

Receipt:# 586885

A1040587

WD \$46.00
ConsFee \$5.00
SDT \$1650.00
Transfer Entered
No Delinquent Taxes
CRV Not Required
Well Cert Not
Required



Certified Filed and/or recorded on:

1/12/2018 10:10 AM

Office of the County Recorder
Scott County, Minnesota
James L. Hentges, County Recorder
Cynthia M. Geis, Auditor Treasurer

Return to:
SJOBERG & TEBELIUS
WOODHILL OFFICE PART
2145 WOODLANE DRIVE
WOODBURY MN 55125

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Business Entity

eCRV number: _____

DEED TAX DUE: \$1,650.00

DATE: January 3, 2018

FOR VALUABLE CONSIDERATION, **Michael W. Kelso and Gail R. Kelso**, husband and wife ("Grantor"), hereby conveys and warrants to **Shakopee Veterinary Clinic Properties, LLC**, a limited liability company under the laws of **Minnesota** ("Grantee"), real property in **Scott County, Minnesota**, legally described as follows:

A tract of land in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 13, Township 115 North, Range 23 West, described as follows:

Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and thence South along the West line thereof a distance of 749.65 feet to the actual point of beginning, thence continuing South along said West line a distance of 300.0 feet; thence East at right angles to said West line a distance of 726.0 feet; thence North at right angles a distance of 300.0 feet; thence West at right angles a distance of 726.0 feet to the actual point of beginning.

Subject to a road over the West 33 feet thereof. Said tract containing 5.0 acres.

06-913011-0

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: **any easements, restrictions, or reservations of record.**

This Deed is given in full satisfaction of that certain Contract for Deed recorded January 8, 2013, as Document No. A 925652.

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

Michael W. Kelso

Michael W. Kelso

Gail R. Kelso

Gail R. Kelso

State of Minnesota, County of Scott

This instrument was acknowledged before me on Jan 3rd, 2018, by Michael W. Kelso and Gail R. Kelso, husband and wife.

(Stamp)



Lindsey Puffer
(signature of notarial officer)

Title (and Rank): Vice President

My commission expires: 1/31/2022
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Sjoberg & Tebelius, P.A.
2145 Woodlane Drive, Suite 101
Woodbury, Minnesota 55125
Phone: 651-738-3433

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

Shakopee Veterinary Clinic Properties, LLC
12675 Marystown Road
Shakopee, Minnesota 55379