification Number or Tax Parcel Number: 012823410123

17  
 18 located at 195 Goodrich Avenue City of St. Paul  
 19 County of Ramsey, State of Minnesota, Zip Code: 55102

20  
 21 **3. ACCEPTANCE DEADLINE.** The acceptance date of this Purchase Agreement is the date it is delivered by  
 22 the last party signing to the other party. This offer to purchase, unless accepted sooner, shall be void at 11:59  
 23 A.M., on [date] February 28, 2024, and in such event all earnest money shall be refunded to Buyer.

24  
 25 **4. FIXTURES AND PERSONAL PROPERTY.** For the purposes of this Purchase Agreement, "Fixtures" are  
 26 items that are embedded in the land or attached to the building(s) and cannot be removed without damage to the  
 27 real property. The method by which the fixture is "attached" could be screws, nails, adhesives, or any other  
 28 mechanical connection which shows Seller's intent to make the item a relatively permanent part of the real  
 29 estate. Examples of fixtures are doors and cabinets. "Personal property" includes items that are not attached to  
 30 the building(s) or embedded in the land and that are removable without damage to the real property. Examples  
 31 of personal property are free-standing (not "built in") appliances and furniture. Buyer and Seller should  
 32 consider carefully the fixtures and personal property to be included in the sale. For example, a mirror attached  
 33 to a wall by screws or nails is a fixture, while a mirror hung from a nail or picture hanger is personal property.

34  
 35 **A. FIXTURES INCLUDED IN THE SALE.** Title to fixtures passes to Buyer with the deed. All fixtures  
 36 except those excluded at B., below, are included in this sale such as: garden bulbs, plants, shrubs, trees,  
 37 landscaping, storm windows and inserts, storm doors and inserts, screens, awnings, window shades, blinds,  
 38 curtain-traverse-drapery rods, mirrors, door mirrors, cabinets, counter tops, doors, door hardware, mantels,  
 39 woodwork, attached lighting fixtures with bulbs, electrical wiring, electric outlets, electric switches,  
 40 electric outlet plates and switch plates, all plumbing and piping, plumbing fixtures, sump pumps, water  
 41 heaters, heating systems, heating stoves, fireplace inserts, fireplace doors and screens, built-in humidifiers,  
 42 built-in air conditioning units, built-in electronic air filters, automatic garage door openers with controls,  
 43 television antennas, satellite dishes, water softeners, built-in dishwashers, garbage disposals, built-in trash  
 44 compactors, built-in ovens and cooking stoves, hood-fans, intercoms, installed carpeting, built-in work  
 45 benches, security systems, fences, retaining walls, kennels, gates, survey monuments, culverts, sheds,

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gazebos, trellises, underground irrigation systems, weathervanes, lightning rods, flagpoles, light poles and lights, outdoor statuary, pumps, mail boxes, mail box posts, and newspaper boxes.

**B. FIXTURES EXCLUDED FROM THE SALE.** The following fixtures are excluded from this sale and will be removed by Seller prior to closing:

NONE

Any damage to the real property that occurs in Seller's removal of these fixtures will be repaired by Seller prior to closing. The following excluded and removed fixtures will be replaced by Seller with a functional equivalent:

NONE

At closing or prior to closing, Seller shall provide for payment of, satisfaction of, or release of any existing liens, claims, or encumbrances on the fixtures, except for the following encumbrances which Buyer accepts or assumes [list here]:

NONE

**C. PERSONAL PROPERTY.** Any personal property to be purchased by Buyer is listed on the attached Personal Property Agreement.

**5. PRICE AND TERMS.** The price for the real property is

Seventy-Five Thousand and no/100ths Dollars (\$ 75,000.00 ),

which Buyer shall pay as follows:

Earnest money of \$ 100.00 by [CASH, CHECK, NOTE - state which] check payable to [select one:]

- Seller, to be deposited and held by Seller (and may be commingled with Seller's other funds) pending closing,
- Seller's lawyer, to be deposited and held in the lawyer's trust account pending closing,
- Seller's broker, to be deposited or held by broker according to the requirements of Minnesota Statutes,
- Other [describe how the earnest money will be held],

receipt of which is hereby acknowledged and \$ 74,900.00 cash, on October 1, 2024, the DATE OF CLOSING, and the balance of \$ 0.00 by financing as shown on the attached Financing Addendum.

**6. DEED / MARKETABLE TITLE.**

**A.** Upon performance by Buyer, Seller shall execute and deliver a [Check one. The form of the deed designated will be the appropriate Minnesota Uniform Conveyancing Blank for that form of deed, unless otherwise specified.]  Warranty Deed  Limited Warranty Deed,  Quit Claim Deed,  Personal Representative's Deed,  Trustee's Deed,  Contract for Deed,  Other: \_\_\_\_\_ Deed, joined in by spouse, if any, conveying good and marketable title of record, subject to the following Permitted Title Exceptions:

- 97 (1) Building and zoning laws, ordinances, state and federal regulations; and  
 98 (2) The lien of real property taxes and the lien of special assessments and interest due thereon, if any,  
 99 payable in the year of closing which by the terms of this Purchase Agreement are to be paid or  
 100 assumed by Buyer.  
 101 (3) The following specific items which Buyer has agreed to accept:  
 102 \_\_\_\_\_  
 103 \_\_\_\_\_  
 104 \_\_\_\_\_

105 **B. Seller proposes to Buyer that Seller's good and marketable title will be delivered to Buyer at closing**  
 106 **subject to the following title issues:**

107  
 108 *[Check (1), if applicable:]*

- 109 (1)  Encumbrances, easements, covenants, conditions, restrictions, a declaration (without an  
 110 association), and reservation of mineral rights by the State of Minnesota, as disclosed in M.S.B.A Real  
 111 Property Form No 19, **ADDENDUM TO PURCHASE AGREEMENT: TITLE ISSUES (2005)**,  
 112 attached as a part of this Purchase Agreement.  
 113

114 *[Check (2), if applicable:]*

- 115 (2)  A Declaration of covenants, conditions, and restrictions with an association in a planned  
 116 community, condominium, or other common interest ownership community, as disclosed in M.S.B.A  
 117 Real Property Form No 12, **ADDENDUM TO PURCHASE AGREEMENT: COMMON**  
 118 **INTEREST COMMUNITY** attached as a part of this Purchase Agreement.  
 119

120 *[Check (3), if applicable:]*

- 121 (3)  The rights of tenants or other parties in possession, as disclosed in M.S.B.A Real Property  
 122 Form No 20, **ADDENDUM TO PURCHASE AGREEMENT: TENANTS AND PARTIES IN**  
 123 **POSSESSION (2005)** attached as a part of this Purchase Agreement.  
 124

125 **Although Seller has disclosed these title issues and Buyer has indicated a general willingness to**  
 126 **take title subject to these title issues, these title issues are subject to the other provisions of the**  
 127 **Purchase Agreement and to an examination of title based upon the Minnesota Title Standards**  
 128 **and upon Minnesota law.**  
 129

