

**Watermark Title Agency**

7601 France Avenue South Suite 650  
Edina, MN 55435

**Alerus**  
11100 Wayzata  
Boulevard 570  
Minnetonka, MN 55305

Check Number: 2067894

Date: 12/20/2019

Pay Three Hundred Ninety Five And 00/100

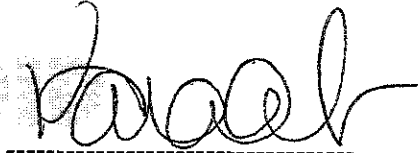
\$395.00

To the order of:

[ VOID After 90 Days ]

The Title Group, Inc.  
3200 Main Street Suite 280  
Coon Rapids, MN 55448

Memo: Title - Seller Settlement Fee  
Order Number: 64862



SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈ 2067894 ⑈ ⑆ 09 1300 159 ⑆ 50267213 ⑈

Payee: The Title Group, Inc.  
Order Number: 64862  
Date: 12/20/2019  
Closer Name: Kara Sieben  
Borrower: Geraldine Ivette Vanegas  
Seller: Concept 33 Incorporated  
Check Amount: \$395.00  
Check Number: 2067894  
Memo: Title - Seller Settlement Fee  
Property:  
10524 Hollywood Boulevard NW  
Coon Rapids, MN 55433

Amount Breakdown

Title - Seller Settlement Fee \$395.00

Payee: The Title Group, Inc.  
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Check Amount: \$395.00  
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Check Cut By: Kara Sieben  
Memo: Title - Seller Settlement Fee  
Property:  
10524 Hollywood Boulevard NW  
Coon Rapids, MN 55433

Amount Breakdown

Title - Seller Settlement Fee \$395.00

Property 10524 Hollywood Blvd File No. 191230084

PA Date \_\_\_\_\_ Realtor Pang Chang Lender \_\_\_\_\_

Seller: Garnet Plumley-Concept 33

Buyer side \_\_\_\_\_ Seller side Dual \_\_\_\_\_ Refi \_\_\_\_\_

Scheduled 12/20 @ 1:00 pm In calendar \_\_\_\_\_ Closing notices out X

Other Title closer Watermark Title - Edina Office

Lender title order in \_\_\_\_\_ CASH \_\_\_\_\_

Commitment done ✓ Lender Pkg ordered \_\_\_\_\_

Plat & Assess ordered \_\_\_\_\_

REFI: sent cpl/wire/prelim HUD/commitment to lender \_\_\_\_\_

PURCHASE: sent cpl/wire/prelim HUD/commitment to lender \_\_\_\_\_

Sent commitment and assts to seller closer \_\_\_\_\_

Received commitment and assts from buyers closer \_\_\_\_\_

TITLE CLEAR:

Well \_\_\_\_\_ Septic \_\_\_\_\_ need - City water/sewer \$ \_\_\_\_\_

Taxes: N or H \_\_\_\_\_

Order Payoffs addl int: \$189.99 - 3 days ~~\$188,397.99~~

Home warranty pd by none

Code Compliance need CO.

HOA Company \_\_\_\_\_

DCL ordered \_\_\_\_\_

Repairs/rehab/new construction yes

LW/Sworn Requested

Sell Pay CC \_\_\_\_\_ % \$ 3360.00 SP \$ \_\_\_\_\_ EM \$ Need to email Lena

Commission 3.7 (1% + 2.7) Admin \$ 495.00 CONV FHA VA to request from RG.

Assts: no assts seller pay \_\_\_\_\_ buyer assume \$ \_\_\_\_\_ ABST TORR \_\_\_\_\_

12/10 - Numbers are in - need water ✓

12/11 - Sent seller numbers to Watermark Title



**Acknowledgement**

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Watermark Title Agency to cause the funds to be disbursed in accordance with this statement.

Concept 33 Incorporated Inc., a Minnesota Corporation

By:

~~Garret Plumley, President~~

Date

12/20/19



12/20/19

Date

Settlement Agent

# Closing Disclosure

## Closing Information

Date Issued  
Closing Date 12/20/19  
Disbursement Date 12/20/19  
Settlement Agent Watermark Title Agency  
File # 64862  
Property 10524 Hollywood Boulevard NW  
Coon Rapids, MN 55433  
Lot 4, Block 2, Mississippi Shores Plat 2, Anoka  
County, Minnesota.  
Sale Price \$248,000.00

## Transaction Information

Borrower Geraldine Ivette Vanegas  
Seller Concept 33 Incorporated  
Lender Bell Bank

## Summaries of Transactions

### SELLER'S TRANSACTION

M. Due to Seller at Closing	\$248,070.99
01 Sale Price of Property	\$248,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes	
10 County Taxes 12/20/2019 to 01/01/2020	\$70.99
11 Assessments	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$202,905.39
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$11,185.40
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan to Bohlen Properties..	\$188,359.99
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	\$3,360.00
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes	
15 County Taxes	
16 Assessments	
17	
18	
19	

### Calculation

Total Due to Seller at Closing (M)	\$248,070.99
Total Due from Seller at Closing (N)	-\$202,905.39
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$45,165.60

## Contact Information

### Real Estate Broker (B)

Name Keller Williams Integrity Realty  
Address 1350 Lagoon Ave S Suite 900  
Minneapolis, MN 55408  
ST License ID 20516983  
Contact Timothy Lennartson  
Contact ST License ID  
Email timlennartson@kw.com  
Phone (651) 890-6490

### Real Estate Broker (S)

Name Realty Group, Inc. - Coon Rapids  
Address 3495 Northdale Boulevard Northwest  
#200 Coon Rapids, MN 55448  
ST License ID 40162221  
Contact Panghua Dur Chang  
Contact ST License ID  
Email pchang.mnrealestate@outlook.com  
Phone (507) 319-6145

### Settlement Agency

Name Watermark Title Agency  
Address 7601 France Avenue South  
Suite 650  
Edina, MN 55435  
ST License ID 40233464  
Contact Kara Sieben  
Contact ST License ID 40356947  
Email kara@wmttitle.com  
Phone (952) 999-7581

