



**ADDENDUM TO PURCHASE AGREEMENT:  
BUYER PURCHASING "AS IS" AND  
LIMITATION OF SELLER LIABILITY**

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- 1. Date May 31st, 2023
- 2. Page 1

3. **IN THE EVENT SELLER HAS COMPLETED, AND BUYER HAS RECEIVED, A**  
 4. **SELLER'S PROPERTY DISCLOSURE STATEMENT, DO NOT USE THIS**  
 5. **ADDENDUM WITHOUT FIRST SEEKING LEGAL ADVICE.**

6. Addendum to Purchase Agreement between parties, dated May 22nd 2023  
 7. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at  
 8. 210 4th Avenue S Princeton MN 55371

9. Limitation of Seller Liability: The Property is being sold in its existing condition. Buyer acknowledges that the Property, including all improvements, is being sold on an "As-Is" and "Where-Is" basis, with all existing faults. Prior to closing, Buyer will make such inspections of the Property as are consistent with the terms of this Purchase Agreement in order to satisfy Buyer as to the condition of the Property. The Seller warranties contained in the Purchase Agreement shall remain unmodified by this Addendum.

14. The "Risk of Loss" provisions of the Purchase Agreement shall remain unmodified by this Addendum.

15. Seller and Buyer shall execute a *Disclosure Statement: Seller's Disclosure Alternatives* with the "Waiver" section completed. Seller remains obligated to make "Other Required Disclosures" in the *Disclosure Statement: Seller's Disclosure Alternatives*. Except for "Other Required Disclosures," Buyer acknowledges that Seller has not made any oral or written representations regarding the condition of the Property subject to this Purchase Agreement. By accepting delivery of the deed at closing, Buyer will be deemed to have accepted the condition of the Property subject to this Purchase Agreement as satisfactory to Buyer, and Seller shall have no liability with respect to the condition of such Property. Buyer waives any claims related in any way to the condition of the Property.

22. **WARNING: THIS ADDENDUM WILL AFFECT THE LEGAL RIGHTS OF BUYER**  
 23. **AND SELLER. BUYER AND SELLER ARE STRONGLY ENCOURAGED TO OBTAIN**  
 24. **LEGAL ADVICE BEFORE AGREEING TO THIS ADDENDUM.**

25. \_\_\_\_\_ <sup>Authentisign</sup>  
 (Seller) (Date) Dale Shelley 05/31/2023  
 (Buyer) (Date)

26. \_\_\_\_\_  
 (Seller) (Date) \_\_\_\_\_ (Date)  
 (Buyer)

27. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
 28. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

MN:APA:AI (8/20)



**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

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- 1. Date May 22 2023
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3. BUYER(S): Dale Shelley

4. \_\_\_\_\_

5. Buyer's earnest money in the amount of \_\_\_\_\_

6. One Thousand Dollars (\$ 1,000.00 )

7. shall be delivered to listing broker, or, if checked, to  \_\_\_\_\_ no later than two (2) Business Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date, whichever is later.

8. \_\_\_\_\_  
9. \_\_\_\_\_  
10. \_\_\_\_\_

11. Said earnest money is part payment for the purchase of the property located at

12. Street Address: 210 4th Avenue S

13. City of Princeton, County of Mille Lacs State of Minnesota,

14. Zip Code 55371, legally described as GOULDING'S ADDITION W 66 FT OF OUTLOT 2

15. \_\_\_\_\_

16. \_\_\_\_\_

17. Including all fixtures, if any, **AND** including the following personal property, if any, which shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

18. \_\_\_\_\_

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_ (collectively the "Property").

22. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

23. \_\_\_\_\_

24. **PURCHASE PRICE:**

25. Seller has agreed to sell the Property to Buyer for the sum of (\$ 35,000.00 )

26. \_\_\_\_\_ Dollars,

27. Thirty-Five Thousand

28. which Buyer agrees to pay in the following manner:

29. 1. 100 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;

30. 2. \_\_\_\_\_ percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing

31. section.)

32. 3. \_\_\_\_\_ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to*

33. *Purchase Agreement: Assumption Financing*.)

34. 4. \_\_\_\_\_ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase*

35. *Agreement: Contract for Deed Financing*.)