130 Buyer also reserves the right to evaluate these title issues in the light of Buyer's intended use and  
 131 enjoyment of the property. Buyer shall have until the end of the period for stating Title Objections  
 132 under Paragraph 14 of this Purchase Agreement to make the evaluation and determine if these title  
 133 issues will affect Buyer's intended use and enjoyment of the property. Except for matters disclosed  
 134 under B.(2), above, and governed by the statutory remedies referenced in M.S.B.A Real Property Form  
 135 No 12, **ADDENDUM TO PURCHASE AGREEMENT: COMMON INTEREST COMMUNITY**,  
 136 if Buyer, in Buyer's sole discretion, determines that these title issues will adversely affect Buyer's  
 137 intended use and enjoyment of the property, Buyer may declare this Purchase Agreement void by  
 138 notice to Seller, neither party shall be liable for damages hereunder to the other, and earnest money  
 139 shall be refunded to Buyer. If the period for stating Title Objections under Paragraph 14, passes  
 140 without Buyer's declaring that these title issues will adversely affect Buyer's intended use and  
 141 enjoyment of the property, then, subject to Seller's covenant to deliver a good and marketable title of  
 142 record, Buyer shall take title subject to these title issues, and these title issues shall also be considered  
 143 Permitted Title Exceptions. *[Seller should consider full disclosure of all title issues to Buyer in this*  
 144 *Purchase Agreement or in addenda to this Purchase Agreement. Full disclosure as to the substance of*  
 145 *title issues allows Buyer an early opportunity to ensure that this is the right property for Buyer and to*  
 146 *measure the impact on the Buyer's intended use or potential enjoyment of the property. In other*  
 147 *words, Buyer's consent to take title subject to the existence of title issues must be a fully informed*

148 *consent. If Buyer is fully informed early, it is less likely that Buyer will elect to void the Agreement.]*

149  
150 **7. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS.**

151 **A. Prior Years' Delinquent Real Estate Taxes and Delinquent Special Assessments.** Delinquent real  
152 estate taxes payable in years prior to the year of closing and delinquent installments of special assessments  
153 certified for collection with real estate taxes payable in years prior to the year of closing, together with  
154 penalty, interest and costs, shall be paid by Seller not later than the actual date of closing.

155  
156 **B. Real Estate Taxes Payable in the Year of Closing.** Real estate taxes payable in the year of closing shall  
157 *[select from (1) or (2):]*

158  
159 (1)  Be prorated between Seller and Buyer *[select (a) or (b):]*

160 (a)  On a calendar year basis to the actual date of closing;

161 (b)  As follows: Seller \_\_\_\_\_ %; Buyer \_\_\_\_\_ %;

162 Adjusted between Seller and Buyer at closing, and paid to the county at closing if then due and  
163 Buyer shall assume installments not paid at closing.

164  
165 (2)  Not be prorated and the entire year's taxes shall be *[select (a) or (b)]:*

166 (a)  Paid by Seller when due, but not later than closing,

167 (b)  Assumed by Buyer, to be paid when due and not later than closing if due prior to closing, and  
168 Buyer shall reimburse Seller at closing for any installments paid by Seller prior to closing.

169  
170 Seller shall pay penalty, interest and costs on any delinquent installment of taxes and special  
171 assessments payable in the year of closing. If closing is delayed to a later year, real estate taxes  
172 payable in the year of closing shall be prorated between Seller and Buyer on a calendar year basis  
173 to the actual date of closing.

174  
175 **C. Tax Statements.** If tax statements for taxes payable in the year of closing are not available on the Date of  
176 Closing, the amount to be used for closing purposes shall be \_\_\_\_\_ % of the prior year's taxes,  
177 and such amount shall be *[select one:]* **FULL AND FINAL BETWEEN SELLER AND BUYER**  
178  **ADJUSTED UPON RECEIPT OF TAX STATEMENTS FOR SUCH YEAR** (in which case the  
179 party obligated to pay the adjustment shall pay it to the other party within 30 days of issuance of the tax  
180 statements).

181  
182 **D. Homestead Classification.** Seller represents that, as of the date of this Agreement, the property tax  
183 classification is *[strike one:]* homestead / ~~nonhomestead~~. If the property is nonhomestead, Buyer may  
184 change the tax classification for taxes payable in the year following closing by taking possession of the real  
185 property as Buyer's homestead and filing a new homestead declaration within the time required by law. If  
186 the property tax classification in the year of closing is not homestead, Seller shall pay to Buyer at closing  
187 *[select one]*

188  
189 | \$ \_\_\_\_\_

190  the difference (on Buyer's portion of the taxes) between the taxes in the actual classification and the  
191 taxes that would have been payable under homestead classification.

192  
193 If the property tax classification for taxes payable in the year following closing is not homestead and,  
194 through no fault of Buyer, the closing takes place after the date by which Buyer must take possession of the  
195 real property as Buyer's homestead to file for homestead tax status for taxes payable in such year, Seller  
196 shall pay to Buyer at closing *[select one]*

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the difference (on Buyer's portion of the taxes) between the taxes in the actual classification and the taxes that would have been payable under homestead classification.

*[If Buyer intends to claim the property as Buyer's homestead, Buyer should file Buyer's homestead declaration as soon as possible after taking possession and occupancy of the property.]*

**E. Deferred Real Estate Taxes.** *[select one:]*  BUYER  SELLER shall pay on date of closing or provide for payment of any deferred real estate taxes (including "Green Acres" taxes under Minnesota Statutes Section 273.111) payment of which is required as a result of the closing of this sale or the recording of the Deed or Contract for Deed. Provision for payment shall be by payment into escrow of 1.5 times the estimated amount of the assessor's reassessment for deferred taxes.

**F. Valuation Exclusions from Assessed Value.** Seller warrants and represents that the property *[select one:]*  does  does not have an exclusion from estimated market value for certain home improvements pursuant to Minnesota Statutes Section 273.11, Subd. 16 (1997). Such exclusion expires on the sale of the property and will cause the assessed value of the property to increase for property tax purposes. The increase in assessed value will cause the property taxes to increase and might make the property unaffordable for Buyer. If Seller represents that the property does not have an exclusion and an exclusion is discovered prior to closing, Buyer may, at Buyer's option:

- (1) Assume payment of the increased property taxes without adjustment to the purchase price of the real property;
- (2) Require that the price of the property be reduced by the estimated increase in property taxes over the three calendar years following the year of closing (such estimated increase shall be obtained from the county assessor or city assessor); or
- (3) Rescind this Agreement, in which case all earnest money shall be refunded to Buyer.

If the exclusion is not discovered until after closing, Seller shall be liable to Buyer for liquidated damages in the amount that is five times the estimated increase in real estate taxes based on the reassessed value provided that any notice of a claim of breach of warranty must be in writing and must be given by Buyer to Seller within one year of the Date of Closing or be deemed waived. The provisions of this Paragraph F., shall survive the delivery of the Deed or Contract for Deed.