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

# Closing Cost Details

LOAN COSTS	Seller Paid	
	At Closing	Before Closing
<b>A. Origination Charges</b>		
01 0% of Loan Amount (Points)		
02		
03		
04		
<b>B. Services Borrower Did Not Shop For</b>		
01		
02		
03		
04		
05		
06		
07		
<b>C. Services Borrower Did Shop For</b>		
01 Title - Payoff Processing Fee to Watermark Title Agency		\$60.00
02 Title - Seller Settlement Fee to The Title Group, Inc.		\$395.00
03 Title-Wire Fee to Watermark Title Agency		\$30.00
04		
05		
06		
07		
08		
<b>OTHER COSTS</b>		
<b>E. Taxes and Other Government Fees</b>		
01 Recording Fees Deed: \$46.00 Mortgage: \$46.00		
02 Conservation Fee (County Deed Taxes) to Anoka County Recording Office		\$5.00
03 Recording fees: Release(s) to Anoka County Recording Office		\$46.00
04 Transfer Tax (State Deed Taxes) to Anoka County Recording Office		\$818.40
05		
06		
07		
<b>F. Prepaids</b>		
01 Homeowner's Insurance Premium (12 mo.) to Derek Clement Agency		
02 Mortgage Insurance Premium ( mo.)		
03 Prepaid Interest (\$25.54 per day from 12/20/19 to 01/01/20)		
04 Property Taxes ( mo.)		
05		
<b>G. Initial Escrow Payment at Closing</b>		
01 Homeowner's insurance \$105.44 per month for 3 months		
02 Mortgage insurance		
03 Property taxes \$183.42 per month for 6 months		
04		
05		
06		
07		
08		
<b>H. Other</b>		
01 Broker Administrative Commission Seller to Realty Group, Inc. - Coon Rapids		\$495.00
02 Listing Agent Commission to Realty Group, Inc. - Coon Rapids		\$2,480.00
03 Selling Agent Commission to Keller Williams Integrity Realty		\$6,696.00
04 Utility Bill-Current and Est Final to City of Coon Rapids		\$160.00
05		
06		
07		
08		
<b>J. TOTAL CLOSING COSTS</b>		<b>\$11,185.40</b>

Concept 33 Incorporated Inc., a Minnesota Corporation

By:

Garret Plumley, President

12/20/19

Date

(Top 3 inches reserved for recording data)

AFFIDAVIT REGARDING BUSINESS ENTITY

Minnesota Uniform Conveyancing Blanks  
Form 50.1.3 (2011)

State of Minnesota, County of: ~~Anoka~~ Hennepin

Garret Plumley being first duly sworn on oath say(s) that:

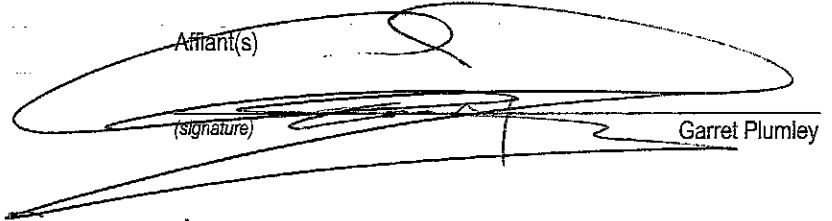
1. (They are) (she/he is) the President and the \_\_\_\_\_ respectively, of Concept 33 Incorporated, a Corporation under the laws of Minnesota, (the "Business Entity"), named as \_\_\_\_\_ in the document dated \_\_\_\_\_ and filed for record \_\_\_\_\_ as Document Number \_\_\_\_\_ (or in Book \_\_\_\_\_ of \_\_\_\_\_, Page \_\_\_\_\_), in the Office of the  County Recorder  Registrar of Titles of Anoka County, Minnesota.
2. The Business Entity's principal place of business is at \_\_\_\_\_ and the Business Entity's principal place(s) of business during the last ten (10) years has/have been at: \_\_\_\_\_
3. There have been no:
  - a. Bankruptcy, divorce or dissolution proceedings involving the Business Entity during the time period in which the Business Entity has had any interest in the premises described in the above document ("Premises");
  - b. Unsatisfied judgments of record against the Business Entity nor any actions pending in any courts, which affect the Premises;
  - c. Tax liens filed against the Business Entity;except as herein stated:



4. Any bankruptcy or dissolution proceedings of record against business entities with the same or similar names during the time period in which the Business Entity had any interest in the Premises, are not against the Business Entity.
5. Any judgments or tax liens of record against entities with same or similar names are not against the Business Entity.
6. There has been no labor or materials furnished to the Premises for which payment has not been made.
7. There are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Premises except as stated herein:
8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:
9. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) (has) (have) knowledge.

Affiant(s) know(s) the matters herein stated are true and make(s) this Affidavit for the purpose of inducing the passing of title to the Premises.

Affiant(s)



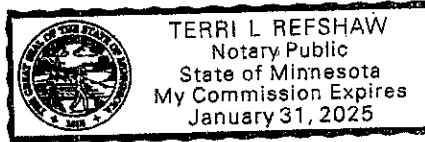
(signature) Garret Plumley

STATE OF MINNESOTA  
 COUNTY OF Hennepin

Signed and sworn to (or affirmed) before me on this 20<sup>th</sup> day of December, 2019, by Garret Plumley, President of Concept 33 Incorporated.



Signature of notarial officer



\_\_\_\_\_  
 Title and Rank

My Commission Expires:

THIS INSTRUMENT WAS DRAFTED BY:  
 Watermark Title Agency  
 7601 France Avenue South  
 Suite 650  
 Edina, MN 55435



14. There are no persons or entities with any rights, easements, licenses or other agreements, allowing them to use, encroach on or travel over any part of the Property.
15. The neighbors' improvements do not encroach over or onto our Property except:
16. There are no underground pipes, cables, conduits, ditches, drain tiles, poles, wires or lines crossing the Property to service other persons.
17. There are no unpaid taxes, assessments, homeowner's association dues or water and sewer bills.
18. There has been no city, county or public work for repairing or paving streets, sidewalks, installation or repair of sewer, water or electrical lines, installation of street lights, etc. nor has Affiant received any notices of future public improvements which might result in special assessments or charge against the Property except :

This affidavit is given for the purpose of inducing Watermark Title Agency to issue a title insurance policy which may provide coverage as to the items set out above and that the statements made herein are true to my own knowledge.

Concept 33 Incorporated Inc., a Minnesota Corporation

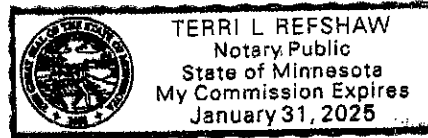
By: 

Garret Plumley, President

STATE OF MINNESOTA  
 COUNTY OF Hennepin

Signed and sworn to (or affirmed) before me on this 20<sup>th</sup> day of December, 2019, by Garret Plumley, President of Concept 33 Incorporated.

  
 Signature of Notarial officer



\_\_\_\_\_  
 Title and Rank

My Commission Expires:

Drafted by:

7601 France Avenue South  
 Suite 650  
 Edina, MN 55435

**EXHIBIT "A"**

**Legal Description**

**Lot 4, Block 2, Mississippi Shores Plat 2, Anoka County, Minnesota.**

**Abstract Property**

# Watermark

TITLE AGENCY

Property Address: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433  
Closing Date: December 20, 2019  
Purchaser(s): Geraldine Ivette Vanegas  
Seller(s): Concept 33 Incorporated

### COMPLIANCE AGREEMENT:

The undersigned Seller(s) and Purchaser(s) of the above referenced property hereby agree to promptly cooperate with any representative or agent of either party's lender(s) ("Lender") and/or Watermark Title Agency, LLC ("Watermark") with respect to any reasonable requests related to this transaction that are made subsequent to closing. Such requests may include, but are not limited to, correcting errors or oversights concerning this transaction (including, without limitation, typographical errors, missed or misplaced documents, and omitted or incorrect fees or expenses on any closing statement or similar document), and providing any and all additional documentation deemed necessary by Lender or Watermark to effectuate this transaction or make the related loan transferable, marketable or insurable. The undersigned further agrees that "to cooperate" as used in this agreement includes, but is not limited to, the agreement by the undersigned to deposit funds which should have been collected at closing, return funds that were disbursed to the undersigned in error, and execute or re-execute and deliver any documents which any representative or agent of Lender or Watermark deem necessary or desirable to complete this transaction, market, sell, seek guaranty or convey the loan, and insure the title to the above referenced property.

