

View Summary for Preliminary 1061914

County:Scott **Auditor ID:**

Submit Date: 02/04/2020 10:17 AM Accept Date: 02/07/2020 9:39 AM

Buyers Information

Organization name:

GW Investment, LLC

Address:

7302 Pelican Island Dr, Tampa, FL 33634 United States

Foreign address: **No**

Phone number: **(612) 305-2000** Email:

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

Sellers Information

Organization name:

KM Schlangen Properties, LLC

Address:

1404 Sierra Ct. W, Sartell, MN 56377 United States

Foreign address: **No**

Phone number: **(612) 305-2000** Email:

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

Property Information

County: **Scott**

Legal description:

Real property in the City of Shakopee, County of Scott, State of Minnesota, described as follows: PARCEL 1: Lot 5, Block 2, Dean Lakes Second Addition, Scott County, Minnesota. TORRENS PROPERTY: Certificate of Title No. 55560. PARCEL 2: Non-exclusive appurtenant easements contained in the Declaration of Easements and Covenants (Block 2, Dean Lakes Second Addition) recorded as Document No. T163570; and in the Amended and Restated Declaration of Easements and Covenants (Block 2, Dean Lakes Second Addition) recorded as Document No. T165396; and also in the Amended and Restated Declaration of Easements and Covenants (Block 2, Dean Lakes Second Addition) recorded as Document No. T175126, all in the records of the Registrar of Titles, Scott County, Minnesota.

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: **4135 Dean Lakes Blvd, Shakopee, 55379**

Preliminary Parcel IDs

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

Primary parcel ID: **273740070**

Additional parcel ID(s):

Use(s)

Planned use:

Restaurants/Bars/Clubs / Full service restaurant

Primary use: **Yes**

Prior use:

Restaurants/Bars/Clubs / Full service restaurant

Sales Agreement Information

Deed Type: **Warranty Deed**

Date of Deed or Contract: **02/04/2020**

Purchase amount: **\$1,225,000.00**

Downpayment amount: **\$50,000.00**

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

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

Financing type: **Cash**

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): **No**

Purchase over two years old: **No**

Supplementary Information

Buyer paid appraisal: **No** 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: **02/04/2020 10:17:10 AM**

Submitter: **Madeline Carlson**

Organization: **First American Title, National Commercial Services**

Email: **mcarlson@firstam.com**

Phone number: **(612) 305-2083**

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.