**G. Certified Special Assessments.** All installments of special assessments certified for payment with the real estate taxes payable in the year of closing shall be *[select one]:*

- Prorated between Seller and Buyer on a calendar year basis to the actual date of closing, adjusted at closing, and unless otherwise provided in this Purchase Agreement, shall be paid at closing
- Paid by Buyer at closing
- Paid by Seller at closing
- Assumed by Buyer.

**H. Pending Special Assessments.** *[select one:]*  BUYER SHALL ASSUME PAYMENT OF  SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as of the date of this Purchase Agreement for improvements that have been ordered by the City Council or other governmental assessing authorities. (Seller's provision for payment shall be by payment into escrow of 1.5 times the estimated amount of the assessments.) As of the date of this Purchase Agreement, Seller represents that Seller has not received a Notice of Hearing of a new public improvement project from any governmental assessing authority, the costs of which project may be assessed against the real property. If a special assessment becomes pending after the date of this Purchase Agreement and before the Date of Closing, Buyer may, at Buyer's option:

- 249 (1) Assume payment of the pending special assessment without adjustment to the purchase price of the  
 250 real property; or,  
 251 (2) Require Seller to pay the pending special assessment (or escrow for payment of same as provided  
 252 above) and Buyer shall pay a commensurate increase in the purchase price of the real property, which  
 253 increase shall be the same as the estimated amount of the assessment; or,  
 254 (3) Rescind this Agreement, in which case all earnest money shall be refunded to Buyer.  
 255
- 256 **I. Deferred Special Assessments.** *[select one:]* | BUYER /  SELLER shall pay on date of closing  
 257 or provide for payment of any deferred special assessments payment of which is required as a result of the  
 258 closing of this sale or the recording/filing of the Deed or Contract for Deed. Provision for payment shall be  
 259 by payment into escrow of 1.5 times the estimated amount of the deferred special assessments.  
 260
- 261 **J. All Other Levied Special Assessments.** *[select one:]* | BUYER SHALL ASSUME PAYMENT OF /  
 262  SELLER SHALL PAY ON DATE OF CLOSING all other special assessments levied as of the date  
 263 of this Purchase Agreement, except deferred special assessments (covered at Paragraph 7.I., above).  
 264
- 265 **K. Taxes and Special Assessments in the Years Following Closing.** Buyer shall pay real estate taxes  
 266 payable in the years following closing and special assessments payable therewith, the payment of which is  
 267 not otherwise provided herein. Seller makes no representation concerning the amount of future real estate  
 268 taxes or of future special assessments.  
 269
- 270 **8. DAMAGES TO REAL PROPERTY.** Until completion of closing and delivery of possession, all risk of loss  
 271 is on Seller. If the real property is damaged prior to closing, Seller shall give notice to Buyer within 3 business  
 272 days after such damage has occurred. The notice shall include Seller's proposal for repairing the damage.  
 273 From the date that Buyer receives Seller's notice, Buyer shall have 3 business days to inspect the real property,  
 274 and an additional 2 business days to determine if the damages and Seller's proposal for repairs are acceptable to  
 275 Buyer. If Buyer does not accept Seller's proposals for repairs within the 2 day period, this Agreement is  
 276 cancelled and the earnest money shall be refunded to Buyer.  
 277
- 278 **9. SELLER'S BOUNDARY LINE, ACCESS, RESTRICTIONS AND LIEN WARRANTIES.** Seller  
 279 warrants that buildings, if any, are entirely within the boundary lines of the real property. Seller warrants that  
 280 there is a right of access to the real property from a public right of way. Seller warrants that there has been no  
 281 labor or material furnished to the real property for which payment has not been made. Seller warrants that there  
 282 are no present violations of any restrictions relating to the use or improvement of the real property. Seller  
 283 warrants that the real property is not subject to a lien for Medical Assistance or other public assistance. These  
 284 warranties shall survive the delivery of the Deed or Contract for Deed.  
 285
- 286 **10. CONDITION OF THE REAL PROPERTY.**
- 287 **A. Statutory Disclosure.** Pursuant to Minnesota Statutes Sections 513.52 - 513.60, Seller must provide a  
 288 written disclosure [see (1) below], or Buyer must have received an inspection report [see (2) below], or  
 289 Buyer and Seller may waive the written disclosure requirements [see (3) below].  
 290
- 291 Minnesota Statutes Section 513.57, Subd. 2. **LIABILITY.**  
 292 A seller who fails to make a disclosure as required by sections 513.52 to 513.60 and was aware of material  
 293 facts pertaining to the real property is liable to the prospective buyer. A person injured by a violation of this  
 294 section may bring a civil action and recover damages and receive other equitable relief as determined by  
 295 the court. An action under this subdivision must be commenced within two years after the date on which  
 296 the prospective buyer closed the purchase or transfer of the real property.  
 297
- 298 *[Select only one of these three:]*

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(1) | **Seller's Disclosure.** Seller has provided a written disclosure to Buyer. A copy of Seller's disclosure is attached. Seller shall correct in writing any inaccuracies in the disclosure as soon as reasonably possible before closing.

Minnesota Statutes Section 513.55. GENERAL DISCLOSURE REQUIREMENTS.

Subdivision 1. CONTENTS.

(a) Before signing an agreement to sell or transfer residential real property, the seller shall make a written disclosure to the prospective buyer. The disclosure must include all material facts of which the seller is aware that could adversely and significantly affect:

- (1) an ordinary buyer's use and enjoyment of the property; or,
- (2) any intended use of the property of which the seller is aware.

(b) The disclosure must be made in good faith and based upon the best of the seller's knowledge at the time of the disclosure.

Minnesota Statutes Section 513.58. AMENDMENT TO DISCLOSURE.

Subdivision 1. NOTICE.

A seller must notify the prospective buyer in writing as soon as reasonably possible, but in any event before closing, if the seller learns that the seller's disclosure required by Section 513.55 was inaccurate.

Subdivision 2. FAILURE TO NOTIFY; LIABILITY. A seller who fails to notify the prospective buyer of any amendments to the initial disclosure required under subdivision 1 is liable to the prospective buyer as provided in Section 513.57.

(2) | **Inspection Report.** Buyer has received an inspection report by a qualified third-party. If a copy of the inspection report is provided to Seller, Seller shall disclose to Buyer material facts known to Seller that contradict any information in the inspection report.

Minnesota Statutes Section 513.56

Subd. 3. INSPECTIONS.

(a) Except as provided in paragraph (b), a seller is not required to disclose information relating to the real property if a written report that discloses the information has been prepared by a qualified third party and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state, or local governmental agency, or any person whom the seller, or prospective buyer, reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report.

(b) A seller shall disclose to the prospective buyer material facts known by the seller that contradict any information included in a written report under paragraph (a) if a copy of the report is provided to the seller.