### LEGAL ADVICE NOTICE:

The undersigned Seller(s) and Purchaser(s) acknowledge receipt of the following notice as required by Minnesota Statutes, Section 507.45:

Watermark has not, and under applicable state law, may not express opinions regarding the legal effect of the closing documents or of the closing itself.

### PROPERTY TAX PAYMENT INFORMATION:

The undersigned Purchaser(s) is / are responsible for all future taxes due on the above referenced property. In the event Purchaser(s) are not required to escrow for taxes and have elected to pay taxes directly, notice is hereby given that taxes are payable in two installments per year: the first installment is due May 15th and the second installment is due October 15th. If a tax statement is not received prior to the due date, contact the County Treasurer's office to obtain a duplicate copy. The Purchaser(s) hereby acknowledge that it is his / her / their responsibility to pay the taxes by the due date. The Property Identification Number for this property is: 21-31-24-24-0004

In the event the current year's taxes are not yet available from the County Treasurer's office, the undersigned Seller(s) and Purchaser(s) understand and agree that the tax proration (if any) is based on last year's actual property tax amount or on the tax estimate received from the county. This is a full and final settlement of the tax proration. No future adjustments will be made. Watermark does not guarantee the accuracy of the tax information received and shall not be liable or responsible for any taxes.

### HOMESTEAD STATUS CERTIFICATION AND ACKNOWLEDGMENT:

The Seller(s) certify that the homestead status of the property is

FULL HOMESTEAD

NON HOMESTEAD

Initial here

Initial here

In the event the Seller(s) certify(ies) that the taxes are part of non-homestead classification in the year of the closing, any difference between the homestead and non-homestead portion of the real estate taxes will follow the terms stated in the signed purchase agreement between both parties. We, the undersigned

Seller(s) and Purchaser(s) agree that this is a full and final settlement and no additional adjustments will be made. The undersigned Purchaser(s) acknowledge that it is their responsibility to file for the homestead tax credit (if applicable) after closing. Watermark does not guarantee the accuracy of the Seller(s)' certification regarding homestead tax status.

**WELL DISCLOSURE CONFIRMATION:**

In compliance with Minnesota Statutes, the undersigned seller(s) do(es) certify that there  
**ARE** \_\_\_\_\_ / \_\_\_\_\_ **ARE NOT** \_\_\_\_\_ / \_\_\_\_\_ any wells on the above referenced property.  
Initial here Initial here

**PENDING ASSESSMENT NOTICE:**

The undersigned Seller(s) certify they **HAVE** \_\_\_\_\_ / \_\_\_\_\_ **HAVE NOT** \_\_\_\_\_ / \_\_\_\_\_ received a notice of any pending special assessment or received a notice of a hearing for a new improvement project from any assessing authority, the costs for which may be assessed against the property, that have not been disclosed to Purchaser(s) in writing by Seller(s).

**FINAL AND DELINQUENT WATER BILLS:**

The Seller(s) hereby state that he/she/they will make arrangements with the City to have a final water reading made and a final bill prepared and sent to the Seller(s) at their correct address. The Seller(s) further state that he/she/they will pay said bill immediately upon receipt. Any discrepancy in the amount of the bill must be resolved between the Seller(s) and the City to reach a settlement. In no event will the Seller(s) allow the final water bill to become a lien on the property. The Purchaser(s) acknowledge(s) responsibility for future water bills. Watermark will not be responsible for payment or recovery of any delinquent or final water bill.

**PAYOFF INDEMNITY:**

The undersigned Seller(s) acknowledge and agree to pay all mortgages, credit lines, and liens on the above-referenced property. Watermark has obtained payoff figures from the lien holders, but cannot guarantee the accuracy of these figures. In the event the funds collected are not sufficient to pay off these liens in full, the Seller(s) agree to immediately pay all additional funds necessary, including, but not limited to, principal, additional interest, late fees, escrow account shortages, or accounting errors. Any disputes between the Seller(s) and the lien holders will be settled by the appropriate parties after the liens have been paid and released. The Seller(s) acknowledge that it is his/her/their responsibility to cancel any automatic withdrawal arrangements with Lender. If any of the liens are a line of credit, the Seller(s) further agree to make no additional draws on these lines until the above reference property is fully and finally released. Watermark does not guarantee that the mortgages or lien holders will provide an acceptable and recordable satisfaction of mortgage or lien.

If a loan that is being paid off is a line of credit, this shall serve as notice to Lender that the undersigned Seller(s) authorize and instruct Lender to CLOSE THIS LINE OF CREDIT immediately.

**OWNER'S TITLE INSURANCE POLICY:**

The undersigned Purchaser(s) acknowledge that if a mortgage is being placed on the property, Lender has required a title insurance policy protecting Lender against loss resulting in certain defects in title or claims against the property that are not specifically listed as exceptions on the policy, but that this policy does not provide coverage to the Purchaser(s). As Purchaser(s) you have the option to obtain an Owner's Policy of Title Insurance for coverage in the amount of \_\_\_\_\_ for an additional cost of \_\_\_\_\_, if you request it at this time.

The undersigned Purchaser(s) acknowledge that they have been given the option to purchase an Owner's Policy of Title Insurance and the undersigned Purchaser(s)

**DO** GN / \_\_\_\_\_ / **DO NOT** \_\_\_\_\_ / \_\_\_\_\_ request an Owner's Policy.  
Initial here Initial here

**OWNERSHIP OPTION FOR MULTIPLE PURCHASERS:**

The undersigned Purchasers choose to take title to the above referenced property  
as: **JOINT TENANTS** \_\_\_\_\_ / \_\_\_\_\_ **TENANTS IN COMMON** \_\_\_\_\_ / \_\_\_\_\_  
Initial here Initial here

**LEGAL DISCLOSURES:**

The undersigned further acknowledge receipt of the following two disclosures required by Minnesota Statutes, Section 507.45, at least five business days prior to closing: You are informed a closing fee will be charged in the amount of \$300 (Buyer)/\$425 (Seller).

