

## View Summary for Preliminary 1455459

**County:**Hennepin    **Auditor ID:**

*Submit Date: 08/18/2022 2:54 PM    Accept Date: 08/31/2022 12:42 PM*

### Buyers Information

Person name:

**John J Sheesley**

Address:

**5915 Sunrise Drive, Minneapolis, MN 55419 United States**

Foreign address:        **No**

Phone number:        **(651) 399-2360**        Email:

\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\*

Person name:

**Kara L Sheesley**

Address:

**5915 Sunrise Drive, Minneapolis, MN 55419 United States**

Foreign address:        **No**

Phone number:        **(651) 399-2360**        Email:

\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\*

## Sellers Information

Person name:

**Mark S Peck**

Address:

**9740 Oxford Ln., Elko-New Market, MN 55020 United States**

Foreign address: **No**

Phone number: **(612) 245-9480** Email:

\*\*\* *MN Revenue does not display SSN/Tax ID fields due to privacy.* \*\*\*

Person name:

**Sharon K Peck**

Address:

**9740 Oxford Ln., Elko-New Market, MN 55020 United States**

Foreign address: **No**

Phone number: **(612) 245-9480** Email:

\*\*\* *MN Revenue does not display SSN/Tax ID fields due to privacy.* \*\*\*

Person name:

**Randall L Crowell**

Address:

**14559 Kentucky Ave S., Savage, MN 55378 United States**

Foreign address: **No**

Phone number: **(612) 716-3068** Email:

\*\*\* *MN Revenue does not display SSN/Tax ID fields due to privacy.* \*\*\*

Person name:

**Kimberly A Crowell**

Address:

**14559 Kentucky Ave S., Savage, MN 55378 United States**

Foreign address: **No**

Phone number: **(612) 716-3068** Email:

\*\*\* *MN Revenue does not display SSN/Tax ID fields due to privacy.* \*\*\*

### Property Information

County: **Hennepin**

Legal description:

Lots One (1) and Two (2), Block Nine (9), Cable Line Addition to Minneapolis.

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

#### *Property Location(s)*

Property location: **4300 Nicollet Ave, Minneapolis, 55409**

#### *Preliminary Parcel IDs*

Parcels to be split or combined: **No**

Primary parcel ID: **10-028-24-31-0106**

Additional parcel ID(s):

#### *Use(s)*

Planned use:

**Other/Special Use / Billboards**

Primary use: **Yes**

Prior use:

**Other/Special Use / Billboards**

### Sales Agreement Information

Deed Type: **Warranty Deed**

Date of Deed or Contract: **08/19/2022**

Purchase amount: **\$1,250,000.00**

Downpayment amount: **\$550,000.00**

Seller-paid amount: **\$0.00**

Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**

Financing type: **New Mortgage**

#### *Personal Property*

Personal property included: **No**

#### *Sales Agreement Questions*

Buyer leased before sale: **No** Lease option to buy: **No**

Seller leased after sale: **No** Minimum rental income guaranteed: **No**

Partial interest indicator: **No** Contract payoff or deed resale: **No**

Received in trade: **No** Like exchange (IRS section 1031): **Yes**

Purchase over two years old: **No**

### Supplementary Information

Buyer paid appraisal: **Yes** Appraisal value: **\$0.00**  
Seller paid appraisal: **No** Appraisal value: **\$0.00**  
Buyer and seller related: **No** Organization tax exempt: **No**  
Government sale: **No** Foreclosed, condemned or legal proceedings: **No**  
Gift or inheritance: **No** Name change: **No**  
Buyer owns adjacent property: **No**  
Public promotion: **No** Comment:  
.  
Significant different price paid: **No**  
Comment on price difference:

### Submitter Information

Submit date: **08/18/2022 2:54:48 PM**  
Submitter: **gretchen Underdahl**  
Organization: **Hoffman & Associates**  
Email: **Gretchen@jphoffmanlaw.com**  
Phone number: **(507) 332-2229**  
Comments:

**Terms Accepted by the Submitter:**

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.