

CLOSING STATEMENT

Anoka County land transfers to City of Ramsey
Portions of PINs#29-32-25-24-0005 and 29-32-25-24-0006

Property: See Legal Descriptions Attached as Exhibit A
Seller(s): County of Anoka, a political subdivision of the State of Minnesota
Purchaser: City of Ramsey, a municipal corporation

NORTHERN PARCEL (29-32-25-24-0005)

Lot 1/Block 1

Appraised value: \$1.85/sq ft

Land conveyed:

Outlot A (Pond): 69,605 sq ft x 1.85 = \$128,769.25

Road ROW: 16,445 sq ft x 1.85 = \$30,423.25

Total for conveyed portions of 29-32-25-24-0005: \$159,192.50

SOUTHERN PARCEL (29-32-25-24-0006)*

Lot 2/Block 2

RALF parcel value based on original loan amount:

11.99 acres x 43,560 sq feet per acre = 522,284.4 square feet

1,272,439.16 loan amount / 522,284.4 square feet = \$2.44/sq ft

Land Conveyed:

Road ROW: 103,276 sq ft x 2.44 = \$251,993.44

Outlot B (remnant piece): 7,450 sq ft x 2.44 = \$18,178

Total for conveyed portions of 29-32-25-24-0006: \$270,171.44*

Total Purchase Price (both parcels) \$ 429,363.94

Estimated Fees Payable by City:

State Deed Tax to County of Anoka (.0033 of purchase price)	\$ 1,416.90
Conservation Fee to County of Anoka (\$5 per deed)	\$ 10.00
Recording fees (\$46 per deed)	\$ 92.00
Prorated Taxes (EXEMPT)	<u>\$ 0.00</u>
Total Fees:	\$ 1,518.90

TOTAL AMOUNT DUE AT CLOSING: \$ 432,401.74

INSTRUMENTS EXECUTED AND DELIVERED AT CLOSING:

- 2 Quit Claim Deeds from County of Anoka to City of Ramsey
- Closing Statement
- Certificate of Real Estate Value (to be filed electronically)
- Met Council Consent/Release re: land conveyed from 29-32-25-24-0006 (County will record)

DISBURSEMENTS AT CLOSING:

Proceeds to County of Anoka	\$ 429,363.94
Anoka County Property Tax	\$ 1,518.90 (Deed tax, Conserv.fee, recording fees)

*** County will remit payment of \$270,171.44 to the Metropolitan Council per terms of RALF loan**

SELLER: COUNTY OF ANOKA PURCHASER: CITY OF RAMSEY

By: _____ By: _____
Christine Carney
Assistant Anoka County Attorney

Dated: _____ Dated: _____

EXHIBIT A

(Portions of PINs #29-32-25-24-0005 and 29-32-25-24-0006)

NORTH PARCEL:

Outlot A, RIVER CROSSING SECOND ADDITION, Anoka County, Minnesota, according to the recorded plat thereof.

Also:

That part of Riverdale Drive Northwest per RIVER CROSSING SECOND ADDITION, Anoka County, Minnesota, according to the recorded plat thereof, lying north of a line described as follows:

Commencing at the Northwest corner of Outlot A of said plat; thence South 00 degrees 08 minutes 36 minutes West along the west line of said outlot, a distance of 387.53 feet to the beginning of the line to be described; thence South 65 degrees 51 minutes 40 seconds East, a distance of 616.17 feet to the northerly right of way of Riverdale Drive Northwest, and said line there terminating.

SOUTH PARCEL:

Outlot B, RIVER CROSSING SECOND ADDITION, Anoka County, Minnesota, according to the recorded plat thereof.

Also:

That part of Riverdale Drive Northwest per RIVER CROSSING SECOND ADDITION, Anoka County, Minnesota, according to the recorded plat thereof, lying south of a line described as follows:

Commencing at the Northwest corner of Outlot A of said plat; thence South 00 degrees 08 minutes 36 minutes West along the west line of said outlot, a distance of 387.53 feet to the beginning of the line to be described; thence South 65 degrees 51 minutes 40 seconds East, a distance of 616.17 feet to the northerly right of way of Riverdale Drive Northwest; thence continuing South 64 degrees 51 minutes 40 seconds East along said northerly right of way, a distance of 300.00 feet, and said line there terminating.