**STANDARD FEE NOTICE:**

Please note that many of Watermark's fees are standard, fixed fees. Watermark often purchases information and services from third party vendors that Watermark uses in performing services for you. For various reasons, Watermark's fees for a particular service may turn out to be more or less than what a particular vendor has indicated or stated that it would charge Watermark for its work or product. Different vendors charge Watermark different amounts for the same work or product and Watermark may not know the amount of a vendor's charge until after closing.

**HOLD HARMLESS AGREEMENT:**

To the maximum extent permitted by law, the undersigned Seller(s) and Purchaser(s) of the above referenced property jointly and severally agree to fully indemnify, protect, defend and hold harmless Watermark and its members, managers, employees, contractors, vendors, agents, affiliates, successors and assigns, from and against any and all claims, actions, penalties, fines, obligations, losses, costs, damages, attorney's fees and expenses of every kind and nature, arising out of or related to (i) any documents, information or data provided or made available by or on behalf of the undersigned Seller(s) or Purchaser(s) in conjunction with this closing, and/or (ii) breach or noncompliance with or enforcement of this agreement (collectively "Claims"). Without limiting the foregoing, Watermark will not be responsible for, and the undersigned Seller(s) and Purchaser(s) hereby release Watermark from, all Claims, including, without limitation, payment or recovery of any fees associated with this transaction.

Dated: December 20, 2019

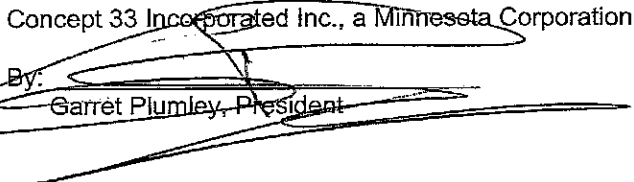
**Purchaser(s):**

  
Geraldine Ivette Vanegas

**Seller(s):**

Concept 33 Incorporated Inc., a Minnesota Corporation

By:

  
Garret Plumley, President

(Top 3 inches reserved for recording data)

**WARRANTY DEED**  
**Business Entity to Individual(s)**

**Minnesota Uniform Conveyancing Blanks**  
**Form 10.1.7 (2016)**

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$ 818.40

DATE: December 20, 2019  
(month/day/year)

FOR VALUABLE CONSIDERATION, Concept 33 Incorporated  
(insert name of Grantor)

a corporation under the laws of Minnesota ("Grantor"),

hereby conveys and warrants to Geraldine Ivette Vanegas  
(insert name of each Grantee)

\_\_\_\_\_ ("Grantee"), as

(Check only one box.)     tenants in common,    (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)  
 joint tenants,

real property in Anoka County, Minnesota, legally described as follows:

Lot 4, Block 2, Mississippi Shores Plat 2, Anoka County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:



Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: \_\_\_\_\_.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Concept 33 Incorporated

(name of Grantor)

By: \_\_\_\_\_

(signature)

Garret Plumley

Its: \_\_\_\_\_

(type of authority)

President

By: \_\_\_\_\_

(signature)

Its: \_\_\_\_\_

(type of authority)

State of Minnesota, County of Hennepin

This instrument was acknowledged before me on December 20, 2019

(month/day/year)

by Garret Plumley

(name of authorized signer)

as President

(type of authority)

and by \_\_\_\_\_

(name of authorized signer)

as \_\_\_\_\_

(type of authority)

of Concept 33 Incorporated

(name of Grantor)

(Stamp)



\_\_\_\_\_  
(signature of notarial officer)

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

(insert name and address)

The Title Group, Inc.  
3200 Main Street Suite 280  
Coon Rapids, MN 55448

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Geraldine Ivette Vanegas  
10524 Hollywood Blvd NW  
Coon Rapids, MN 55433

(Top 3 inches reserved for recording data)

**AFFIDAVIT REGARDING BUSINESS ENTITY**

**Minnesota Uniform Conveyancing Blanks  
Form 50.1.3 (2011)**

State of Minnesota, County of Hennepin

Garret Plumley (insert name of affiant) being first duly sworn on oath say(s) that:

1. (They are) (\_\_\_\_ he is) the President and the  
Concept 33 Incorporated respectively, of \_\_\_\_\_  
a corporation under the laws of Minnesota,  
(the "**Business Entity**"), named as Grantor in the document  
dated December 20, 2019 and filed for record \_\_\_\_\_ as Document Number \_\_\_\_\_  
(month/day/year) (month/day/year)  
(or in Book \_\_\_\_\_ of \_\_\_\_\_, Page \_\_\_\_\_), in the Office of the  County Recorder  Registrar of Titles  
(check the applicable boxes)  
of Anoka County, Minnesota.

2. The Business Entity's principal place of business is at 4908 Merilee Drive, Minnetonka, MN 55343

and the Business Entity's principal place(s) of business during the last ten (10) years has/have been at:

3. There have been no:

- a. Bankruptcy or dissolution proceedings involving the Business Entity during the time period in which the Business Entity has had any interest in the premises described in the above document ("**Premises**");
- b. Unsatisfied judgments of record against the Business Entity nor any actions pending in any courts, which affect the Premises;
- c. Tax liens filed against the Business Entity;

except as herein stated:

None

4. Any bankruptcy or dissolution proceedings of record against business entities with the same or similar names during the time period in which the Business Entity had any interest in the Premises are not against the Business Entity.

5. Any judgments or tax liens of record against entities with the same or similar names are not against the Business Entity.

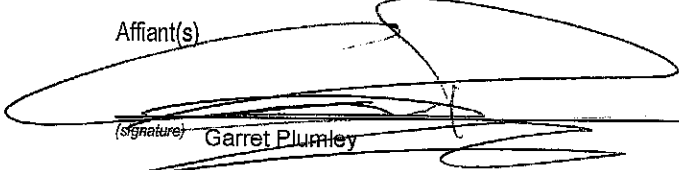
6. There has been no labor or materials furnished to the Premises for which payment has not been made.

7. There are no unrecorded contracts, leases, easements, or other agreements or interests relating to the Premises except as stated herein:  
None

8. There are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein:  
None

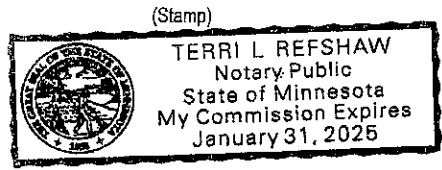
9. There are no encroachments or boundary line questions affecting the Premises of which Affiant(s) (has)(have) knowledge.


Affiant(s) know(s) the matters herein stated are true and make(s) this Affidavit for the purpose of inducing the passing of title to the Premises.