(3) |  **Waiver of Disclosure.**

Minnesota Statutes Section 513.60. WAIVER. The written disclosure required under Sections 513.52 to 513.60 may be waived if the seller and the prospective buyer agree in writing. Waiver of the disclosure required under Sections 513.52 to 513.60 does not waive, limit, or abridge any obligation for seller disclosure created by any other law.

Seller and Buyer waive the written disclosure required under Sections 513.52 to 513.60.

SELLER: Dennis Faust BUYER: Dal & Mary  
SELLER: \_\_\_\_\_ BUYER: [Signature]

NOTICE REGARDING PREDATORY OFFENDERS: Information about the predatory offender registry and persons registered with the registry may be obtained by contacting the local law enforcement agency or by contacting the Minnesota Department of Corrections at 651-361-7200 or at <http://www.doc.state.mn.us>.

**B. WELL DISCLOSURE.** [Check one of the following:]

Seller certifies that Seller does not know of any wells on the real property and will so certify on the Deed or Contract for Deed delivered at closing.

Wells on the real property are disclosed by Seller on the attached M.S.B.A. Real Property Form No. 21 (2005), Well Disclosure Statement.

**C. SEWAGE TREATMENT SYSTEM DISCLOSURE.** [Check either (1) or (2):]

(1)  Seller certifies that sewage generated at the property goes to a facility permitted by the Minnesota Pollution Control Agency (for example, a city or municipal sewer system).

(2)  Seller certifies that sewage generated at the property does not go to a facility permitted by the Minnesota Pollution Control Agency and Seller's Disclosure of Individual Sewage Treatment System is attached (attach form).

[Check either (3) or (4):]

(3)  Seller does not know if there is an abandoned individual sewage treatment system on the property.

(4)  Seller knows that there [~~are~~ / are no abandoned individual sewage treatment systems on the property. If Seller discloses the existence of an abandoned individual sewage treatment system on the property, then Minnesota law requires that the location of the system be disclosed to Buyer with a map. [Attach Seller's Disclosure of Individual Sewage Treatment System with map completed.]

**D. LEAD PAINT DISCLOSURE.** [Check one of the following:]

Seller represents that the dwelling was constructed on the real property in 1978 or later.

Seller represents that the dwelling was constructed on the real property before 1978. If such housing is located on the real property, attached and made a part of this Purchase Agreement is M.S.B.A. Real Property Form No. 11 (1996), LEAD PAINT ADDENDUM FOR HOUSING CONSTRUCTED BEFORE 1978.)

**E. HAZARDOUS SUBSTANCES, PETROLEUM PRODUCTS, AND UNDERGROUND STORAGE TANKS.**

Seller knows of no hazardous substances or petroleum products having been placed, stored, or released from or on the real property by any person in violation of any law, nor of any underground storage tanks having been located on the real property at any time, except as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



391 If the presence of underground storage tanks is disclosed, then this paragraph applies. Seller hereby  
392 represents and warrants that all of the underground tanks known to Seller on the subject property have been  
393 disclosed to Buyer on the attached drawing or map. Seller shall provide at closing the affidavits required  
394 by Minnesota Statutes Sections 115B.16, Subd. 2, and 116.48 if applicable to the subject property and  
395 record an affidavit attesting to the location of any underground tanks which are used for the storage of  
396 petroleum products.

397  
398 **F. PROTECTED SITES.** Seller has no knowledge that the property has any conditions that are protected by  
399 federal or state law (such as American Indian burial grounds, other human burial grounds, ceremonial  
400 earthworks, historical structures or materials, or archeological sites). [Check the box if the following  
401 provision applies to this Purchase Agreement:] **ADDENDUM TO PURCHASE AGREEMENT:  
402 CONTINGENCIES FOR SURVEY, APPRAISAL, DEVELOPMENT EVALUATION, AND  
403 ARCHEOLOGICAL / HISTORICAL SURVEY** M.S.B.A. Real Property Form No. 17 (2005) is  
404 included as an addendum to this Purchase Agreement.

405  
406 **G. DISEASED TREES.** Seller has not received any notice from any governmental authority as to the  
407 existence of, and Seller has no knowledge of, any Dutch elm disease, oak wilt, or other disease of any trees  
408 on the real property.

409  
410 ~~SELLER REPRESENTS THAT ALL FIXTURES, HEATING AND AIR CONDITIONING EQUIPMENT, X  
411 FIREPLACES (INCLUDING MECHANISMS, DAMPERS, FLUES AND DISCS), WIRING, AND PLUMBING ARE IN GOOD WORKING ORDER X  
412 THROUGHOUT THE REAL PROPERTY AND WILL BE IN GOOD WORKING ORDER ON THE DATE OF CLOSING. FOR THE PURPOSES OF THIS PURCHASE X  
413 AGREEMENT, KNOWING ORDER MEANS THAT THE ITEM FUNCTIONS FOR THE PURPOSE THAT IT IS INTENDED TO PERFORM, X  
414 THAT IT DOES NOT VIOLATE ANY PUBLIC CODES OR REGULATIONS (ALTHOUGH IT MAY BE LEGALLY NON-COMPLYING X  
415 UNDER CURRENT LAW), THAT IT DOES NOT PRESENT A NEED FOR MAINTENANCE, CLEANING, REPAIR, OR SERVICE, THAT IT IS NOT X  
416 MISSING ANY ESSENTIAL PARTS, AND THAT ITS ONLY DEFECTS ARE COSMETIC OR A SIGN OF WEAR AND TEAR X  
417 ASSOCIATED WITH A PRODUCT OF ITS AGE. X~~

418  
419 **I. WET BASEMENT.** Seller [strike one:] has / ~~has~~ not had a wet basement.

420  
421 **J. ROOF.** Seller [strike one:] has / has not had a leaky roof.

422  
423 **K. UTILITIES CONNECTIONS.** Seller represents that the property is connected to:  
424 city sewer [strike one:] YES / ~~NO~~; city water [strike one:] YES / ~~NO~~; cable communications [strike  
425 one:] YES / ~~NO~~.

426  
427 ~~CLEAN CONDITIONS: Seller shall remove all debris, trash, rubbish, garbage, rubble, and yard waste X  
428 from the real property before the possession date. Seller shall remove all trash, garbage and household items X  
429 discarded materials from the building, and shall leave the building in "broom clean" condition before the X  
430 possession date. Seller shall remove all personal property not included in this sale from the real property X  
431 before possession date. X~~

432  
433 **M. BUYER'S INSPECTIONS.** Buyer may have inspections of the property conducted prior to closing.  
434 [Check the box if the following provision applies to this Purchase Agreement:] | **ADDENDUM TO  
435 PURCHASE AGREEMENT: BUYER'S HOME INSPECTION CONTINGENCY** M.S.B.A. Real  
436 Property Form No. 18 (2005) is included as an addendum to this Purchase Agreement

437  
438 **N. METHAMPHETAMINE DISCLOSURE.** [Check only one box, either (1) or (2):]  
439 (1) |  To the best of Seller's knowledge, methamphetamine production has not occurred on the property.  
440 (2) |  To the best of Seller's knowledge, methamphetamine production has occurred on the property and  
441 Seller's disclosure is continued in Part B., METHAMPHETAMINE DISCLOSURE STATEMENT



493 rendering the title marketable and which because of its nature is generally disclosed by title examination  
494 to the recipient of the title opinion or title insurance commitment at closing. Seller may deliver a deed  
495 subject to the documented Title Exceptions described in Section 6 and any Exception to Title or Title  
496 Objections which Buyer has waived or agreed to accept, as provided in this Agreement.