36. **CLOSING DATE:**

37. The date of closing shall be on or b4 June 30th 2023



**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

38. Page 2 Date May 22 2023

39. Property located at 210 4th Avenue S Princeton MN 55371.

40. **MORTGAGE FINANCING:**

41. This Purchase Agreement  IS  IS NOT subject to the mortgage financing provisions below. If IS, complete the  
-----*(Check one.)*-----

42. **MORTGAGE FINANCING** section below. If IS NOT, proceed to the **SELLER'S CONTRIBUTIONS TO BUYER'S**  
43. **COSTS** section.

44. Such mortgage financing shall be: *(Check one.)*

45.  **FIRST MORTGAGE only**  **FIRST MORTGAGE AND SUBORDINATE FINANCING.**

46. Buyer shall apply for and secure, at Buyer's expense, a: *(Check all that apply.)*

47.  **CONVENTIONAL OR PRIVATELY INSURED CONVENTIONAL**

48.  **DEPARTMENT OF VETERANS' AFFAIRS ("DVA") GUARANTEED**

49.  **FEDERAL HOUSING ADMINISTRATION ("FHA") INSURED**

50.  **UNITED STATES DEPARTMENT OF AGRICULTURE ("USDA") RURAL DEVELOPMENT**

51.  **OTHER** \_\_\_\_\_

52. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than  
53. \_\_\_\_\_ years, with an initial interest rate at no more than \_\_\_\_\_ percent (%) per annum. The mortgage  
54. application **IS TO BE MADE WITHIN FIVE (5) BUSINESS DAYS** after the Final Acceptance Date. Buyer agrees to  
55. use best efforts to secure a commitment for such financing and to execute all documents required to consummate  
56. said financing.

57. **MORTGAGE FINANCING CONTINGENCY:** This Purchase Agreement is contingent upon the following and applies  
58. to the first mortgage and any subordinate financing. *(Check one.)*

59.  If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not  
60. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately  
61. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here  
62. to be  **REFUNDED TO BUYER**  **FORFEITED TO SELLER.**  
-----*(Check one.)*-----

63. **NOTE:** If this Purchase Agreement is subject to DVA or FHA financing, **FORFEITED TO SELLER** may be  
64. prohibited. See the following DVA and FHA Escape Clauses.

65.  Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on  
66. or before \_\_\_\_\_.

67. For purposes of this Contingency, "**Written Statement**" means a Written Statement prepared by Buyer's mortgage  
68. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this  
69. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an  
70. appraisal, satisfactory to the lender(s), has been completed and stating conditions required by lender(s) to close  
71. the loan.

72. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for  
73. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,  
74. are deemed accepted by Buyer:

- 75. (a) work orders agreed to be completed by Seller;
- 76. (b) any other financing terms agreed to be completed by Seller here; and
- 77. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement.

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

78. Page 3 Date May 22 2023

79. Property located at 210 4th Avenue S Princeton MN 55371

80. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for  
81. ANY REASON relating to financing, including, but not limited to interest rate and discount points, if any, then Seller  
82. may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is  
83. canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a  
84. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to  
85. be forfeited to Seller as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.

86. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement  
87. canceled if the reason this Purchase Agreement does not close was due to:

- 88. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;
- 89. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or
- 90. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except
- 91. as specified in the contingency for sale and closing of Buyer's property.

92. If the Written Statement is not provided by the date specified on line 66, Seller may, at Seller's option, declare this  
93. Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,  
94. in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement  
95. canceled, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation  
96. and directing all earnest money paid here to be  **RETAINED BY SELLER**  **REFUNDED TO BUYER.**

-----*(Check one.)*-----

97. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this  
98. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller  
99. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all  
100. earnest money paid here to be  **RETAINED BY SELLER**  **REFUNDED TO BUYER.**

-----*(Check one.)*-----

101. **LOCKING OF MORTGAGE INTEREST RATE ("RATE"):** The Rate shall be locked with the lender(s) by Buyer:  
102. *(Check one.)*

- 103.  **WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE; OR**
- 104.  **AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).**

105. **LENDER COMMITMENT WORK ORDERS:** Seller agrees to pay up to \$ \_\_\_\_\_ to  
106. make repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which  
107. the cost of making said repairs shall exceed this amount, Seller shall have the following options:

- 108. (a) making the necessary repairs; or
- 109. (b) negotiating the cost of making said repairs with Buyer; or
- 110. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
- 111. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all
- 112. earnest money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs
- 113. or escrow amounts related thereto above the amount specified on line 105 of this Purchase Agreement.

