

OFFER TO SELL PROPERTY WITH ACCEPTANCE

A G R E E M E N T made this 10th day of November 2021, between Blackjack Farms, LLC., Seller(s) and City of Ramsey, Purchaser(s).

Seller agrees to sell, and Purchaser agrees to purchase the following described real property, located in Anoka County, State of Minnesota, the legal description being:

1.65 Acres or 71,874 square foot of Outlot A of the Elmcrest Sanctuary, Anoka County, Minnesota

Abstract Property

The new boundary shall be the west side of the current access road with set-back of no more than 2 feet to allow Seller to erect a fence for his adjoining property. Seller shall be granted a 20-foot easement on the east side of the fence, for access to his property.

- 1) The purchase price is \$1.80 per Squar Foot or \$129,373.20 to be paid as follows:
 - A) A non-refundable deposit if Purchaser defaults, to be paid to Michael James Sykes at the time of acceptance of this contract in the amount of \$10,000.
 - B) The balance as follows: \$119,373.20 on the day of closing.
 - C) Buyer to pay all closing costs.
- 2) Property taxes shall be pro-rated to the day of closing.
- 3) Seller is selling property AS IS and makes no representation as to the condition of the property or warrants any defects in the property.
- 4) Seller agrees to convey the new title provided, after subdivision of property as described above, by Purchaser, free of encumbrances. This deed shall be delivered, and the closing will be held on or before December 31, 2021.
- 5) Subdivision of property is the sole responsibility of the Purchaser.
- 6) It is expressly agreed that upon any default or failure on the part of the Purchaser to comply with the terms and conditions of this contract, that Seller agrees to accept the deposit as full liquidated damages. Upon default by the Seller to perform under this agreement, all deposits shall be returned to Purchaser on demand.
- 7) The terms and conditions of this contract are to apply to and bind the heirs, administrators, successors, executors and assigns of the respective parties.
- 8) Additional terms and conditions: Purchaser agree to allow Seller to construct a fence no

more than 2 feet off existing road and shall grant Seller a 20-foot easement on said road for access to his property.

9) This document represents an offer to sell by Seller and an agreement to buy from Purchaser. Once accepted, purchaser agrees to provide a seller a complete purchase order memorializing all terms and conditions of this agreement reflecting the subdivision of Outlot A to meet the Seller's requirements of the new boundaries and easement granted to Seller.

The undersigned Seller(s) have read, fully understand and verify the above information as being correct and hereby offer to sell said property to the Purchaser on the terms and conditions as stated.

SELLER(S)

PURCHASERS