497  
498 BY ACCEPTING THIS OFFER TO PURCHASE AND BY SIGNING THIS AGREEMENT, Buyer acknowledges that  
499 in the Abstract of Title or if Seller did not seek an Abstract of Title, Seller has based the  
500 Property, and the documents which Seller has based the title insurance commitment on, and subject to those  
501 matters disclosed or referred to in this Agreement, with the reasonable knowledge and acceptance of the  
502 Seller and Buyer, the Property is subject to the Title Insurance and other property interests and  
503 liens and encumbrances and other interests, obligations, claims, and other interests of the Title Insurance  
504 policy and pending proceedings which the Grantor(s) shall be obligated to pay for or cure.

505  
506 [ The title insurance policy is issued by  
507 The name of the insurer that has issued title insurance to Seller, that Seller may obtain access to the  
508 policy.

509  
510 If the title insurer is willing to waive any of the following exceptions, Seller shall provide to Buyer and to  
511 the title insurer a list of documents to accept or cure, unless Seller is required by the provisions of this  
512 Agreement to provide a document required by the title insurer to close any of the exceptions which the  
513 seller is policy of title insurance covers for the reasons that Buyer has agreed to accept in this  
514 Agreement.

- 515 (1) Rights or claims of parties in possession, not shown by the public records
- 516 (2) Easements, including of easements, not shown by the public records
- 517 (3) Unrecorded interests in land, including interests in land, not shown by the public records
- 518 (4) Unrecorded interests in land, including interests in land, not shown by the public records
- 519 (5) Unrecorded interests in land, including interests in land, not shown by the public records
- 520 (6) Unrecorded interests in land, including interests in land, not shown by the public records
- 521 (7) Unrecorded interests in land, including interests in land, not shown by the public records
- 522 (8) Unrecorded interests in land, including interests in land, not shown by the public records

523  
524 Buyer shall have the right to inspect the Commitment for Title Insurance to provide  
525 Seller with a copy of the Commitment and written Title Objections. Buyer shall have the right to  
526 waive any of the Objections made or which Seller may provide to Buyer. By agreeing to accept the  
527 insurance policy of title insurance, Buyer is not agreeing to accept only the insurance policy that good  
528 and marketable title is derived from Seller.

529  
530 **15. TITLE CORRECTIONS AND REMEDIES.**

531 A. Upon receipt of Buyer's Title Objections, Seller shall, within five (5) business days, give notice to Buyer  
532 whether Seller intends to make title marketable within the title-clearing cure period below ("Seller's  
533 Notice Period"). IF SELLER FAILS TO GIVE NOTICE WITHIN THE SELLER'S NOTICE PERIOD  
534 WHETHER SELLER INTENDS TO MAKE TITLE MARKETABLE THEN SELLER SHALL BE  
535 DEEMED TO HAVE ELECTED TO MAKE TITLE MARKETABLE IN THE MANNER PROVIDED  
536 BY THIS AGREEMENT. If Seller notifies Buyer that Seller will not make title marketable within Seller's  
537 Notice Period, this Purchase Agreement is canceled and the earnest money shall be refunded to Buyer,  
538 unless within five (5) business days after the expiration of Seller's Notice Period, Buyer notifies Seller that  
539 Buyer waives Buyer's Title Objections. Liens or encumbrances for liquidated amounts which can be  
540 released by payment or escrow from proceeds of closing shall not delay the closing. If undertaken by  
541 Seller, cure of the Title Objections by Seller shall be reasonable, diligent, and prompt. Pending correction  
542 of title, the closing shall be postponed.

- 544 B. Seller shall have 30 days [or the parties may select a longer period by selecting one of the following \_\_\_\_\_  
 545 60 \_\_\_\_\_ 90 \_\_\_\_\_ 120 days] from receipt of Buyer's written Title Objections or until the Date of Closing,  
 546 whichever date is later, to make title marketable. If notice of Seller's intention to make title marketable is  
 547 given but the stated period expires without title being made marketable, Buyer may:  
 548 (1) Cancel this Purchase Agreement pursuant to Minnesota Statutes Section 559.217; or,  
 549 (2) Elect to take title subject to the Title Objections Seller did not cure.  
 550
- 551 C. If notice is given and Seller makes title marketable, then upon presentation to Buyer of documentation  
 552 establishing that title has been made marketable, and if not objected to in writing by Buyer within five (5)  
 553 business days of receipt of Seller's documentation, the closing shall take place within ten (10) business  
 554 days or on the scheduled closing date, whichever is later.  
 555
- 556 D. As an alternative to making title good and marketable of record, Seller may, within the time allowed Seller  
 557 to cure title, make a written, dated offer to Buyer to obtain title insurance for Buyer with insuring  
 558 provisions acceptable to Buyer (and, if applicable, Buyer's lender), as follows:  
 559 (1) Seller may procure, at Seller's expense, an owner's policy of title insurance, from an insurer registered  
 560 and licensed to do business in Minnesota and acceptable to Buyer, specifically insuring over the Title  
 561 Objections; or,  
 562 (2) If the Title Objections are stated in a title insurance commitment which Buyer has obtained, Seller may  
 563 provide the insurer with such documents and escrows as are necessary to allow the insurer to  
 564 specifically insure over the Title Objections and agree to pay all of the insurer's charges for issuing the  
 565 owner's policy to Buyer.  
 566
- 567 Under either of these title insuring alternatives, "at Seller's expense" and "pay all of the insurer's  
 568 charges" mean that Seller will pay all title insurance commitment and policy premium charges, search  
 569 charges, plat drawing fees, and any other charge by the insurer to issue the owner's policy, but not the  
 570 premium for a lender's policy, if any. If Buyer accepts Seller's offer of an insurable title, then in this  
 571 Purchase Agreement, "making title marketable" shall mean "making title insurable," in the manner  
 572 described above. Buyer is under no obligation to accept Seller's offer of an insurable title in lieu of a  
 573 good and marketable title of record, but, if Buyer does not reject Seller's offer of an insurable title  
 574 within three (3) business days of receiving Seller's offer, Buyer shall be deemed to have accepted  
 575 Seller's offer of an insurable title. If Buyer rejects Seller's offer to make title insurable, Seller shall  
 576 then make title good and marketable of record and shall be subject to the provisions of this agreement  
 577 for failure to timely present good and marketable title of record.  
 578
- 579 E. If title is marketable, or is made marketable as provided herein, and Buyer defaults in any of the  
 580 agreements herein, Seller may elect either of the following options, as permitted by law:  
 581 (1) Cancel this Purchase Agreement pursuant to either Minnesota Statutes Section 559.21 or Section  
 582 559.217, Subd. 3, and retain all payments made hereunder as liquidated damages. [Note: Under  
 583 federal law, Seller might not be able to legally claim or retain the earnest money under purchase  
 584 agreements where Buyer applies for but is unable to secure F.H.A. or D.V.A. mortgage financing.]  
 585 The parties acknowledge their intention that any note given pursuant to this contract is a down  
 586 payment note, and may be presented for payment notwithstanding cancellation;  
 587 (2) Seek specific performance within six months after such right of action arises, including costs and  
 588 reasonable lawyer's fees, as permitted by law.  
 589
- 590 F. If title is marketable, or is made marketable as provided herein, and Seller defaults in any of the agreements  
 591 herein, Buyer may, as permitted by law:  
 592 (1) Seek damages from Seller including costs and reasonable lawyer's fees;  
 593 (2) Seek specific performance within six months after such right of action arises, including costs and  
 594 reasonable lawyer's fees;