114.  **SELLER**  **BUYER** agrees to pay any reinspection fee required by Buyer's lender(s).  
-----*(Check one.)*-----

115. **FHA ESCAPE CLAUSE (FHA Financing only):** "It is expressly agreed that, notwithstanding any other provisions  
116. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to  
117. incur any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in  
118. accordance with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written  
119. statement by the Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender

120. setting forth the appraised value of the Property as not less than \$ \_\_\_\_\_ .  
(sale price)

121. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard  
122. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage  
123. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy  
124. himself/herself that the price and condition of the Property are acceptable."

125. **LENDER PROCESSING FEES (FHA, DVA Financing Only):** Seller agrees to pay Buyer's closing fees and  
126. miscellaneous processing fees which cannot be charged to Buyer, not to exceed \$ \_\_\_\_\_ .  
127. This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

128. Page 4 Date May 22 2023

129. Property located at 210 4th Avenue S Princeton MN 55371

130. **DVA FUNDING FEE (DVA Financing only):** Pursuant to federal regulations, a one-time Funding Fee based on loan  
131. amount must be paid at the closing of this transaction as follows:

132. \_\_\_\_\_ paid by Buyer  **AT CLOSING**  **ADDED TO MORTGAGE AMOUNT**  
-----*(Check one.)*-----

133. \_\_\_\_\_ paid by Seller

134. **NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.**

135. **DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only):** "It is expressly agreed that,  
136. notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest  
137. money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase  
138. price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The  
139. purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without  
140. regard to the amount of reasonable value established by the Department of Veterans' Affairs."

141. **NOTE: Verify DVA requirements relating to payment of all special assessments levied and pending, and**  
142. **annual installments of special assessments certified to yearly taxes.**

143. **OTHER MORTGAGE FINANCING ITEMS:** \_\_\_\_\_

144. \_\_\_\_\_

**SELLER'S CONTRIBUTIONS TO BUYER'S COSTS:**

146. Seller  **IS**  **IS NOT** contributing to Buyer's costs. If answer is **IS**, Seller agrees to pay at closing, up to: *(Check one.)*  
-----*(Check one.)*-----

147.  \$ \_\_\_\_\_

148.  \_\_\_\_\_ percent (%) of the sale price

149. towards Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance,  
150. owner's title insurance, prepaid items, other Buyer's costs allowable by lender, if any, and/or mortgage discount points. Any  
151. amount of Seller's contribution that exceeds Buyer's allowable costs, or which cannot be used because Seller's  
152. contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained  
153. by Seller.

154. **NOTE: The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or**  
155. **lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.**

**SALE OF BUYER'S PROPERTY:**

156. \_\_\_\_\_  
157. *(Check one.)*

158.  1. This Purchase Agreement is subject to an *Addendum to Purchase Agreement: Sale of Buyer's Property*  
159. *Contingency* for the sale of Buyer's property. (If checked, see attached *Addendum.*)

160. OR

161.  2. This Purchase Agreement is contingent upon the successful closing on the Buyer's property located at  
162. \_\_\_\_\_, which is scheduled to close on

163. \_\_\_\_\_ pursuant to a fully executed purchase agreement. If Buyer's  
164. property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement  
165. is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said  
166. cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph  
167. supersedes any other provision to the contrary in any financing contingency made a part of this Purchase  
168. Agreement, if applicable.

169. OR

170.  3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale  
171. and closing on any other property.

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

172. Page 5 Date May 22 2023

173. Property located at 210 4th Avenue S Princeton MN 55371

174. **REAL ESTATE TAXES/SPECIAL ASSESSMENTS:**

175. **REAL ESTATE TAXES:** Seller shall pay on the date of closing all real estate taxes due and payable in all prior years  
176. including all penalties and interest.

177. Buyer shall pay  **PRORATED FROM DAY OF CLOSING**  **ALL**  **NONE**  \_\_\_\_\_ /12ths OF real estate  
-----  
(Check one.)