Affiant(s)  
  
(signature) Garret Plumley  
\_\_\_\_\_  
(signature)

Signed and sworn to before me on December 20, 2019, by Garret Plumley  
(month/day/year)

(insert name of person making statement)



  
(signature of notarial officer)  
Title (and Rank): \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:  
(insert name and address)  
The Title Group, Inc.  
5319 W 74th Street  
Edina, MN 55439

**ACKNOWLEDGMENT AND INDEMNIFICATION**

To: The Title Group, Inc.  
3200 Main Street NW #280  
Coon Rapids, MN 55448  
Phone: (763)746-9494 Fax: (763)746-9499  
Attention:

Re: Order No.: 191230084  
Buyer/Borrower(s): Geraldine Ivette Vanegas  
Seller(s): Concept 33 Incorporated  
Subject Property: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433

**COMPLIANCE AGREEMENT:**

The undersigned Seller(s) and Buyer/Borrower(s) hereby agree to cooperate with any representatives of the Lender or The Title Group, Inc. regarding any reasonable requests made subsequent to closing to correct errors made concerning this transaction or provide any and all additional documentation deemed necessary by the Lender or The Title Group, Inc. to affect this transaction or make the loan marketable or insurable. The undersigned further agree that "to cooperate" as used in this agreement includes, but is not limited to, the agreement by the undersigned to execute or re-execute any documents which the Lender or The Title Group, Inc. in the ordinary course of business, may deem necessary or desirable to complete this transaction, market the loan, and insure the title to the real property.

**MORTGAGE LIABILITY AGREEMENT:**

The undersigned Seller(s) acknowledges and agrees to pay all mortgages, home equity or line of credit loans and liens on the above referenced property. Seller(s) further certify that they have not borrowed funds or placed an undisclosed lien against the property. In the event there is a discrepancy in the payoff amount received from their mortgage company, Seller(s) agree to cooperate with their lender to determine the correct amount necessary to pay the loan in full and agree to pay any additional fees necessary to satisfy their mortgage/lien to clear title to the property.

**AGREEMENTS FOR FINAL WATER BILL:**

The undersigned Seller(s) hereby state(s) that I/we will make arrangements with the City Water Department to have the final water reading made on the water meter and will have the City send the final bill to me/us at my/our forwarding address, and will pay the final water bill immediately upon receipt so that the water bill does not become a lien on the Subject Property. If there is a discrepancy or dispute in the amount of the billing, it is Seller's responsibility to deal directly with the City to reach a settlement amount and to pay the final water bill.

The Purchaser(s) acknowledge responsibility for all utilities. The undersigned Purchaser(s) further acknowledge that if an Owner's Policy of Title Insurance is issued in conjunction with the current transaction, it will not provide protection for unpaid utility bills not yet a lien against the real property.

**WELL DISCLOSURE CONFIRMATION:**

In compliance with Minnesota Statutes, the undersigned Seller(s) do(es) certify that there \_\_\_\_\_ are \_\_\_\_\_ are not any wells on the above referenced property. The undersigned acknowledge that they are aware that certain regulations and requirements apply to the sale and/or purchase of real property on which water wells are located, which regulations and requirements have been codified in Minn. Statute 1031.

**LEGAL ADVICE NOTICE:**

The undersigned Seller(s) and Buyer/Borrower(s) acknowledge receipt of the following notice as required

*Acknowledgement & Indemnification*

by Minnesota Statute 507.45, §6, Sub. 3a: "THE REAL ESTATE BROKER, REAL ESTATE SALESPERSON, OR REAL ESTATE CLOSING AGENT HAS NOT AND UNDER APPLICABLE STATE LAW, MAY NOT EXPRESS OPINIONS REGARDING THE LEGAL EFFECT OF THE CLOSING DOCUMENTS OR OF THE CLOSING ITSELF."

The undersigned further acknowledge that neither The Title Group, Inc., nor any of its employees can or will offer legal advice, nor have any statements or opinions been rendered which might be construed to be legal advice as to their obligations or rights under these or any other regulations or requirements related to this transaction.

**PENDING ASSESSMENT NOTICE:**

The undersigned certifies that he/she/they \_\_\_\_\_ has/have X has/have not received a notice of any pending special assessments or a notice of hearing for a new public improvement project from any government assessing authority, the costs of which may be assessed against the Subject Property, that have not been disclosed to The Title Group, Inc..

\_\_\_\_\_ **Buyer(s) Initial Here**

\_\_\_\_\_ **Seller(s) Initial Here**

**HOMESTEAD STATUS CERTIFICATION:**

The undersigned Seller(s) certify(ies) that property taxes on the Subject Property for the current year are:

**FULL HOMESTEAD (Initials)** \_\_\_\_\_ **NON-HOMESTEAD (Initials)** \_\_\_\_\_

In the event Seller(s) certify(ies) that the homestead status is full homestead, Seller(s) further certify(ies) that he/she/they has/have not changed/removed the homestead status on the Subject Property for future taxes. In the event Seller(s) certify(ies) that the status is non-homestead classification, Seller(s) agree(s) to pay the difference at closing toward the non-homestead portion of the real estate taxes. The undersigned Seller(s) and Buyer/Borrower(s) agree that this is a full and final settlement and that no additional adjustments will be made should the non-homestead portion of the taxes be more or less than this settlement amount.

**TAX PRORATION SETTLEMENT:**

In the event the current year's taxes are not yet available from the County Treasurer's office, the undersigned Seller(s) and Buyer/Borrower(s) understand and agree to base the tax proration on the tax estimate received from the County. In the event an estimate of the current year's tax amount is not available from the County, Seller(s) and Buyer/Borrower(s) agree to base the tax proration on last year's actual property tax amount. This is a full and final settlement of the tax proration. No future adjustments will be made.

**HOMESTEADING ACKNOWLEDGEMENT:**

The undersigned Buyer/Borrower(s) understand and take responsibility for homesteading the property immediately after closing and upon occupying the property. In the event Buyer/Borrower(s) fail(s) to do so, Buyer/Borrower(s) acknowledge(s) that the following year's taxes will be based on non-homestead tax figures, and Buyer/Borrower(s) will be responsible for payment of taxes assessed.

**PROPERTY TAX PAYMENT INFORMATION:**

The undersigned Buyer/Borrower(s) is/are responsible for all future taxes due on the above referenced property. In the event Buyer/Borrower(s) is/are not required to escrow for taxes, and have elected to pay taxes directly to the County Treasurer, notice is hereby given that the next tax payment is due on May 15,

*Acknowledgement & Indemnification*

2016 (Note: Buyer/Borrower(s) should call the Treasurer's Office and ask that a duplicate tax statement be mailed. It will be Buyer/Borrower's responsibility to obtain this statement and pay the taxes by the due date.) The property identification number required by the County Treasurer is:

**OWNERSHIP OPTION FOR MULTIPLE PURCHASERS:**

PURCHASERS choose to share the ownership of this property as:

\_\_\_\_\_ **JOINT TENANTS**

\_\_\_\_\_ **TENANTS IN COMMON**

**OPTIONAL OWNER'S TITLE INSURANCE POLICY**

Although a Mortgagee's Policy of Title Insurance, insuring the property you are purchasing, is being issued to your lender, the policy does not provide title insurance coverage for your interest. You may obtain an Owner's Policy which will provide title insurance coverage to you. There is additional cost for an Owner's Policy providing coverage for you. **IF YOU ARE UNCERTAIN AS TO WHETHER YOU SHOULD OBTAIN AN OWNER'S POLICY OF TITLE INSURANCE YOU ARE URGED TO SEEK INDEPENDENT ADVICE.**

\_\_\_\_\_ I/We do request an Owner's Policy of Title Insurance.