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(3) Cancel this Purchase Agreement pursuant to Minnesota Statutes Section 559.217, Subd. 3 (allowing Seller a 15 day right to cure) and neither party shall be liable for damages hereunder to the other, and the earnest money shall be refunded to Buyer.

16. **NOTICES.** All notices required herein shall be in writing and delivered personally or mailed to the address as shown at Paragraph 1 above and, if mailed, are effective as of the date of mailing.

17. **SUBDIVISION OF LAND.** If this sale constitutes or requires a subdivision of land owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. Seller warrants that the legal description of the real property to be conveyed has been or will be approved for recording as of the Date of Closing.

18. **MINNESOTA LAW.** This contract shall be governed by the laws of the State of Minnesota.

19. **WETLANDS, SHORELAND, AND FLOOD PLAIN CONCERNS.** Unless disclosed as "a material fact" that could adversely and significantly affect buyer's use and enjoyment of the Property or any intended use of the Property, current law does not require Seller to disclose Seller's knowledge, if any, of the existence of wetlands, shoreland, or flood plain on or affecting the real property. If Buyer has not already investigated these concerns, Buyer might want to include Seller's disclosures regarding these concerns. *[Check the box if the following provision applies to this Purchase Agreement:]*

**ADDENDUM TO PURCHASE AGREEMENT: WETLANDS, SHORELAND AND FLOOD PLAIN DISCLOSURE** M.S.B.A. Real Property Form No. 8 (1997) is included as an addendum to this Purchase Agreement.

20. **SELLER'S AFFIDAVIT.** At closing, Seller shall supplement the warranties and representations in this Purchase Agreement by executing and delivering a Minnesota Uniform Conveyancing Blank [Form No. 50.1.2 or 50.1.3] Affidavit of Seller. The Affidavit of Seller shall not disclose any matters that would be a Title Objection, unless Buyer has already waived or agreed to accept them, as provided in this Agreement.

21. **CLOSING.** Closing shall be at the office of Seller's lawyer, Buyer's title insurer, or at some other mutually agreeable location.

*[State other location:]* \_\_\_\_\_

At closing, Seller and Buyer shall disclose their Social Security Numbers or Federal Tax Identification Numbers for the purposes of completing state and federal tax forms.

**CLOSING COSTS.** The costs of closing, if not determined by other provisions of this Agreement, shall be paid as follows.

**A. SELLER'S COSTS.** Seller shall pay the following at closing:

- (1) Document preparation costs, recording fees, and deed taxes for documents necessary to establish good and marketable title in Seller.
- (2) Document preparation costs, certified copy fees, and recording fees to establish the authority of the person acting on behalf of Seller.
- (3) Document preparation costs for Seller's deed or contract-for-deed, Certificate of Real Estate Value, Seller's affidavit, Well Disclosure Certificate (if required), and any other documents necessary to transfer good and marketable title by Seller's deed or contract-for-deed.
- (4) Deed tax on Seller's deed and the Agricultural Conservation deed tax charged under Minnesota Statutes Section 40A.152.
- (5) Fees payable to Seller's lawyer or to a closer ["title closer"] for conducting the title-transfer portion of the closing. If Seller is not providing a lawyer or title closer for the title-transfer portion of the closing

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and if Buyer is obtaining new mortgage financing and the closer's fee is not separated into a "title closing fee" and a "loan closing fee," then Seller shall pay one half of the closer's fee or \$ \_\_\_\_\_, whichever amount is less.

(6) And also the following costs:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. BUYER'S COSTS.** Buyer shall pay the following at closing:

- (1) Document preparation costs, recording fees, and mortgage registry taxes for documents necessary for Buyer's mortgage financing.
- (2) Document filing fee for a Well Disclosure Certificate, if applicable.
- (3) The Agricultural Conservation deed tax on Buyer's mortgage deed charged under Minnesota Statutes Section 40A.152.
- (4) Loan closer's fee.
- (5) Recording fee for Deed, Contract for Deed, or other instrument of conveyance where Buyer is the grantee.
- (6) And also the following costs:

Buyer shall pay all commitment, abstracting, examination, searches, and title insurance costs, including the premiums for the owner's and the lender's policy.

\_\_\_\_\_  
\_\_\_\_\_

**22. ADDITIONAL TERMS.**

See attached Addendum.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Drafter: consider issues of assignment and of succession-in-interest.]*

**23. ADDENDA.** Attached are the following addenda which are made a part of this Purchase Agreement: *[Check only those that are attached.]*

**FINANCING** [Select only one financing addendum:]

- Financing Addendum for Conventional / Privately Insured Mortgage, M.S.B.A. Real Property Form No. 2 (2008)
- Financing Addendum for FHA Insured Mortgage, M.S.B.A. Real Property Form No. 3 (2008)
- Financing Addendum for VA Insured Mortgage, M.S.B.A. Real Property Form No. 4 (2008)
- Financing Addendum for Seller Mortgage, M.S.B.A. Real Property Form No. 5 (2005)
- Financing Addendum for Contract for Deed, M.S.B.A. Real Property Form No. 6 (2008)
- Contract for Deed Disclosure [Multiple Seller], M.S.B.A. Real Property Form No. 25
- Financing Addendum for Assumption, M.S.B.A. Real Property Form No. 7 (2005)

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**DISCLOSURE AND CONTINGENCY:**