178. taxes due and payable in the year of closing.

179. Seller shall pay  **PRORATED TO DAY OF CLOSING**  **ALL**  **NONE**  \_\_\_\_\_ /12ths OF real estate taxes  
-----  
(Check one.)

180. due and payable in the year of closing.

181. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which  
182. is not otherwise here provided. No representations are made concerning the amount of subsequent real estate  
183. taxes.

184. **DEFERRED TAXES/SPECIAL ASSESSMENTS:**

185.  **BUYER SHALL PAY**  **SELLER SHALL PAY** on date of closing any deferred real estate taxes  
-----  
(Check one.)

186. (e.g. Green Acres) or special assessments, payment of which is required as a result of the closing of this sale.

187.  **BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING**  **SELLER SHALL PAY ON**  
-----  
(Check one.)

188. **DATE OF CLOSING** all installments of special assessments certified for payment, with the real estate taxes due and  
189. payable in the year or closing.

190.  **BUYER SHALL ASSUME**  **SELLER SHALL PAY** on date of closing all other special assessments levied as  
-----  
(Check one.)

191. of the Date of this Purchase Agreement.

192.  **BUYER SHALL ASSUME**  **SELLER SHALL PROVIDE FOR PAYMENT OF** special assessments pending as  
-----  
(Check one.)

193. of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities.  
194. (Seller's provision for payment shall be by payment into escrow of two (2) times the estimated amount of the  
195. assessments or less, as required by Buyer's lender.)

196. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of  
197. which is not otherwise here provided.

198. As of the Date of this Purchase Agreement, Seller represents that Seller  **HAS**  **HAS NOT** received a notice  
-----  
(Check one.)

199. regarding any new improvement project from any assessing authorities, the costs of which project may be assessed  
200. against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before  
201. closing shall be provided to Buyer immediately. If such notice is issued after the Date of this Purchase Agreement and  
202. on or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide  
203. for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare  
204. this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other  
205. party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled,  
206. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and  
207. directing all earnest money paid here to be refunded to Buyer.

208. **ADDITIONAL PROVISIONS:**

209. **PREVIOUSLY EXECUTED PURCHASE AGREEMENT:** This Purchase Agreement  **IS**  **IS NOT** subject to  
-----  
(Check one.)

210. cancellation of a previously executed purchase agreement dated \_\_\_\_\_ .

211. (If answer is **IS**, said cancellation shall be obtained no later than \_\_\_\_\_ .

212. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall  
213. immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money  
214. paid here to be refunded to Buyer.)

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

215. Page 6 Date May 22 2023

216. Property located at 210 4th Avenue S Princeton MN 55371

217. **SPECIAL CONTINGENCIES:** This Purchase Agreement is subject to the following contingencies, and if the contingencies checked below are not satisfied or waived, in writing, by Buyer by \_\_\_\_\_, this Purchase Agreement is canceled as of said date. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

222. (Select appropriate options a-k.)

- 223.  (a) Buyer obtaining a physical inspection of the Property, satisfactory to Buyer.
- 224.  (b) Buyer obtaining evidence of utility connections available, and costs for connection to the Property, satisfactory to Buyer.
- 225.  (c)  BUYER  SELLER shall provide a certificate of survey of the Property, at  BUYER  SELLER expense. ------(Check one.)-----
- 226.  (d) Buyer obtaining approval of city/township of proposed building plans and specifications at  BUYER  SELLER expense. ------(Check one.)-----
- 227.  (e) Buyer obtaining approval of city/township of proposed subdivision development plans at  BUYER  SELLER expense. ------(Check one.)-----
- 228.  (f) Buyer obtaining approval of city/township for rezoning or use permits at  BUYER  SELLER expense. ------(Check one.)-----
- 229.  (g) Buyer obtaining, at  BUYER  SELLER expense, percolation tests which are acceptable to Buyer. ------(Check one.)-----
- 230.  (h) Buyer obtaining, at  BUYER  SELLER expense, soil tests which indicate that the Property may be improved without extraordinary building methods or cost. ------(Check one.)-----
- 231.  (i) Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision covenants and approval of the architectural control committee.
- 232.  (j) Buyer obtaining, at  BUYER  SELLER expense, copies of all covenants, reservations, and restrictions affecting the Property, satisfactory to Buyer. ------(Check one.)-----
- 233.  (k) Other:

~~subject to review of survey and city guaranteeing the lot is buildable for SF home.~~

*DS*

244. Seller's expenses for these contingencies (if any) shall not exceed \$ \_\_\_\_\_.

245. **DEED/MARKETABLE TITLE:** Upon performance by Buyer, Seller shall deliver a: (Check one.)