\_\_\_\_\_ I/We do not request an Owner's Policy of Title Insurance.

In the event that you elect to purchase an Owner's Policy of Title Insurance after closing, the figure quoted to you is effective for 30 days after closing. Please contact The Title Group, Inc. to process your request.

**CLOSING FEE DISCLOSURE:**

In compliance with Minnesota Statute 507.45, subd. 2, you are hereby informed that you will be charged a closing (settlement) fee.

**FEE DISCLOSURE:**

The undersigned hereby acknowledges that The Title Group, Inc. may charge fees to cover the cost of incoming and/or outgoing wires, delivery of items related to the transaction and recording of documents. These fees may be required to comply with the closing instructions.

**LIMITED POWER OF ATTORNEY:**

The undersigned hereby appoints The Title Group, Inc. to act as his/her/its attorney-in-fact to correct typographical or clerical errors that may be discovered in any of the closing documents executed by the undersigned at closing. **THIS LIMITED POWER OF ATTORNEY SHALL NOT BE USED TO INCREASE THE INTEREST RATE IN ANY OF THE LOAN DOCUMENTS, INCREASE THE AMOUNT OF THE UNDERSIGNED'S LOAN, INCREASE THE OUTSTANDING PRINCIPAL BALANCE OF THE UNDERSIGNED'S LOAN OR INCREASE THE UNDERSIGNED'S MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.** In the event this Limited Power of Attorney is exercised, The Title Group, Inc. shall forward to the undersigned a copy of the document corrected, executed or initialed on his/her/its behalf.

**CHECK REPLACEMENT AND UNCASHED CHECK FEES DISCLOSURE:**

The undersigned Seller(s) and Buyer/Borrower(s) understand and agree that The Title Group, Inc. may charge an annual fee of \$25.00 for any uncashed checks and a fee of \$15.00 for any check that must be reissued and/or replaced.

*Acknowledgement & Indemnification*

**HOLD HARMLESS AGREEMENT:**

The undersigned Seller(s) and Buyer/Borrower(s) do hereby individually and jointly agree to fully protect, defend and hold harmless The Title Group, Inc. from any and all loss, cost, damages, attorneys' fees and expenses of every kind and nature which it may suffer, expend or incur, under or by reason of this closing. THE TITLE GROUP, INC. WILL NOT BE RESPONSIBLE FOR PAYMENT OR RECOVERY OF ANY FEES ASSOCIATED WITH THIS TRANSACTION.

Date: 12/20/19

\_\_\_\_\_  
Geraldine Ivette Vanegas

Concept 33 Incorporated

BY:

  
Garret Plumley  
President

ATTEST:

\_\_\_\_\_  
Secretary/Treasurer

Phone #:

Phone #:

Email:

Email:

FORWARDING ADDRESS:

4908 Merilee Drive

Minnetonka, MN 55343



**BUILDER'S OR CONTRACTOR'S AFFIDAVIT AND AGREEMENT TO HOLD HARMLESS**

State of: MN  
County of: Hennepin

\_\_\_\_\_, being first duly sworn deposes and says as follows:

That he is the builder and/or contractor who constructed or repaired, or caused to be constructed or repaired, the improvements on the property described below in Anoka, State of Minnesota:

Lot 4, Block 2, Mississippi Shores Plat 2, Anoka County, Minnesota.

**Abstract Property**

That all charges and costs for labor performed, material furnished and fixtures installed on said premises have been fully paid; that said premises are free and clear of all lienable claims whatsoever arising under and by virtue of said construction, and affiant agrees to hold Watermark Title Agency, LLC and Old Republic National Title Insurance Company free from any and all loss, costs, damage and expense of every kind, including attorney's fees, which it shall or may suffer under policies now to be issued, or any reissue, renewal or extension thereof, or new policy at any time issued upon said real estate, part thereof or interest therein, arising, directly or indirectly, out of or on account of any such mechanic's or materialmen's liens. That no chattel mortgages, conditional sale contracts, security agreements, financing statements, retention of title agreements, or personal property leases have been given or are now outstanding as to any materials, fixtures, appliances, furnishings, or equipment placed upon or installed in or upon the aforesaid premises or the improvement thereon, and all plumbing, heating, lighting, refrigerating, and other equipment is fully paid for, including all bills for the repair thereof, except as follows:

That said construction was completed on Oct. 15, 2019.

This affidavit is given to induce Watermark Title Agency, LLC and Old Republic National Title Insurance Company to issue its title insurance policy or policies.

Subscribed and sworn to before me this December 20, 2019.

Notary Public





## CONSTRUCTION LIEN INDEMNITY AGREEMENT

This Indemnity Agreement is made by Concept 33 Incorporated, hereinafter referred to as "Indemnitor(s)" for the benefit and protection of Watermark Title Agency, LLC and Old Republic National Title Insurance Company, hereinafter referred to as "The Company."

**Whereas**, The Company is being requested to issue its policy of title insurance insuring an interest in or title to the real property described as follows:

Lot 4, Block 2, Mississippi Shores Plat 2, Anoka County,  
Minnesota.

Abstract Property

and

**Whereas**, Indemnitor plans to have certain work and materials furnished to the real property; and

**Whereas**, The Company is unwilling to issue said policy without an exception as to the construction liens which affect or may affect the title hereto; and

**Whereas**, the Indemnitor recognizes that The Company, in the normal course of business, would not issue its policy insuring over construction liens unless the Indemnitor indemnifies The Company as hereafter agreed,

**Now, Therefore**, it is agreed that the Indemnitor, in consideration of the issuance of a policy of title insurance without showing therein any exception for construction liens arising out of the certain works or improvements which have been, or will be, commenced on the above-described land, will hold harmless, protect and indemnify The Company from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys' fees and expenses of litigation, which may be sustained or incurred by The Company under, or arising directly or indirectly out of the issuance of, any policy covering said land as a result of the construction liens indemnified against, or from any claim, action, proceeding, judgment, order or process arising from or based upon or growing out of any said construction liens or the omission to show any of the same in any policy of title insurance or title report.

**AND IT IS FURTHER AGREED** that Indemnitor will diligently provide for the defense of any action based upon any construction liens and will promptly do all things necessary or appropriate to cause the title to said land to be cleared of the effect of said construction liens and any other matters based thereon or arising directly or indirectly therefrom, and of any cloud on title created by or growing out of any of the foregoing; all of which shall be done at the sole expense of Indemnitor. If Indemnitor shall fail to do so within a reasonable time, as determined solely by the Company, then The Company may do the same, and may pay, compromise or settle any such construction liens or any claim or demand based thereon if The Company deems such action necessary for the protection of any of its insureds under any policy or of itself; the Indemnitor shall promptly reimburse The Company for any payment, expense or expenditure made or incurred in so doing. If The Company holds any funds or security for the obligations of the Indemnitor hereunder, it shall not be obligated to resort to such funds or security if such funds are insufficient to satisfy any judgment or obligation, before enforcing the obligations of the Indemnitor, but may enforce such obligations by any lawful means in the same manner and the same extent as if no such funds or security were held.

