

View Summary for Preliminary 1457040

County:Carver **Auditor ID:**

Submit Date: 08/23/2022 11:35 AM Accept Date: 08/25/2022 1:16 PM

Buyers Information

Organization name:

The Grief Club of Minnesota

Address:

2025 Coulter Boulevard, Chanhassen, MN 55317 United States

Foreign address: **No**

Phone number: **(612) 661-3756** Email:

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

Sellers Information

Organization name:

Trust for the Benefit of Joy M. Gorra under the Last Will and Testament of Michael J. Gorra

Address:

1680 W. 78th Street, Chanhassen, MN 55317 United States

Foreign address: **No**

Phone number: **(952) 297-6655** Email:

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Property Information

County: **Carver**

Legal description:

That part of the North Half of the Northwest Quarter, Section 15, Township 116, Range 23, Carver County, Minnesota, described as follows: Commencing at intersection of the south line of said North Half of the Northwest Quarter with the centerline of County State Aid Highway No. 19; thence North 89 degrees 30 minutes 44 seconds East, assumed basis for bearings, along the south line of said North Half of the Northwest Quarter, 1809.45 feet to the actual point of beginning, thence North 10 degrees 59 minutes 16 seconds West 281.71 feet ; thence easterly 194.00 feet along a non-tangential curve, concave to the south, having a radius of 450.00 feet, a central angle of 24 degrees 42 minutes 01 seconds, and a chord which bears North 87 degrees 11 minutes 20 seconds East; thence South 80 degrees 27 minutes 39 seconds East 530.54 feet, to the east line of said North Half of the Northwest Quarter; thence South 02 degrees 26 minutes 25 seconds East, 192.531 feet, along said east line, to the south line of said North Half of the Northwest Quarter; thence South 89 degrees 30 minutes 44 seconds west 670.00 feet, along said south line to the point of beginning.

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: **2025 Coulter Boulevard, Chanhassen, 55317**

Preliminary Parcel IDs

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

Primary parcel ID: **25.0151110**

Additional parcel ID(s):

Use(s)

Planned use:

Office / General office

Primary use: **Yes**

Prior use:

Office / General office

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

Square Footage: **9056**

Sales Agreement Information

Deed Type: **Trustee Deed**
Date of Deed or Contract: **08/23/2022**
Purchase amount: **\$1,780,000.00**
Downpayment amount: **\$326,000.00**
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): **No**
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: **08/23/2022 11:35:28 AM**
Submitter: **Gale Larson**
Organization: **Custom Home Builders Title, LLC**
Email: **galel@chbttitle.com**
Phone number: **(763) 334-7541**
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.