- Addendum to Purchase Agreement: Wetlands, Shoreland, and Flood Plain Disclosure, M.S.B.A. Real Property Form No. 8 (1997)
- Addendum for Contingent Sale or Purchase of Other Home(s), M.S.B.A. Real Property Form No. 9 (1997)
- Lead Paint Addendum for Housing Constructed Before 1978, M.S.B.A. Real Property Form No. 11 (1996)
- Disclosure of Sewage Treatment System, M.S.B.A. Real Property Form No. 14 (1998)
- Condition of Property, M.S.B.A. Real Property Form No. 15 (2005)
- Addendum to Purchase Agreement: Survey, Appraisal, Development Evaluation, and Archeological / Historical Survey, M.S.B.A. Real Property Form No. 17 (2005)
- Buyer's Home Inspection Contingency, M.S.B.A. Real Property Form No. 18 (2005)
- Well Disclosure Statement, M.S.B.A. Real Property Form No. 21 (2005)
- Methamphetamine Disclosure Statement, M.S.B.A. Real Property Form No. 22 (2013)
- Radon Disclosure, M.S.B.A. Real Property Form No. 24 (2013)

**TITLE ISSUES:**

- Addendum to Purchase Agreement: Title Issues, M.S.B.A. Real Property Form No. 19 (2005)
- Addendum to Purchase Agreement: Tenants and Parties in Possession, M.S.B.A. Real Property Form No. 20 (2005)

**COMMON INTEREST COMMUNITY:**

- Addendum to Purchase Agreement: Common Interest Community, M.S.B.A. Real Property Form No. 12 (2004)

Others:

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**24. TIME IS OF THE ESSENCE.** Time is of the essence for all provisions of this Purchase Agreement.

**25. MULTIPLE ORIGINALS.** Seller and Buyer have signed [number] \_\_\_\_\_ originals of this Purchase Agreement.

**THIS IS A LEGALLY BINDING CONTRACT. BEFORE SIGNING, CONSULT A LAWYER. Minnesota law permits licensed real estate brokers and sales agents to prepare purchase agreements. No recommendation or representation may be made by any real estate broker or sales agent as to the legal sufficiency, the legal effect, or the tax consequences of this contract. These are questions for your lawyer.**

I agree to sell the property for the price and terms and conditions set forth above.

I agree to purchase the property for the price and terms and conditions set forth above.

SELLER: Dennis Faust (date) 2/23/24

BUYER: [Signature] (date) 2/23/24

SELLER: \_\_\_\_\_ (date)

BUYER: [Signature] (date) 2/23/24

This Purchase Agreement was prepared by:

Steven C. Opheim  
Dudley and Smith, P.A.  
1295 Northland Drive, Suite 250  
Mendota Heights, MN 55120

*Others who will assist Seller or Buyer with this transaction:*

Lawyer for <u>Buyers</u>	Telephone: 6512911717	Facsimile: 6512235055
Steven C. Opheim Dudley and Smith, P.A. 1295 Northland Drive, Suite 250 Mendota Heights, MN 55120		
Listing Agent and Broker for this transaction are:	Telephone:	Facsimile:
Selling Agent and Broker for this transaction are:	Telephone:	Facsimile:
Buyer's or Lender's Title Insurer:	Telephone:	Facsimile:



**PERSONAL PROPERTY AGREEMENT**

736 This Personal Property Agreement is a supplement to the Purchase Agreement to which it is attached. Seller's  
 737 obligation to transfer title to the personal property is contingent upon a successful closing and transfer of the real  
 738 property title to Buyer according to the terms of the foregoing Purchase Agreement.

739 **A. PERSONAL PROPERTY INCLUDED IN THE SALE PRICE OF THE REAL PROPERTY.** These  
 740 items of personal property are included in the price shown for the real property in the foregoing Purchase  
 741 Agreement.

742 NONE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

743  
 744 **B. PERSONAL PROPERTY PURCHASED SEPARATELY.** The following items of personal property  
 745 owned by Seller and currently located on the real property shall be purchased by Buyer at the price shown  
 746 for each item. These items are not included in the price shown for the real property in the foregoing  
 747 Purchase Agreement and shall be paid for at closing.

748 NONE	price:
_____	price:
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750  
 751 *[Select only one of the following:]*  
 752 | [ Buyer will accept the property "as is" in its condition at the time of closing.  
 753 | [ Seller warrants that these items of personal property will be in working order on the day of closing.  
 754

755 For the purposes of this Personal Property Agreement, "in working order" means that the item functions for  
 756 the purpose that it is intended to perform, that it is not in violation of any public codes or regulations  
 757 (although it may be legally nonconforming under current law), that it does not presently need replacement,  
 758 cleaning, repairs or service, that it is not missing any essential parts, and that its only imperfections are  
 759 "cosmetic" or signs of "wear and tear" associated with a product of its age. Seller's warranties and  
 760 representations contained in this Personal Property Agreement shall survive the delivery of the Deed or

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Contract for Deed and any Bill of Sale for the personal property. Any notice of a defect or claim of breach of warranty as to "in working order" must be in writing and must be given by Buyer to Seller within 30 days of the Date of Possession or be deemed waived.

Title to personal property passes to Buyer by a bill of sale. Upon delivery of the Deed, Seller shall deliver a Bill of Sale containing warranties of title for the above personal property. Seller shall use a M.S.B.A Real Property Form No. 90 (2005), Warranty Bill of Sale or a similar form containing the following warranties of title: "Seller warrants that: Seller is the owner of the personal property described above; the personal property is free from all liens, claims and encumbrances (except as listed above); and that Seller has the right to sell and transfer title to and possession of the personal property to Buyer. Seller warrants and shall defend Buyer's title to the personal property against any and all persons who claim any interest through Seller's interest in the personal property described above, subject only to the liens, claims and encumbrances listed above." These warranties are not intended to change or limit the warranties of Minnesota Statutes Section 336.2-312 or to alter the remedies available to Buyer under Minnesota Statutes Sections 325F.68 -.70.

At closing or prior to closing, Seller shall provide for payment of, satisfaction of, or release of any existing liens, claims, or encumbrances on the personal property, except for the following encumbrances which Buyer accepts or assumes [list here]:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This supplement page is initialed contemporaneously with the signing of the Purchase Agreement.

INITIALS:

Sellers:

*D.F.*

Buyers

*PM Pen*

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**Supplemental Page**

## ADDENDUM TO PURCHASE AGREEMENT

Addendum to Purchase Agreement dated February 23, 2024, ("Agreement") between Dennis J. Faust, a single person, Seller, and David L. Marks and Rebecca C. Marks, as joint tenants, Buyers, for the property located at 195 Goodrich Avenue, St. Paul, Minnesota 55102 (the "Property").

1. Seller shall convey marketable title by Warranty Deed to the Buyers on the Closing Date, subject only to the exceptions set forth in the Agreement, and any liens, encumbrances, or defects allowed or permitted by the Buyers.
2. The Closing Date shall be ten (10) days after the Buyers receive a certificate of occupancy for the Property, but no later than October 1, 2024.
3. Buyers shall be entitled to the exclusive use, occupancy, and control of the Property according to the terms of a lease between Seller and Buyers.
4. Until the Closing Date, the Buyers shall lease the Property from the Seller.