**AND IT IS FURTHER AGREED** that in the event that any judgment shall be or shall have been rendered or any process shall be or shall have been issued, based upon construction liens or any other matters growing out of any of the same, under which a sale could be held affecting or purporting to affect said land or any portion thereof, Indemnitor promises and agrees that it will satisfy the same and cause the same to be satisfied and discharged of record prior to the occurrence of any such sale.

**AND IT IS FURTHER AGREED** that nothing herein shall be construed as an obligation on the part of The Company to issue any policy of title insurance nor an obligation on the part of The Company to obtain the issuance thereof, but in the event The Company does issue any policy in the manner contemplated, the undersigned Indemnitor gives the assurances and makes the agreements herein set forth, for the benefit of The Company.

**AND IT IS FURTHER AGREED** that for the purposes of carrying out the provisions of this Agreement, the Indemnitor hereby pays The Company the sum of \$0.00 and The Company, in its sole discretion, may use any portion or portions or all of said funds for such purposes. At such time as all obligation of Indemnitor hereunder has been fully performed and the title to said real property is free of the effect of the construction liens and free of the effect of any matters growing out of or based upon those construction liens, and The Company has no present or contingent liability arising out of said construction liens, The Company will repay to Indemnitor all funds remaining unused by The Company.

**AND IT IS FURTHER AGREED** that the Company is hereby granted the right from time to time, to examine the books, accounts and records of Indemnitor, pertaining to any works of improvement upon the land, and Indemnitor will, upon request, promptly furnish The Company with copies of all receipted bills or other evidence of payment or set-off for works of improvement upon the land and such other and further assurances and/or security as may be reasonably requested by The Company for its protection from liability.

**AND IT IS FURTHER AGREED** that if suit shall be brought to enforce this Agreement, Indemnitor will pay the reasonable attorneys' fees of The Company.

**AND IT IS FURTHER AGREED** that all of the obligations of Indemnitor hereunder shall be several as well as joint. All of the provisions of this Agreement shall inure to the benefit of and bind the parties hereto and their legal representatives and successors in interest.

**THIS INDEMNITY AGREEMENT** is executed by the undersigned this \_\_\_\_\_.

Concept 33 Incorporated Inc., a Minnesota Corporation

By: \_\_\_\_\_

Garret Plumley, President

STATE OF MINNESOTA, COUNTY OF Hennepin

This instrument was acknowledged before me on 20<sup>th</sup> day of December 20 19, by Garret Plumley, President of Concept 33 Incorporated.

Terril Refshaw  
Signature of notarial officer

Notary Public  
Title and Rank



My Commission Expires: 1-31-2025

# Watermark

TITLE AGENCY

Date: December 20, 2019  
City of: Coon Rapids  
Account No:  
Address: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433  
Our File No.: 64862

Enclosed is a check for the estimated final water bill for the above referenced property. Please send the Final Water Bill to the sellers at the address below for any additional funds owed.

**If there is an overage in the enclosed check, please mail the overage to the sellers at the address below.**

SELLER(s): Concept 33 Incorporated

FORWARDING ADDRESS: 4908 Merilee Drive  
Minnetonka, MN 55343

Thank you for your cooperation.

Sincerely,

Kara Sieben  
(952) 873-7474



PAYOFF INDEMNITY

Property Address: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433
Closing Date: December 20, 2019
Seller(s): Concept 33 Incorporated

As a requirement of the closing of the sale for the above referenced property, Watermark Title Agency, LLC is requested to payoff the mortgage in favor of .

Watermark Title Agency, LLC cannot guarantee the mortgage company's acceptance of the payoff figure as shown on the Settlement Statement. The undersigned mortgagor(s) agree to immediately pay to Watermark Title Agency, LLC any additional funds necessary to satisfy the mortgage, including, but not limited to: additional interest, escrow shortage, late fees, foreclosure fees, legal fees or errors by the holder of the mortgage or its servicing agent.

If the undersigned mortgagor(s) disputes the accuracy of any additional funds needed to pay off or release the mortgage, the mortgagor(s) agree to pay the additional funds immediately and settle the dispute between the appropriate parties after the mortgage has been paid and released.

The undersigned mortgagor(s) is responsible for cancelling any automatic withdrawal payments they have arranged with their lender.

If this mortgage is a line of credit, the undersigned mortgagor(s) also agree to make NO ADDITIONAL DRAWS on this line of credit, they also certify to Watermark Title Agency, LLC that no additional draws have been made that are not included in the payoff figure on the Settlement Statement.

This is an authorization to close this line of credit, if applicable. Initial Initial

By signing this indemnity agreement, the undersigned also authorized the closing of the line of credit mortgage if applicable. Watermark Title Agency, LLC does not guarantee that the mortgagee will provide an acceptable and recordable satisfaction of mortgage.

Please forward the original Release to:

- County Recorder: Anoka County Recording Office, County Government Center, Suite 119, 2100 3rd Avenue, Anoka, MN 55303
Watermark Title Agency, LLC, 11100 Wayzata Blvd. #150, Minnetonka, MN 55305

Date: 12-19-2019

Concept 33 Incorporated Inc., a Minnesota Corporation

By: Garret Plimley, President

Seller forwarding address:

**U.S. ENTITY CERTIFICATION OF NON-FOREIGN STATUS  
CORPORATE, PARTNERSHIP AND LIMITED LIABILITY COMPANY**

Buyer(s): Geraldine Ivette Vanegas  
Seller(s): Concept 33 Incorporated  
File No: 64862  
Property Address: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433

The undersigned, being first duly sworn under oath, states under penalties of perjury that:

1. I am Garret Plumley, the President of Concept 33 Incorporated a < -Corporation/Partnership/Limited Liability Company> under the laws of State of Minnesota, and a entity, which is a U.S. Person as defined in Section 7701(30) of the Internal Revenue Code;
2. I am duly authorized on behalf of Concept 33 Incorporated (Seller) to execute and deliver this Certification;
3. Seller is neither a Foreign Person as defined in Section 1445(f)(3), nor a Foreign Entity as defined in Section 7701(5);
4. Seller is neither a disregarded entity as defined in Section 1445-2(b)(2)(iii), nor a single member LLC;
5. I provide this Certification of Non-Foreign Status on behalf of Seller as evidence to the Buyer(s) of a withholding exemption under Section 1445(b)(2) for U.S. Persons, which includes entity's as defined in Section 7701(30);
6. I understand Buyer(s) and the qualified substitute, if any, will rely on this Certification of Non-Foreign Status to establish the truth of the facts set forth herein and I understand the civil liability for any misrepresentation;
7. I am aware this Certification of Non-Foreign Status may be disclosed to the Internal Revenue Service (IRS) and any false statements contained herein could be punished by fine, imprisonment or both;
8. Seller is the owner and seller of the following property: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433;
9. Seller's legal name is: Concept 33 Incorporated;
10. Seller's U.S. Taxpayer Identification Number is: 83-4286530  
(Federal Taxpayer Identification Number "TIN" is required)
11. Seller's principal business address is: \_\_\_\_\_  
(Address is required)
12. I request **Watermark Title Agency** to be my appointed qualified substitute and rely on my statements herein to prepare and deliver to the Buyer(s) a Qualified Substitute Statement and if requested by the Buyer(s), deliver a redacted copy of this Certification of Non-Foreign Status. As my appointed qualified substitute, Watermark Title Agency is directed to electronically store my original Certification of Non-Foreign Status containing my Personally Identifiable Information, including my U.S. Taxpayer Identification Number for a period of 6 years unless the IRS requires a copy to be surrendered as my proof of an IRS withholding exception.

Under penalties of perjury, I declare and certify that I have examined each and every statement in this Certification and to the best of my knowledge and belief it is true, correct and complete.

Concept 33 Incorporated Inc., a Minnesota Corporation

By:   
Garret Plumley, President

STATE OF MINNESOTA  
COUNTY OF Hennepin

Signed and sworn to (or affirmed) before me on this 20th day of Dec, 2019, by Garret Plumley, President of Concept 33 Incorporated.

  
Signature of Notarial Officer



\_\_\_\_\_  
Title and Rank

My Commission Expires:

**SELLER IS ADVISED TO SEEK LEGAL AND TAX ADVICE REGARDING FIRPTA AND FIRPTA COMPLIANCE. EMPLOYEES ARE NOT AUTHORIZED BY LAW TO PROVIDE ADVICE REGARDING ANY LEGAL OR TAX MATTERS.**

**IRS FORM 1099-S CERTIFICATION EXEMPTION FORM**

**CERTIFICATION FOR NO INFORMATION REPORTING ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE**

This form may be completed by the seller of a principal residence. This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts I and III, and makes a "true" response to assurances (1) through (6) in Part II (or a "not applicable" response to assurance (6)), no information reporting to the seller or to the Service will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged. Thus, if a residence has more than one owner, a real estate reporting person must either obtain a certification from each owner (whether married or not) or file an information return and furnish a payee statement for any owner that does not make the certification.

**Part I. Seller Information**

1. Name: Concept 33 Incorporated

2. Address or legal description (including city, state, and zip code) of residence being sold or exchanged:

10524 Hollywood Boulevard NW, Coon Rapids, MN 55433

3. Taxpayer Identification Number (TIN): **83-4285530**

**Part II. Seller Assurances**

Check "true" or "false" for assurances (1) through (5), and "true", "false", or "not applicable" for assurance (6).

True      False

(1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence.

(2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale exchange of the residence.

(3) I (or my spouse or former spouse, if I was married at any time during the period beginning after May 6, 1997, and ending today) have not used any portion of the residence for business or rental purposes after May 6, 1997.

(4) At least one of the following three statements applies:

The sale or exchange is of the entire residence for \$250,000 or less. OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and the gain on the sale or exchange of the entire residence is \$250,000 or less. OR

I am married, the sale or exchange is of the entire residence for \$500,000 or less, and (a) file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the

residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the principal residence.

(5) During the 5-year period ending on the date of the sale or exchange of the residence, I did not acquire the residence in an exchange to which section 1031 of the Internal Revenue Code applied.

True      False      N/A

(6) If my basis in the residence is determined by reference to the basis in the hands of a person who acquired the residence in an exchange to which section 1031 of the Internal Revenue Code applied, the exchange to which section 1031 applied occurred more than 5 years prior to the date I sold or exchanged the residence.

**Part III. Seller Certification**

Under penalties of perjury, I certify that all of the above information is true as of the end of the day of the sale or exchange.

Concept 33 Incorporated Inc, a Minnesota Corporation

By:

~~Garron Plumley, President~~

Date

12/20/17

Forwarding Address: \_\_\_\_\_  
\_\_\_\_\_

**INFORMATION FOR REAL ESTATE 1099-S REPORT FILING  
as required by the Internal Revenue Service**

**SOLICITATION**

Section 6045 of the Internal Revenue Code, as amended by the Tax Return Act of 1986, requires the reporting of certain information to the IRS on real estate transactions. The information may also be sent to other third parties. You are required by law to provide the settlement agent with your correct Taxpayer Identification Number. If you do not provide the settlement agent with your Taxpayer Identification Number, you may be subject to civil or criminal penalties as imposed by law.

File Number: 64862  
Taxpayer ID Number: 83-4285530 Taxpayer ID Type: organization

**INDIVIDUAL SELLER NAME**

Seller Name: Concept 33 Incorporated  
Mailing Address:

**TRANSACTION INFORMATION**

Closing Date: December 20, 2019 Contract Sales Price: \$248,000.00  
County, City, and School taxes paid in advance by seller, charged to buyer: \$70.99

Description of Property: 10524 Hollywood Boulevard NW, Coon Rapids, MN 55433  
*(IRS limits to 40 characters)*

Has the seller received (or will the seller receive) property other than cash and consideration treated as cash or services as part of the consideration for this transaction? No

If multiple sellers - Request is hereby made that you allocate the sales price among the sellers as follows:  
\_\_\_\_\_

If multiple sellers - Request is hereby made that you allocate the seller tax credit among the sellers as follows:  
\_\_\_\_\_

**CERTIFICATION**

Under penalty of perjury, I certify that the number shown on this form is my correct Taxpayer Identification Number. I also certify that the other information shown herein is correct. I acknowledge receipt of this form.

Dated: 12/20/2019

Concept 33 Incorporated, Inc., a Minnesota Corporation  
By: [Signature]  
Garret Pidmley, President

**SETTLEMENT AGENT INFORMATION (to be completed by the settlement agent)**

Name: Watermark Title Agency - Edina  
7601 France Avenue South  
Suite 650  
Edina, MN 55435

Phone: (952) 873-7474 Taxpayer ID Number: 27-4017682

**SUBSTITUTION FORM 1099**

This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.



**CRV Questionnaire - Seller(s)**

Property Address: 10524 Hollywood Boulevard NW Coon Rapids, MN 55433

Seller: Concept 33 Incorporated

Social Security Number \_\_\_\_\_

Seller:

Social Security Number \_\_\_\_\_

Tax ID No. 83-4285530

Is there a court order to keep names private? \_\_\_\_\_

Sellers Forwarding Address 4908 Merilee Drive

Minnetonka, MN 55343

Seller's Phone Number 651-226-1466

\_\_\_\_\_  
Concept 33 Incorporated