

Troy Lockwood

Received

From: Vicki Sheffer <vicki.sheffer@ci.stpaul.mn.us>
Sent: Tuesday, September 5, 2023 8:09 AM
To: R P Service
Subject: Property Search Request - 1971 Nortonia Ave
Attachments: 1971 Nortonia Ave.Ownership Info 8-31-23.pdf

SEP 05 2023

Metro Legal Services, Inc.

THIS PACKAGE WAS COMPLETED ON 09/05/2023
METRO ADVANCED FEES OF \$5

Please search the title for this property (no Ramsey Co Tax records necessary). The information is attached.

Only include the most recent documents and related to the current property owner. Thank you!

Vicki Sheffer

TISH Program Manager, DSI
375 Jackson St #220
Saint Paul MN 55101
651-266-1935

vicki.sheffer@ci.stpaul.mn.us



SAINT PAUL
MINNESOTA

STAMP - Ownership / Zoning Information

[New Search](#)[Help using this report](#)**Run Date:** 08/31/23 10:35 AM**House#:** 1971**Last updated from Ramsey County data on:****Street Name:** nortonia

Click on "Other Application" links below to access GISmo, MapIT, and Ramsey County Info

1971 Nortonia Ave - 55119-3715 - [Other Applications](#)**PIN:** 262922340066**Year Built:** 1919**Census Track:** 31802**Foundation Sq****Feet:** 1039**Census Block:** 3013**Loan Company:** 10

Regions Mt

Council Ward: 7 **District Council:** 2**Land****Value:** 13100**Building****Value:** 64700**Existing Primary Use:** R-Duplex**Legality of Use:** Legal Non-Conforming**Occupancy Group Type:****Units:** 2**Zoning:** R4**Legal Desc:** BEAVER LAKE HEIGHTS LOT 24 BLK 21**Owner:**Hendrie Grant Lending Vii Inc
237 Richmond St
St Paul MN 55102-3129**Tax Owner:**Hendrie Grant Lending Vii Inc
237 Richmond St
St Paul MN 55102-3129

METRO LEGAL SERVICES, INC.

616 South 3rd Street
 Minneapolis, MN 55415-1104
 Office: (612) 332-0202
 Fax: (612) 332-5215

Customer: Cl St. Paul
 Order #: 1971 Nortonia
 County: Ramsey
 Other County*:
 *(if not listed above)

Name and/or Legal Description **Beaver Lake Heights Lot 24 Block 21**

Effective Date: **08/15/2023**

☐ Abstract

☒ Torrens – Cert #: **638625**

Type/Doc #	Dated/Recorded	Gtr/Lender	Amount
WD		☐ Previous Grantee ☐ MERS as Nominee for:	\$
	02/22/2021	Alabama 2, LLC	☐ Line of Credit
2694539	03/25/2021	Gte/Borrower ☐ Signed Like Last Deed Hendrie Grant Lending VII, Inc.	# Ref. Document
-		☐ Previous Grantee ☐ MERS as Nominee for:	\$
C/D	03/10/2021	Hendrie Grant Lending VII, Inc.	☐ Line of Credit
2698671	05/05/2021	Gte/Borrower ☐ Signed Like Last Deed Bowens Companies, LLC	# Ref. Document
-		☐ Previous Grantee ☐ MERS as Nominee for:	\$
Mech Lien	12/01/2021	Bowens Companies, LLC Hendrie Grant Lending VII, Inc.	\$ 3,500.00 ☐ Line of Credit
2719384	12/06/2021	Gte/Borrower ☐ Signed Like Last Deed North Side Electric LLC	# Ref. Document
-		☐ Previous Grantee ☐ MERS as Nominee for:	\$
Notice Cancellation of C/D	12/14/2022	Hendrie Grant Lending VII, Inc.	☐ Line of Credit
2725373	02/15/2022	Gte/Borrower ☐ Signed Like Last Deed Bowens Companies, LLC	# 2698671 Ref. Document
-		☐ Previous Grantee ☐ MERS as Nominee for:	\$
		Gte/Borrower ☐ Signed Like Last Deed	# Ref. Document

Tax Liens: ☐ Yes ☒ No

Judgments: ☐ Yes ☒ No

Easements: ☐ Yes ☐ No

CAUTION TO CUSTOMER: This report is released with the understanding that the information reported is strictly confidential. This report contains information from public records. It is not to be construed as an opinion of title, title guarantee, or title insurance policy.

