

(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.1.7 (2016)

eCRV number: 1647776
DEED TAX DUE: \$68.00

DATE: April 12, 2024

FOR VALUABLE CONSIDERATION, Trikin Ventures LLC, a Limited Liability Company under the laws of Wisconsin ("**Grantor**"), hereby conveys and warrants to Thi Thu Ha Phan ("**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:

Legal description attached hereto and made a part hereof marked Exhibit "A"

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.

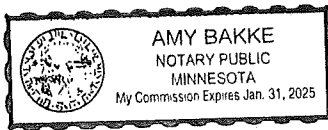
Grantor

Trikin Ventures LLC, a Wisconsin Limited Liability Company

BY: _____
 Curtis A. Fluegel
 Chief Manager

State of Minnesota
County of Washington

This instrument was acknowledged before me on April 12, 2024, by Curtis A. Fluegel as Chief Manager of Trikin Ventures LLC, a Limited Liability Company under the laws of Wisconsin.



 (signature of notarial officer)
 Title (and Rank): _____
 My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
TitleSmart, Inc.
4810 White Bear Parkway, Suite 100
White Bear Lake, MN 55110

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED
IN THIS INSTRUMENT SHOULD BE SENT TO:
Thi Thu Ha Phan
923 Burr Street
Saint Paul, MN 55130

EXHIBIT "A"

Lot 6, Block 6, Edmund Rice's First Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota.

Abstract property

No delinquent taxes & transfer entered



May 31, 2024 10:18 AM

Doc No **A05027027**

Certified, filed and/or recorded on
May 31, 2024 10:18 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 316

Pkg ID 1617954E

CRV# 1647776

County Conservation Fee	\$5.00
Document Recording Fee Abstract	\$46.00
Environmental Response Fund .0001	\$2.00
State Deed Tax .0033	\$66.00
<i>Document Total</i>	\$119.00