

Certificate of Title

Certificate Number: **649680**

Created by Document Number: **2749925**

Transfer From Certificate Number: **588468**

Originally registered February 24, 1922. Book 95, Page 128, District Court No: 2770

State of Minnesota }
County of Ramsey } S.S. REGISTRATION

This is to certify that

NORTHERN VALUE GROUP, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, whose address is 7201 West 78th Street, #207, Edina, Minnesota, 55439;

is now the owner of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota,

Lot 26, Walther & Schnittger's Sub-div'n of Block 90 of Lyman Daytons Add'n

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes chapter 508, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. The right of appeal, or right to appear and contest the application, petition, or other proceeding affecting the title, as is allowed by this chapter;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date Received Month Day, Year Time	Amount (\$)	Running in Favor Of
811624	Quit Claim Deed	Sep 18, 1986 10:10 AM		Creates covenants burdening above porperty. See document

Indexes Verified through **2/24/2023**



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of my office this 27th day of February, 2023.

Todd J. Uecker
Registrar of Titles,

In and for the County of Ramsey and State of Minnesota.



Doc No T02749924

Certified, filed and/or recorded on
Feb 27, 2023 9:29 AM

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

Deputy 315

Pkg ID 1563710D

Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs

588468

1588468

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT
PROBATE DIVISION
SECOND JUDICIAL DISTRICT

Court File No.62-PR-22-890

In Re the Estate of:

Deborah Claus

Decedent.

LETTERS

TESTAMENTARY

OF GENERAL ADMINISTRATION

1. The Decedent died on May 23, 2021.
2. John Rominski, collection agent for Ramsey County, has been appointed Personal Representative of Decedent's Estate in a supervised administration and is now qualified to act as Personal Representative of the Estate and has authority to administer the Estate according to law.

Joel C. Olson

REFEREE, DISTRICT COURT
APPROVED, RECOMMENDED, AND SUBMITTED TO THE COURT

Dec 2 2022 12:09 PM

Referee of District Court

Lana Huwing

Dec 2 2022 1:14 PM

Judge of District Court

The Second Judicial District, Court Administration, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the official version of the court record. I further certify the Letters are in full force and effect.

Dated this 31st day of January, 2023

By Shawnee Bailey, Deputy



No delinquent taxes & transfer entered



Feb 27, 2023 9:29 AM

Doc No T02749925

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

Certified, filed and/or recorded on
Feb 27, 2023 9:29 AM

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

Deputy 315

Pkg ID 1563710D

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

Existing Certs

588468

New Certs

649680

②
588468
Transfer

E.T. NO. 24405

STATE OF MINNESOTA

COUNTY OF RAMSEY

CERTIFICATE OF EXAMINER OF TITLES
for Probate Sale

To: Registrar of Titles

Re: Certificate of Title: 588468

Probate Court File: 62-PR-22-890

Estate of: Deborah Claus

Pursuant Minn. Stat. 508.69 and **upon the prior recording of the following:**

Certified copy of Letters of General Administration certified to be in effect on January 31, 2023

I certify that the Personal Representative's Deed in favor of Northern Value Group, LLC dated January 31, 2023 is legally sufficient for the purpose of issuing a new certificate of title for the decedent's interest, when accepted for recording.

REGISTRAR: more than 15 years have passed since the maturity date stated in the mortgage recorded as Doc. No. 345470. It is unenforceable under Minn. Stat. 541.03. Omit the memorial from future certificates of title.

WAYNE D. ANDERSON, EXAMINER OF TITLES

/Signed/
Nathan A. Bissonette, Deputy

DATED: January 31, 2023

This document was issued electronically. It does not bear an original pen-and-ink signature. It does not bear the green stamp from the Examiner of Titles. It is acceptable for recording in electronic or plain paper format.

This Certificate should be recorded with the Deed for no additional recording fee and should not be assigned a separate document number. If you have questions about authenticity or procedures, call the Examiner of Titles.

(Top 3 inches reserved for recording data)

DEED OF SALE

Minnesota Uniform Conveyancing Blanks
Form 10.5.5 (2013)

By Individual Personal Representative Deed: To Business Entity

eCRV Number: _____

DEED TAX DUE: \$ 1.70

Date: 1/31/23

FOR VALUABLE CONSIDERATION, John Rominski, as Personal Representative of the Estate of Deborah Claus, Decedent, single, at time of death, (“**Grantor**”), hereby conveys and quitclaims to Northern Value Group, LLC, a Minnesota limited liability company, under the laws of the State of Minnesota (“**Grantee**”), real property in Ramsey County, Minnesota, legally described as follows:

Lot 26, Walther & Schnittger’s Sub-div’n of Block 90 of Lyman Dayton’s Add’n, Ramsey County, Minnesota
REGISTERED PROPERTY

Check here if all or part of the described real property is Registered (Torrens) X
together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

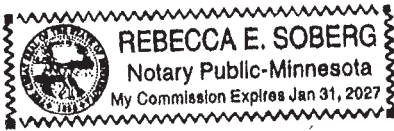
- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument 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

John Rominski
John Rominski, as Personal Representative of the Estate of Deborah Claus, Decedent

State of Minnesota, County of Ramsey, Minnesota.

This instrument was acknowledged before me on January 31, 2023, by John Rominski, as Personal Representative of the Estate of Deborah Claus, Decedent.





(signature of notarial officer)

Title (and Rank): Legal Secretary

My commission expires: Jan. 31, 2027
(month/day/year)

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

Rebecca F. Schiller
Bernick Lifson, P.A.
600 Highway 169 South
Suite 1700
Minneapolis, MN 55426-1221
Telephone: 763-546-1200
rschiller@bernicklifson.com

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

Northern Value Group, LLC
7201 W. 78th Street, #207
Edina, MN 55439