

Certificate of Title

Certificate Number: 758688

Transfer from: **711625**

Originally registered October 9, 1945 Volume: 310, Certificate No: 96023, District Court No: 6713

State of Minnesota

County of Hennepin



S.S.

Registration

This is to certify that

Fleet Industrial Loan Company of Minnesota, Inc. a Minnesota corporation , whose address is 2626 East 82nd Street, Bloomington, Minnesota

is now the owner of an estate in fee simple

In the following described land situated in the County of Hennepin and State of Minnesota:

Par 1: That part of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 11, Township 29, Range 24 West of the 4th Principal Meridian, described as follows: Beginning at point 30 feet West of a point 30 feet North of the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section; thence West parallel with the South line of said Northeast Quarter a distance of 108.16 feet of the East line of Howard Street as opened by the City of Minneapolis; thence North along the East line of Howard Street a distance of 155.16 feet; thence East parallel with the South line of said Northeast Quarter to a point 99.4 feet West of East line of said Southwest Quarter of Northeast Quarter; thence South 44 feet to a point 99.5 feet West of the East line of said Southwest Quarter of the Northeast Quarter; thence East parallel with the South line of said Southwest Quarter of the Northeast Quarter to a point 30 feet West of the East line thereof; thence South parallel with said East line to point of beginning, except

that part thereof described as follows: Commencing 30 feet West of a point 30 feet North of the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 11; thence North parallel with the East line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 56.35 feet thence West parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 26 feet; thence South parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 56.35 feet; thence East parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 26 feet to the point of beginning.

Par 2: That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 29, Range 24 described as follows: Commencing 30 feet West of a point 30 feet North of the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 11; thence North parallel with the East line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 56.35 feet; thence West parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 26 feet; thence South parallel with the East line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 56.35 feet; thence East parallel with the South line of the Southwest Quarter of the Northeast Quarter of said Section 11, a distance of 26 feet to the point of beginning.

Subject to rights of encroachment as shown in deed Doc. No. 234489;

The building located mainly upon the premises herein conveyed encroaches upon property of the Equipment Finance Corporation to the North and West. Equipment Finance Corporation consents to such encroachments while said building remains standing, but whenever a new structure is placed upon said premises in place of it or the building is remodeled to the extent of rebuilding its walls, such walls and all other parts of said building shall be confined within the lines of the promises hereby conveyed, as shown in deed Doc. No. 234489; (as to Par 2)

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes

chapter 508, namely:

1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment for which a sale of the land has not been had at the date of the certificate of title;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appear and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date of Filing Month Day, Year Time	Amount	Running in Favor Of
T1897920	Mortgage	Dec 28, 1987 12:00 PM	\$185,000.00	Marquette Bank Minneapolis, National Association Minneapolis, MN
T2091435	Easement	Apr 24, 1990 4:00 PM		Lisa L. Hofstede & Robert D. Pliego Granting an easement for encroachment purposes over pt of above land (See Inst)
T2110290	Contract for Deed	Jul 17, 1990 9:00 AM		Douglas R. Laramore & Marlys H. Laramore, as jt tenants 1332 Johnson St. NE Minneapolis, MN
T5188497	Tax Certificate	Jul 29, 2014 4:00 PM		State of Minnesota
T5188498	Tax Certificate	Jul 29, 2014 4:00 PM		State of Minnesota

Indexes Verified through 12/9/2016



In Witness Whereof, I have hereunto subscribed my name and affixed the seal of my office this 6th day of March, 1991.

R. Dan Carlson
Registrar of Titles,

In and for the County of Hennepin and State of Minnesota.