- 246.  **WARRANTY DEED**  **PERSONAL REPRESENTATIVE'S DEED**  **CONTRACT FOR DEED**
- 247.  **TRUSTEE'S DEED**  **Other:** \_\_\_\_\_ **Deed** joined in by spouse, if any, conveying
- 248. marketable title, subject to
- 249. (a) building and zoning laws, ordinances, state and federal regulations;
- 250. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;
- 251. (c) reservation of any mineral rights by the State of Minnesota;
- 252. (d) utility and drainage easements which do not interfere with existing improvements;
- 253. (e) **rights of tenants as follows** (unless specified, not subject to tenancies): \_\_\_\_\_
- 254. \_\_\_\_\_; and
- 255. (f) others (must be specified in writing): \_\_\_\_\_
- 256. \_\_\_\_\_

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

257. Page 7 Date May 22 2023

258. Property located at 210 4th Avenue S Princeton MN 55371

259. **POSSESSION:** Seller shall deliver possession of the Property: (Check one.)

260.  **IMMEDIATELY AFTER CLOSING;** or

261.  **OTHER:** \_\_\_\_\_

262. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property

263. by possession date.

264. **PRORATIONS:** All interest; unit owners' association dues; rents; and charges for city water, city sewer, electricity,

265. and natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining

266. gallons of fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.

267. **TITLE AND EXAMINATION:** Within a reasonable time period after Final Acceptance Date, Seller shall provide one of

268. the following title evidence options, at Seller's selection, which shall include proper searches covering bankruptcies,

269. state and federal judgments and liens, and levied and pending special assessments to Buyer or Buyer's designated

270. title service provider:

271. (a) A commitment for an owner's policy of title insurance on a current ALTA form issued by an insurer licensed to write

272. title insurance in Minnesota as selected by Buyer. Seller shall be responsible for the title search and exam costs

273. related to the commitment. Buyer shall be responsible for all additional costs related to the issuance of the title

274. insurance policy(ies), including but not limited to the premium(s), Buyer's name search and plat drawing, if

275. any. Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property,

276. if in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or

277. owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or

278. assisting Seller, upon cancellation of this Purchase Agreement.

279. (b) An Abstract of Title certified to date if Abstract Property or a Registered Property Abstract ("RPA") certified to date

280. if Registered (Torrens) Property. Seller shall pay for the abstracting or RPA costs and deliver any abstract for

281. this Property in Seller's possession or control to Buyer or Buyer's designated title service provider. Any abstract

282. provided shall be immediately returned to Seller, or licensee representing or assisting Seller, upon cancellation of

283. this Purchase Agreement. If Property is Abstract and Seller does not have an abstract of title, Option (a) will

284. automatically apply.

285. Seller shall use Seller's best efforts to provide marketable title by the date of closing. In the event that Seller has not

286. provided marketable title by the date of closing, Seller shall have an additional thirty (30) days to make title marketable

287. or, in the alternative, Buyer may waive title defects by written notice to Seller. In addition to the thirty (30)-day

288. extension, Buyer and Seller may by mutual agreement further extend the closing date. Lacking such extension,

289. either party may declare this Purchase Agreement canceled by written notice to the other party, or licensee

290. representing or assisting the other party, in which case this Purchase Agreement is canceled. If either party declares

291. this Purchase Agreement canceled, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement*

292. confirming said cancellation and directing all earnest money paid here to be refunded to Buyer.

293. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land

294. owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. This

295. provision deals with the necessity of subdividing land to complete the sale of the Property described here in contrast

296. to the subdivision provision of lines 230-231 which deals with the future development plans of Buyer. Seller warrants

297. the legal description of the real Property to be conveyed has been or shall be approved for recording as of the date

298. of closing. Seller warrants that there is a right of access to the Property from a public right-of-way.

299. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor,

300. materials, machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing.

301. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation

302. proceedings or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller

303. warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any

304. such notices received by Seller shall be provided to Buyer immediately. Discriminatory restrictive covenants (e.g.

305. provisions against conveyance of property to any person of a specified religious faith, creed, national origin, race, or

306. color) are illegal and unenforceable. An owner of real property may permanently remove such restrictive covenants

307. from the title by recording a statutory form in the office of the county recorder of any county where the property is located.

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

308. Page 8 Date May 22 2023

309. Property located at 210 4th Avenue S Princeton MN 55371

310. **DIMENSIONS:** Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided  
311. by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of  
312. information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.

313. **ACCESS AGREEMENT:** Seller agrees to allow Buyer reasonable access to the Property for performance of any  
314. surveys, inspections or tests, or for water, sewer, gas, or electrical service hookup as agreed to here. Buyer shall  
315. restore the premises to the same condition it was in prior to the surveys, inspections, or tests and pay for any  
316. restoration costs relative thereto.

317. **RISK OF LOSS:** If there is any loss or damage to the Property between the Date of this Purchase Agreement and  
318. the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall  
319. be on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement  
320. is canceled, at Buyer's option, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels  
321. this Purchase Agreement, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming  
322. said cancellation and directing all earnest money paid here to be refunded to Buyer.

323. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.

324. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (Calendar or Business Days as specified)  
325. following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as  
326. specified) ending at 11:59 P.M. on the last day.

327. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state and federal holidays  
328. unless stated elsewhere by the parties in writing.

329. **CALENDAR DAYS:** "Calendar Days" include Saturdays, Sundays, or state or federal holidays. For purposes of this  
330. Agreement, any reference to "days" means "Calendar Days" unless otherwise required by law.

331. **RELEASE OF EARNEST MONEY:** Buyer and Seller agree that the Earnest Money Holder shall release earnest  
332. money from the Earnest Money Holder's trust account:

- 333. (a) at or upon the successful closing of the Property;
- 334. (b) pursuant to written agreement between the parties, which may be reflected in a *Cancellation of Purchase*
- 335. *Agreement* executed by both Buyer and Seller;
- 336. (c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
- 337. (d) upon receipt of a court order.

338. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any  
339. payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and  
340. Seller shall affirm the same by a written cancellation agreement.

341. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the  
342. provisions of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller  
343. defaults in any of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment,  
344. either party may cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here  
345. that this Purchase Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory  
346. Cancellation under MN Statute 559.217, Subd. 4.

347. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages  
348. for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific  
349. performance, such action must be commenced within six (6) months after such right of action arises.

350. **NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone  
351. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are  
352. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such  
353. zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

354. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender  
355. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be  
356. obtained by contacting the local law enforcement offices in the community where the Property is located  
357. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections web  
358. site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

**PURCHASE AGREEMENT:  
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359. Page 9 Date May 22 2023

360. Property located at 210 4th Avenue S Princeton MN 55371

361. **SPECIAL DISCLOSURES:** Seller discloses, to the best of Seller's knowledge, that the Property described in this

362. Purchase Agreement consists of approximately 0.2  **ACRES**  **SQUARE FEET** and is currently zoned  
-----*(Check one.)*-----

363. \_\_\_\_\_

364. Seller discloses, to the best of Seller's knowledge, that the Property  **IS**  **IS NOT** in a designated flood zone.  
-----*(Check one.)*-----

365. Seller discloses, to the best of Seller's knowledge, that the Property  **DOES**  **DOES NOT** currently receive  
-----*(Check one.)*-----

366. preferential tax treatment (e.g. Green Acres, Managed Forest Land, Non-Profit Status, Rural Preserve, SFIA, etc.).

367. Seller discloses, to the best of Seller's knowledge, that the Property  **IS**  **IS NOT** enrolled in any federal, state, or  
-----*(Check one.)*-----

368. local governmental programs (e.g., conservation programs, CREP, CRP, EQIP, Green Acres, Managed Forest Land,

369. RIM, riparian buffers, Rural Preserve, SFIA, WRP/RIM-WRP, etc.).

370. **BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO**  
371. **ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF THIS**  
372. **PURCHASE AGREEMENT.**

373. BUYER HAS RECEIVED A: *(Check any that apply.)*  **DISCLOSURE STATEMENT: VACANT LAND OR A**  
374.  **DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES FORM.**

375. **DESCRIPTION OF PROPERTY CONDITION:** See *Disclosure Statement: Vacant Land* or *Disclosure Statement:*  
376. *Seller's Disclosure Alternatives* for description of disclosure responsibilities and limitations, if any.

