

This is a test eCRV and is NOT valid for deed submission.

View Summary for Preliminary 1029477

County:Hennepin Auditor ID:

Submit Date: 11/12/2019 12:22 PM Accept Date: 11/12/2019 2:28 PM

Buyers Information

Organization name:

JKMR, LLC

Address:

229 Minnetonka Avenue South, Suite 821, Wayzata, MN 55391 United States

Foreign address: **No**

Phone number: **(612) 968-1425** Email:

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

Sellers Information

Organization name:

Gorham Housing Partners II, L.L.P.

Address:

841 Forest Avenue East, Mora, MN 55051 United States

Foreign address: **No**

Phone number: **(320) 679-6634** Email:

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

Property Information

County: **Hennepin**

Legal description:

Parcel 1: The West 213.00 feet of the North 264.16 feet of the South 334.16 feet of the Southeast Quarter of the Southeast Quarter of Section 34, Township 117, Range 22. Hennepin County, Minnesota Torrens

Property Parcel 2: That part of the Southeast Quarter of the Southeast Quarter, Section 34, Township 117, Range 22, and that part of the Northwest Quarter of the Northeast Quarter, Section 3, Township 116, Range 22, Hennepin County, Minnesota, all described as follows: Beginning at the Northeast corner of the South 70.00 feet of the West 213.00 feet of the Southeast Quarter of the Southeast Quarter of said Section 34; thence on an assumed bearing of North 88 degrees 23 minutes 12 seconds West along the North line of the South 70.00 feet of said Southeast Quarter of the Southeast Quarter a distance of 160.86 feet; thence Southeasterly 100.37 feet along a non-tangential curve, concave to the Northeast, having a radius of 97.20 feet, a central angle of 59 degrees 09 minutes 58 seconds and a chord bearing of South 50 degrees 11 minutes 53 seconds East; thence South 79 degrees 46 minutes 53 seconds East, tangent to said curve, 79.77 feet; thence Easterly 12.61 feet along a tangential curve, concave to the North, having a radius of 1861.06 feet and a central angle of 0 degrees 23 minutes 18 seconds, to its intersection with the Southerly extension of the East line of the West 213.00 feet of said Southeast Quarter of the Southeast Quarter; thence North 3 degrees 01 minutes 14 seconds West along said extension and East line 73.36 feet to the point of beginning. Hennepin County, Minnesota Abstract Property Parcel 3: Perpetual nonexclusive easement for sign purposes, created in Road, Landscaping, Utilities, Sign and Holding Pond Agreement dated December 16, 1983, filed December 21, 1983, as Document No. 4853390; and amended by Amendment to Road, Landscaping, Utilities, Sign and Holding Pond Agreement dated March 26, 1984, filed May 1, 1984, as Document No. 4886620; and by First Amendment to Road, Landscaping, Utilities, Sign and Holding Pond Agreement dated August 18, 2014, filed August 19, 2014, as Document No. A10109525 (Abstract), and filed September 11, 2014, as Document No. T05198817 (Torrens).

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: **6133 Baker Rd, Minnetonka, 55345**

Preliminary Parcel IDs

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

Primary parcel ID: **34-117-22-44-0016**

Additional parcel ID(s):

03-116-22-12-0437

Use(s)

Planned use:

Other/Special Use / Unspecified/Other

Primary use: **Yes**

Prior use:

Other/Special Use / Unspecified/OtherRental buildings: **0** Rental units: **0**Explanation: **Pet Hotel**Prior Use - Explanation: **Pet Hotel****Sales Agreement Information**Deed Type: **Warranty Deed**Date of Deed or Contract: **11/12/2019**Purchase amount: **\$1,550,000.00**Downpayment amount: **\$310,000.00**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: **Yes**Significant different price paid: **No**

Comment on price difference:

Submitter Information

Submit date: 11/12/2019 12:22:03 PM

Submitter: Ashley Kemplin-Gamm

Organization: Commercial Partners Title, LLC

Email: ashleyk@cptitle.com

Phone number: (612) 337-2470

Comments:

Submitted on behalf of buyer and seller.

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.