

Receipt:# 613526

WAR \$46.00
Transferred Entered
CRV Filed
No Delinquent Taxes

Return to:
E - SIMPLIFILE
4844 North 300 West
Suite 202

Provo UT 84604

4396058



Certified Filed and/or recorded on:

1/4/2023 2:52 PM

4396058

Office of the County Recorder
Washington County, Minnesota
Amy Stenftenagel, County Recorder
Jennifer Wagenius, Auditor Treasurer

Receipt:# 613384

WAR	\$46.00
CONV	\$5.00
SDT	\$15592.50
WELL	\$50.00
ACT	\$46.00

Transferred Entered
CRV Filed
No Delinquent Taxes

Return to:
E - SIMPLIFILE
4844 North 300 West
Suite 202
Provo UT 84604

1285054



Certified Filed and/or recorded on:

1/4/2023 9:22 AM

1285054

Certificate #: 45560 45561

Office of the Registrar of Titles
Washington County, Minnesota
Amy Stenftenagel, Registrar of Titles
Jennifer Wagenius, Auditor Treasurer

Receipt # 613384
Doc # 1285054 - Additional Certs

81944

81945

E-RECORDED simplifile*

ID: 4396058 (A)
County: Washington, MN
Date: 1/4/2023 Time: 2:52 PM

E-RECORDED simplifile*

ID: 1285054 (T)
County: Washington, MN
Date: 1/4/2023 Time: 9:22 AM

(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.9 (2013)

eCRV number: 1502537

DEED TAX DUE: \$ 15,592.50

DATE: December 29, 2022
(month/day/year)

FOR VALUABLE CONSIDERATION, Park Estates, Inc.
(insert name of Grantor)

a corporation under the laws of Minnesota ("Grantor"),
hereby conveys and warrants to SCI Park Estates MHP, LLC
(insert name of Grantee)

a limited liability company under the laws of Minnesota ("Grantee"),
real property in Washington County, Minnesota, legally described as follows:

See Attached 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:

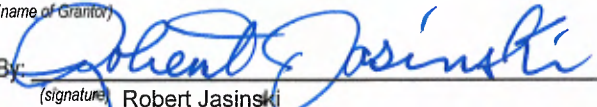
See Attached Exhibit B

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: 1068116.)
- 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

Park Estates, Inc.
(name of Grantor)

By: 
(signature) Robert Jasinski

Its: President
(type of authority)

By: _____
(signature)

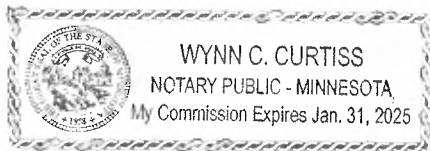
Its: _____
(type of authority)

State of Minnesota, County of Hennepin

This instrument was acknowledged before me on December 29, 2022, by Robert Jasinski
(month/day/year) *(name of authorized signer)*
as President
(type of authority)

and by _____
(name of authorized signer)
as _____ of Park Estates, Inc.
(type of authority) *(name of Grantor)*

(Stamp)



(Handwritten signature in blue ink)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

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

Chestnut Cambronne PA (wcc)
100 Washington Ave. S. #1700
Minneapolis, MN 55401

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

SCI Park Estates MHP, LLC
100 South Belcher Road, Suite 7534
Clearwater, FL 33758

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

Outlot B, Merlinwood, as surveyed and platted and now on file and of record in the office of Registrar of Titles of said County of Washington, State of Minnesota.

Torrens Property

Parcel 2:

Outlot C, Merlinwood, as surveyed and platted and now on file and of record in the office of Registrar of Titles of said County of Washington, State of Minnesota.

Together with all of Graycross Drive in the plat of Merlinwood, Washington County, Minnesota, as vacated pursuant to Resolution No. 834, filed April 23, 1991, as Document No. 1008288 and Order filed October 25, 1994, as Document No. 1040792.

Torrens Property

Parcel 3:

All that part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 27 North, Range 22 West, described as follows:

Commencing at a point in the center of the Hastings and St. Paul public highway, said point being 60 rods and 23 links in a Southeasterly course from where the North line of Section 12, Township 27, Range 22 intersects the center of the Hastings & St. Paul public highway; thence North 38 1/2 degrees East on the Southern boundary line of a tract of land as heretofore conveyed by Warranty Deed under date of September 25, 1907 by Peter Deforth and Katherina Deforth, his wife, to F.E. Woodward filed October 2, 1907, in Book 67 of Deeds, Page 146, distance 9 rods and 9 feet; thence in a Westerly course, to a point in the center of the Hastings & St. Paul public highway; said point being 37 1/2 feet in a Northwesterly course from point of beginning; thence in a Southeasterly course, 37 1/2 feet to a point of beginning.

Also, Commencing where the North line of Section 12, Township 27, Range 22 intersects on the West line of the present right of way of the Chicago, Milwaukee & St. Paul Railroad; thence West to a point formed by the intersection of the North line of Section 12, Township 27, Range 22 and a line parallel and 10 feet distant from the West line of the present right of way of Chicago Milwaukee & St. Paul Railroad; thence in a Southeasterly course to a point formed by the intersection of said parallel line with a line forming the Eastern boundary line of a tract of land heretofore conveyed by Warranty deed under date of September 25, 1907, by Peter Deforth and Katherina Deforth, his wife to F.E. Woodward, filed October 2, 1907, in Book 67 of Deeds, Page 146; thence along said boundary line a Northeasterly course to the West line of the present right of way of the Chicago, Milwaukee & St. Paul Railroad; thence along this West line of the present right of way of the Chicago, Milwaukee & St. Paul Railway in a Northwesterly course to the point of beginning.