377. **BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED BY MUNICIPALITY.**

378. **BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY.**

379. **PLEASE NOTE:** Buyer may incur additional charges improving the Property, including, but not limited to, hookup and/  
380. or access charges; municipal charges; costs for sewer access, stubbing access, water access, park dedication, road  
381. access, curb cuts, utility connection and connecting fees; and tree planting charges.

382. *(Check appropriate boxes.)*

383. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

384. **CITY SEWER**  **YES**  **NO** / **CITY WATER**  **YES**  **NO**

385. **SUBSURFACE SEWAGE TREATMENT SYSTEM**

386. SELLER  **DOES**  **DOES NOT** KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR  
-----*(Check one.)*-----

387. SERVING THE PROPERTY. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure*  
388. *Statement: Subsurface Sewage Treatment System.*)

389. **PRIVATE WELL**

390. SELLER  **DOES**  **DOES NOT** KNOW OF A WELL ON OR SERVING THE PROPERTY.  
-----*(Check one.)*-----

391. (If answer is **DOES** and well is located on the Property, see *Disclosure Statement: Well.*)

392. TO THE BEST OF SELLER'S KNOWLEDGE, THE PROPERTY  **IS**  **IS NOT** IN A SPECIAL WELL  
-----*(Check one.)*-----

393. CONSTRUCTION AREA.

394. THIS PURCHASE AGREEMENT  **IS**  **IS NOT** SUBJECT TO AN *ADDENDUM TO PURCHASE AGREEMENT:*  
-----*(Check one.)*-----

395. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.**

396. (If answer is **IS**, see attached *Addendum.*)

397. **IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS**  
398. **RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE**  
399. **SEWAGE TREATMENT SYSTEM.**

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

400. Page 10 Date May 22 2023

401. Property located at 210 4th Avenue S Princeton MN 55371

402. **AGENCY NOTICE**

403. Maria Solberg is  Seller's Agent  Buyer's Agent  Dual Agent  Facilitator.  
(Licensee) -----(Check one.)-----

404. Edina Realty, Inc.  
(Real Estate Company Name)

405. Kristie Bernard is  Seller's Agent  Buyer's Agent  Dual Agent  Facilitator.  
(Licensee) -----(Check one.)-----

406. Keller Williams Integrity NW  
(Real Estate Company Name)

407. **THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.**

408. **DUAL AGENCY REPRESENTATION**

409. **PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:**

410.  Dual Agency representation DOES NOT apply in this transaction. *Do not complete lines 411-427.*

411.  Dual Agency representation DOES apply in this transaction. *Complete the disclosure in lines 412-427.*

412. Broker represents both the Seller(s) and the Buyer(s) of the Property involved in this transaction, which creates a  
413. dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because  
414. the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for  
415. either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).  
416. Seller(s) and Buyer(s) acknowledge that

417. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will  
418. remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other  
419. information will be shared;

420. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and  
421. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of  
422. the sale.

423. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker  
424. and its salesperson to act as dual agents in this transaction.

425. Seller \_\_\_\_\_ Buyer \_\_\_\_\_

426. Seller \_\_\_\_\_ Buyer \_\_\_\_\_

427. Date \_\_\_\_\_ Date \_\_\_\_\_

428. **CLOSING COSTS:** Buyer or Seller may be required to pay certain closing costs, which may effectively increase the  
429. cash outlay at closing or reduce the proceeds from the sale.

430. **SETTLEMENT STATEMENT:** Buyer and Seller authorize the title company, escrow agent, and/or their representatives  
431. to disclose and provide copies of the disbursing agent's settlement statement to the real estate licensees involved  
432. in the transaction at the time these documents are provided to Buyer and Seller.

**PURCHASE AGREEMENT:  
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433. Page 11 Date May 22 2023

434. Property located at 210 4th Avenue S Princeton MN 55371

435. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code  
436. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold  
437. tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller  
438. agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

439. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same  
440. is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive  
441. the closing and delivery of the deed.

442. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement  
443. reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer  
444. identification numbers or Social Security numbers.

445. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for  
446. withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA**  
447. **compliance, as the respective licensee's representing or assisting either party will be unable to assure either**  
448. **party whether the transaction is exempt from FIRPTA withholding requirements.**

449. **FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE:** To be binding, this Purchase Agreement  
450. and all addenda must be fully executed by both parties and a copy must be delivered.

451. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to  
452. this transaction constitute valid, binding signatures.

453. **ENTIRE AGREEMENT:** This Purchase Agreement and all addenda and amendments signed by the parties shall  
454. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer  
455. and Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this  
456. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Buyer and  
457. Seller or by operation of law. All monetary sums are deemed to be United States currency for purposes of this  
458. Purchase Agreement.

459. **SURVIVAL:** All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract  
460. for deed.

461. **DATE OF THIS PURCHASE AGREEMENT:** Date of this Purchase Agreement to be defined as the date on line one  
462. (1) of this Purchase Agreement.

463. **OTHER:** \_\_\_\_\_

464. \_\_\_\_\_

465. **ADDENDA:** The following addenda are attached and made a part of this Purchase Agreement.

466. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

- 467.  Addendum to Purchase Agreement
- 468.  Addendum to Purchase Agreement: Additional Signatures
- 469.  Addendum to Purchase Agreement: Assumption Financing
- 470.  Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability
- 471.  Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community ("CIC")
- 472.  Addendum to Purchase Agreement: Contract for Deed Financing
- 473.  Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
- 474.  Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
- 475.  Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency
- 476.  Addendum to Purchase Agreement: Seller's Rent Back Agreement
- 477.  Addendum to Purchase Agreement: Short Sale Contingency
- 478.  Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Water Inspection Contingency
- 479.  Other: \_\_\_\_\_

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S

**PURCHASE AGREEMENT:  
VACANT LAND (RESIDENTIAL)**

480. Page 12 Date May 22 2023

481. Property located at 210 4th Avenue S Princeton MN 55371

482. I agree to sell the Property for the price and on the terms  
483. and conditions set forth above. I agree to purchase the Property for the price and on  
484. I have reviewed all pages of this Purchase the terms and conditions set forth above.  
485. Agreement. I have reviewed all pages of this Purchase Agreement.

486.  If checked, this Purchase Agreement is subject to  
487. attached *Addendum to Purchase Agreement:*  
488. *Counteroffer* and the Final Acceptance Date shall  
489. be noted on the *Addendum*.

490. **FIRPTA:** Seller represents and warrants, under penalty  
491. of perjury that Seller  IS  IS NOT a foreign person (i.e., a  
-----*(Check one.)*-----  
492. non-resident alien Individual, foreign corporation, foreign  
493. partnership, foreign trust, or foreign estate for purposes of  
494. income taxation. (*See lines 435-448.*) This representation  
495. and warranty shall survive the closing of the transaction  
496. and the delivery of the deed.

497. X \_\_\_\_\_ X <sup>Authentic</sup>  
(Seller's Signature) (Date) Dale Shelley 05/22/2023  
(Buyer's Signature) (Date)

498. X \_\_\_\_\_ X Dale Shelley  
(Seller's Printed Name) (Buyer's Printed Name)

499. X \_\_\_\_\_ X \_\_\_\_\_  
(Seller's Signature) (Date) (Buyer's Signature) (Date)

500. X \_\_\_\_\_ X \_\_\_\_\_  
(Seller's Printed Name) (Buyer's Printed Name)

501. **FINAL ACCEPTANCE DATE:** \_\_\_\_\_ The Final Acceptance Date  
502. is the date on which the fully executed Purchase Agreement is delivered.

503. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
504. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

505. I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE  
506. **DISCLOSURE STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION**  
507. **AGREEMENT**, WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT SEPARATE FROM THIS PURCHASE  
508. **AGREEMENT.**  
509. SELLER(S) \_\_\_\_\_ BUYER(S) <sup>Authentic</sup>  
Dale Shelley  
510. SELLER(S) \_\_\_\_\_ BUYER(S) \_\_\_\_\_