

View Summary for Preliminary 1392057

County: St. Louis Auditor ID: 248391

Submit Date: 03/25/2022 3:26 PM Accept Date: 03/29/2022 9:20 AM

Buyers Information

Organization name:

Phocking Awesome

Address:

1346 W Arrowhead Rd Ste 113, Duluth, MN 55811 United States

Foreign address: **No**

Phone number: **(218) 606-0198** Email:

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

Sellers Information

Organization name:

Mansel Properties, LLC

Address:

595 W Wabasha, Duluth, MN 55803 United States

Foreign address: **No**

Phone number: **(218) 213-9780** Email:

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Property Information

County: **St. Louis**

Legal description:

Lot 4, Except the Northerly 6 inches thereof, And all of Lot 5, Block 11, West Duluth First Division, St. Louis 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: **323 N Central Ave, Duluth, 55807**

Preliminary Parcel IDs

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

Primary parcel ID: **010-4470-01390**

Additional parcel ID(s):

Use(s)

Planned use:

Retail / General retail

Primary use: **Yes**

Prior use:

Retail / General retail

Rental buildings: **0** Rental units: **0**

Square Footage: **4000**

Sales Agreement Information

Deed Type: **Warranty Deed**

Date of Deed or Contract: **03/25/2022**

Purchase amount: **\$270,000.00**

Downpayment amount: **\$0.00**

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: **\$280,000.00**
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: **03/25/2022 3:26:05 PM**
Submitter: **Karla Howard**
Organization:
Email: **khoward@firstam.com**
Phone number: **(218) 213-9772**
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.