The terms of the lease will provide that:

- a. The Buyers will have exclusive use, occupancy, and control of the Property in order to complete the Rehabilitation Project of the Property.
  - b. The lease shall commence within five (5) days after approval to purchase from the City of St. Paul.
  - c. Rent shall be \$1.00 per month payment in advance on the first day of each month during the terms of the lease. Unless the Buyers default under the Agreement or the lease, the rent paid will be credited toward the purchase at Closing.
  - d. The term of the lease shall be until Buyers receive a certificate of occupancy for the Property, but no later than October 1, 2024.
  - e. During the term of the lease, the Buyers shall maintain the Property, will pay all utilities, taxes, assessments, and vacant building fees on the property, and will pay any liens, claims, or encumbrances placed against the Property that Buyers suffer or permit against the Property.
  - f. During the terms of the lease, Buyers shall keep the Property fully insured, including liability and casualty insurance, naming Seller as additional insured.
  - g. Buyers may not assign the Agreement, or the lease or sublease the Property, without the consent of the Seller.
  - h. A default by the Buyers under the lease shall be a default of the Agreement.
5. Buyers and Seller acknowledge that the Property is currently listed by the City of Saint Paul ("City") as a Category-III vacant property and that the Saint Paul City Code prohibits transfer of the title of ownership without first obtaining the appropriate certificate of occupancy or compliance from the City of St. Paul's Department of Safety and Inspections.
6. Any monetary obligations, special assessments, and real estate taxes paid by Buyers that are Seller's responsibility under the Agreement in order to obtain City approval

will be credited to the purchase price due under the Agreement. If the transaction does not close, then Seller shall refund to Buyers the earnest money and all such payments made.

7. Seller shall cooperate as necessary with Buyers to complete the Rehabilitation Project.
8. Upon execution of this Agreement, Seller shall sign a Warranty Deed as otherwise provided under Paragraph 6 of the Purchase Agreement, and shall deposit the same with the title company of Buyers' choice, to be held in escrow, pending the closing of this transaction.
9. Seller has the requisite power and authority to enter into and perform this Agreement. Buyers have the requisite power and authority to enter into and perform this Agreement and has the financial capacity to purchase the Property and perform the Rehabilitation Project.
10. In the event of any conflict between this Addendum and the Agreement, the terms of this Addendum shall control.

SELLER:

Dennis Faust 2-23-2024  
Dennis J. Faust                      Date

BUYERS:

David L. Marks 2/23/24  
David L. Marks                      date

Rebecca C. Marks 2/23/24  
Rebecca C. Marks                      date

(Top 3 inches reserved for recording data)

**WARRANTY DEED**

**Individual(s) to Individual(s)**

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$255.00

DATE: \_\_\_\_\_, 2024

FOR VALUABLE CONSIDERATION, Dennis J. Faust, a single person ("**Grantor**"), hereby conveys and warrants to David L. Marks and Rebecca C. Marks ("**Grantee**"), as

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

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

Lot 12, Block 6, "Leech's Addition to Saint Paul, MN"

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:

NONE

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

\_\_\_\_\_  
Dennis J. Faust

State of Minnesota, County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by Dennis J. Faust, a single person.

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

**THIS INSTRUMENT WAS DRAFTED BY:**

Steven C. Opheim  
Dudley and Smith, P.A.  
1295 Northland Drive, Suite 250  
Mendota Heights, MN 55120

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

David L. Marks  
Rebecca C. Marks  
97 South Leech Street  
St. Paul, MN 55102

## ADDENDUM TO PURCHASE AGREEMENT

Addendum to Purchase Agreement dated February 23, 2024, (“Agreement”) between Dennis J. Faust, a single person, Seller, and David L. Marks and Rebecca C. Marks, as joint tenants, Buyers, for the property located at 195 Goodrich Avenue, St. Paul, Minnesota 55102 (the “Property”).

1. Seller shall convey marketable title by Warranty Deed to the Buyers on the Closing Date, subject only to the exceptions set forth in the Agreement, and any liens, encumbrances, or defects allowed or permitted by the Buyers.
2. The Closing Date shall be ten (10) days after the Buyers receive a certificate of occupancy for the Property, but no later than October 1, 2024.
3. Buyers shall be entitled to the exclusive use, occupancy, and control of the Property according to the terms of a lease between Seller and Buyers.
4. Until the Closing Date, the Buyers shall lease the Property from the Seller.

The terms of the lease will provide that:

- a. The Buyers will have exclusive use, occupancy, and control of the Property in order to complete the Rehabilitation Project of the Property.
  - b. The lease shall commence within five (5) days after approval to purchase from the City of St. Paul.
  - c. Rent shall be \$1.00 per month payment in advance on the first day of each month during the terms of the lease. Unless the Buyers default under the Agreement or the lease, the rent paid will be credited toward the purchase at Closing.
  - d. The term of the lease shall be until Buyers receive a certificate of occupancy for the Property, but no later than October 1, 2024.
  - e. During the term of the lease, the Buyers shall maintain the Property, will pay all utilities, taxes, assessments, and vacant building fees on the property, and will pay any liens, claims, or encumbrances placed against the Property that Buyers suffer or permit against the Property.
  - f. During the terms of the lease, Buyers shall keep the Property fully insured, including liability and casualty insurance, naming Seller as additional insured.
  - g. Buyers may not assign the Agreement, or the lease or sublease the Property, without the consent of the Seller.
  - h. A default by the Buyers under the lease shall be a default of the Agreement.
5. Buyers and Seller acknowledge that the Property is currently listed by the City of Saint Paul (“City”) as a Category-III vacant property and that the Saint Paul City Code prohibits transfer of the title of ownership without first obtaining the appropriate certificate of occupancy or compliance from the City of St. Paul’s Department of Safety and Inspections.
  6. Any monetary obligations, special assessments, and real estate taxes paid by Buyers that are Seller’s responsibility under the Agreement in order to obtain City approval



will be credited to the purchase price due under the Agreement. If the transaction does not close, then Seller shall refund to Buyers the earnest money and all such payments made.

7. Seller shall cooperate as necessary with Buyers to complete the Rehabilitation Project.
8. Upon execution of this Agreement, Seller shall sign a Warranty Deed as otherwise provided under Paragraph 6 of the Purchase Agreement, and shall deposit the same with the title company of Buyers' choice, to be held in escrow, pending the closing of this transaction.
9. Seller has the requisite power and authority to enter into and perform this Agreement. Buyers have the requisite power and authority to enter into and perform this Agreement and has the financial capacity to purchase the Property and perform the Rehabilitation Project.
10. In the event of any conflict between this Addendum and the Agreement, the terms of this Addendum shall control.

SELLER:

Dennis Faust 2-23-2024  
Dennis J. Faust                      Date

BUYERS:

David L. Marks 2/23/24  
David L. Marks                      date

Rebecca C. Marks 2/23/24  
Rebecca C. Marks                      date