Also, all that part of the Northeast Quarter of Northeast Quarter of Section 12, Township 27, Range 22, described as follows: Commencing at a point where the North line of said Section 12 (which is the centerline of Broadway in Division No. 3 of St. Paul Park, according to the plat thereof on file and of record in the office of the Register of Deeds of Washington County, Minnesota) intersects the center line of Hastings Avenue in said Division No. 3 of St. Paul Park; thence East along the North line of said Section 12 to a point in the Westerly line of the present right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence Southerly along the Westerly line of said right of way 17 rods and 2 links to a stake; thence Southerly deflecting to the right at an angle of 61 degrees and 43 minutes, on a line bearing South 8 degrees West, a distance of 297 feet; thence Northwesterly deflecting to the right at an angle of 94 degrees 30 minutes a distance of 127.36 feet; thence Southwesterly deflecting to the left, at an angle of 39 degrees 47 minutes a distance of 243.65 feet to a point in the center line of said Hastings Avenue, distant 695.25 feet Southeasterly from the point of beginning; thence Northwesterly along the center line of said Hastings Avenue 695.25 feet to the point of beginning, except that part of the above described tract being Northeasterly of a line parallel with and 10 feet Southwesterly of the Southwesterly line of said Railway right of way.

That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 27, Range 22, described as follows: Commencing at the intersection of the North line of the Northeast Quarter of the Northeast Quarter and the Westerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, the North line of said Northeast Quarter of the Northeast Quarter is assumed to bear East; thence South 55 degrees 06 minutes 56 seconds East, along said Southwesterly right of way line, a distance of 281.82 feet; thence South 8 degrees 00 minutes 00 seconds West, a distance of

294.94 feet; thence South 69 degrees 04 minutes 50 seconds East, a distance of 612.43 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 0 degrees 03 minutes 57 seconds East, along said East line a distance of 127.37 feet to the Westerly line of the right of way of the Chicago, Milwaukee St. Paul and Pacific Railroad Company; thence Northwesterly, along said Westerly right of way line to the point of beginning.

That part of the Northeast Quarter of the Northeast Quarter of Section 12, Township 27, Range 22, described as follows: Commencing where the North line of Section 12, Township 27, Range 22 intersects the Westerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence West to a point formed by the intersection of the North line of Section 12, Township 27, Range 22, and a line parallel to and 10 feet distant from the Westerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence in a Southeasterly course to a point formed by the intersection of said parallel line with a line forming the Eastern boundary line of a tract of land heretofore conveyed by Warranty Deed under date of September 25, 1907, by Peter Deforth and Katherina Deforth, his wife to F.E. Woodward, filed October 2, 1907, in Book 67 of Deeds, Page 146; thence along said boundary line in a Northeasterly course to the Westerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence along this Westerly line of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company in a Northwesterly course to the point of beginning.

Washington County, Minnesota
Abstract Property

Parcel 4:

Lots 27, 28 and 29, Block 249, Division No. 3 of St. Paul Park, Washington County, Minnesota.

Abstract Property

Parcel 5:

All that part of Lots 34 - 41, inclusive, Block 249, "Division No. 3 of St. Paul Park", according to the plat thereof on file and of record in the office of the County Recorder in and for Washington County, Minnesota, lying southwesterly of the southwesterly right of way line of the Chicago, Milwaukee and St. Paul Railway, as conveyed to said railway company by the deed recorded on October 22, 1904 in Book 60 of Deeds, p. 225,

as Washington County Recorder Document No. 35950.

Abstract Property

Parcel 6:

Those portions of vacated Broadway Avenue, accruing by reason of vacation thereof, being evidenced in Resolution No. 895, adopted April 15, 1996, filed April 23, 1996, as Document No. 881935 (Abstract), being amended and restated by Resolution No. 1399 adopted June 1, 2015, filed June 24, 2015, as Document No. 4030837 (Abstract).

And those portions of vacated excess right of way on CSAH 39 as set forth and described in Resolution No. 99-142, dated November 23, 1999, filed January 13, 2000, as Document No. 3087391.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes due and payable for the second half of 2022, and subsequent years, a lien not yet due and payable.
2. Rights of tenants in possession, as tenants only, under prior unrecorded written leases and disclosed pursuant to the rent roll.
3. Terms and conditions of Agreement dated May 24, 2983, filed August 15, 1983, as Document No. 62792.
4. Terms and conditions of and easement for the construction, maintenance and repair of water and storm sewer mains and for drainage in favor of the City of St. Paul Park, Minnesota, being evidence in Resolution No 895, adopted April 15, 1996, filed April 23, 1996, as Document No. 881935 (Abstract), being amended and restated by Resolution No. 1399, adopted June 1, 2015, filed June 24, 2015, as Document No. 4030837 (Abstract).
5. Subject to County State Aid Highway 39 (CSAH 39) and existing utilities as shown on Washington County Highway Right of Way Plat No. 121-C.S.A.H. 39 filed July 23, 1998, as Document No. 992904.

As affected by Resolution No. 99-142 dated November 23, 1999, filed January 13, 2000, as Document No. 3087391.

6. Easement for storm sewer discharge in favor of Washington County, a body politic and corporate of the State of Minnesota, contained in Drainage Easement dated August 34, 1998, filed September 29, 1998, as Document No. 3004823 (as to those vacated portions of Broadway Avenue in Parcel 6).
7. The following matters shown on the Survey made by Blew & Associates, P.A. dated November 23, 2022:
 - a. encroachment of roadway across and onto Washington County State Aid Highway 39.