Taxes 2023

Homestead: ☒ Yes ☐ No

Next Due Date:

Parcel Identification Number	1 st Half Taxes Due: 5/15	2 nd Half Taxes Due: 10/15	Total
	☐ Open \$ ☐ Paid ☐ Late w/Penalty \$	☐ Open \$ ☐ Paid ☐ Late w/Penalty \$	\$
	☐ Open \$ ☐ Paid ☐ Late w/Penalty \$	☐ Open \$ ☐ Paid ☐ Late w/Penalty \$	\$
Land	Improvements	Total	Delinquent Taxes ☒ None Delinquent Date: 1/1
\$	\$	\$	Year Amount
\$	\$	\$	Year Amount

Certificate of Title

Certificate Number: **638625**

Created by Document Number: **2694539**

Transfer From Certificate Number: **637459**

Originally registered August 15, 1917. Book 64, Page 399, District Court No: 2105

State of Minnesota
County of Ramsey



S.S.

REGISTRATION

This is to certify that

Hendrie Grant Lending VII, Inc., a Minnesota corporation, whose address is 237 Richmond Street, Saint Paul, Minnesota, 55119;
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 24, Block 21, Beaver Lake Heights

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
2683554	Mortgage	Dec 8, 2020 3:07 PM	\$75,000.00	Superior Financing, Inc., a Minnesota corporation, 8053 East Bloomington Freeway, Suite 300, Bloomington, Minnesota, 55420
2683555	Assignment of Leases and/or Rents	Dec 8, 2020 3:07 PM		Superior Financing, Inc., a Minnesota corporation Assigns leases and rents.
2698671	Contract for Deed	May 5, 2021 9:50 AM		Hendrie Grant Lending VII, Inc., a Minnesota corporation, vendor, to Bowens Companies, LLC , vendee.
2719384	Mechanic's Lien	Dec 6, 2021 11:52 AM	\$3,500.00	North Side Electric LLC Claims date of last item of contribution was October 4, 2021
2725373	Notice	Feb 15, 2022 11:17 AM		Notice of cancellation of contract for deed document number 2698671.
2753751	Satisfaction	May 10, 2023 1:36 PM		Satisfies document no. 2683554.

Indexes Verified through **8/15/2023**



IN WITNESS WHEREOF, I have hereunto subscribed my name
and affixed the seal of my office this 25th day of March, 2021.

Todd J. Uecker

Registrar of Titles,

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

No delinquent taxes & transfer entered

Mar 25, 2021 10:27 AM

Ramsey County, Minnesota
Christopher A. Samuel
County Auditor and Treasurer



Doc No **T02694539**

Certified, filed and/or recorded on
Mar 25, 2021 10:27 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Uecker, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 403

Pkg ID 1434284E

CRV# 1224204

County Conservation Fee	\$5.00
Document Recording Fee Torrens	\$46.00
Environmental Response Fund .0001	\$9.50
State Deed Tax .0033	\$313.50
Document Total	\$374.00

Existing Certs

637459

New Certs

638625

WARRANTY DEED

Minnesota Conveyancing Forms • 009-mv1 • Valley PC Services (9/99)

Corporation, Partnership or Limited Liability Company
to Corporation, Partnership or Limited Liability Company

ECRV number: 1224204

STATE DEED TAX DUE HEREON: \$323.00

Date: - 2-22-22

FOR VALUABLE CONSIDERATION, Alabama 2, LLC, a limited liability company under the laws of Minnesota, Grantor(s), hereby convey(s) and warrant(s) to Hendrie Grant Lending VII, Inc., a corporation under the laws of Minnesota, Grantee, real property in Ramsey County, Minnesota, described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to restrictions, reservations, covenants and easements of record, if any.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check Box if Applicable:

- ☒ The Seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☐ 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.

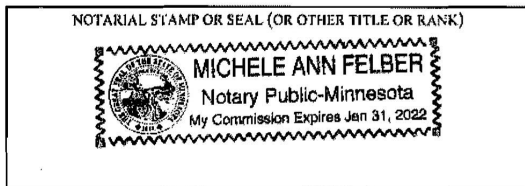
Alabama 2, LLC



By: Michelle L. Balow
Its: Assistant Secretary

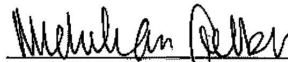
STATE OF Minnesota)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was executed and acknowledged before me on this 12th day of February 2021, by Michelle L. Balow, the Assistant Secretary of Alabama 2, LLC, a limited liability company under the laws of Minnesota on behalf of the limited liability company, Grantor(s).



THIS DOCUMENT WAS DRAFTED BY (NAME AND ADDRESS)

West Title, LLC
4301 Highway 7, Suite 100
St. Louis Park, MN 55416
952-252-2500
210237411



SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☒

Tax Statements for the real property described in this instrument should be sent to
(include name and address of Grantee):

Hendrie Grant Lending
237 Richmond Street
Lamont-Bowens Dr. Paul MN
55119

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 24, Block 21, Beaver Lake Heights.