

American Land Title Association

ALTA Settlement Statement - Seller

Adopted 05-01-2015

Title Specialists, Inc.
ALTA Universal ID: 1029982
105 Central Ave E
Saint Michael, MN 55376

File No./Escrow No.: 250549
 Print Date & Time: May 13, 2025 10:20 am
 Officer/Escrow Officer: Lisa Sowers
 Settlement Location: 13601 80th Circle N, Suite 300
 Maple Grove, MN 55369
 Property Address: 1926 Fagerness Point Road
 Orono, MN 55391
 Buyer: Marthann Olson
 Seller: Estate of Kurt Vegdahl
 1926 Fagerness Point Road
 Orono, MN 55391
 Lender: CASH
 Settlement Date : May 14, 2025
 Disbursement Date : May 14, 2025

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		1,550,000.00
Prorations/Adjustments		
County Taxes 05/14/25-06/30/25		1,568.97
Title Charges and Escrow/Settlement Charges		
Escrow Fee to Title Specialists, Inc.	150.00	
Payoff Processing Fee to Title Specialists, Inc.	80.00	
Proceeds Handling Fee to Title Specialists, Inc.	40.00	
Recording Service Fee to Title Specialists, Inc.	80.00	
Seller Closing Admin Fee to Burnet Title	680.00	
Seller closing admin fee for courthouse services to Burnet Title	100.00	
Commissions		
Broker Admin Commission to Coldwell Banker Realty	599.00	
Commission - Listing Agent to Coldwell Banker Realty	38,750.00	
Commission - Selling Agent to White Companies, Inc	38,750.00	

Description	Seller	
	Debit	Credit
Commissions (continued)		
Government Recording and Transfer Charges		
Conservation Fee to Hennepin County Recorder	5.00	
Recording Fees for Probate Docs to Hennepin County Recorder no will so only 2 docs	92.00	
SDT to Hennepin County Treasurer	5,270.00	
Payoffs		
Payoff of First Mortgage Loan to Shellpoint	151,232.48	
Payoff of Second Mortgage Loan to Wells Fargo	18,559.51	
Miscellaneous		
Property Taxes to Hennepin County Tax Treasurer	5,916.31	
Attorney Invoice to Steven J. Lodge, PLLC	175.00	
Current Water to City of Orono	122.36	
Escrow per Amendment for sewer line work to Title Specialists Escrow	12,518.00	
Estimated Final Water Charges to City of Orono	200.00	
	Debit	Credit
Subtotals	273,319.66	1,551,568.97
Due to Seller	1,278,249.31	
Totals	1,551,568.97	1,551,568.97

Acknowledgement

We/I have carefully reviewed the ALTA 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 ALTA Settlement Statement. We/I authorize Title Specialists, Inc. to cause the funds to be disbursed in accordance with this statement.

Seller

Estate of Kurt Vegdahl

Signed by:
 BY: James Crooks, Personal Representative
 James Crooks
 Personal Representative

Title Specialists, Inc.

BY: _____
 Lisa Sowers
 Closer



105 Central Ave E, Saint Michael, MN 55376
Phone: (763)493-2224 / Fax: (763)493-2226

Work Completion Escrow Agreement

This Escrow Agreement is made on ____05/13/2025____, by and among ____James Crooks , Personal Representative of the Estate of Kurt Vegdahl ("Seller"); ____Marthann Olson__ ("Buyer"); and ____Title Specialists, Inc____ ("Escrow Agent").

Seller has sold to Buyer real property described as follows:

That part of Lot 27, Fagerness and the accretion thereto described as follows: Commencing at a point on the Southerly line of Under the Linden Avenue which point is distant 75 feet Northeasterly from the Southwest corner thereof; said point being marked by the judicial landmark; thence Northeasterly along the Southeasterly line of Under the Linden Avenue a distance of 100 feet which point is marked by a judicial landmark; thence South 34 degrees 14 minutes East a distance of 69 feet which point is marked by a judicial landmark; thence continuing South 34 degrees 14 minutes East a distance of 6 feet more or less to the shore of Lake Minnetonka; thence Southwesterly along the shore of Lake Minnetonka a distance of 97.7 feet more or less to its intersection with a line which bears South 33 degrees 48 minutes East from the point of beginning; thence North 33 degrees 48 minutes West a distance of 8 feet more or less to a point which is marked by a judicial landmark; thence continuing North 33 degrees 48 minutes West a distance of 64 feet to the point of beginning. For purposes of this description the North line of Fagerness is assumed to be a due East and West line.

Torrens Property
Certificate No. 1479904

1926 Fagerness Point Road
Orono, MN 55391

Seller and Buyer have agreed that certain repairs and/or improvements are required to be made after closing and at the Seller's expense, but they have closed on the sale of the transaction prior to the time the repairs and/or improvements can be completed. As an accommodation, Seller and Buyer have requested Escrow Agent to act as a neutral party stakeholder to hold certain funds until written authorization to release said funds has been provided to Escrow Agent as outlines in Paragraph 6 below.

Improvements to be completed :

Improvement:	Estimated Cost
Sewer Line work per amendment dated 05/12/2025	\$11,380.00
	\$
	\$
	Total: \$ 11,380.00

Seller and Buyer agree as follows:

1. Seller has deposited with Escrow Agent the sum of \$___12,518.00 per the amendment__dated 05/12/2025_____ ("Escrow Funds")
2. Seller agrees the Escrow Funds shall be deposited in a non-interest bearing account.
3. Buyer agrees to contract for the completion of the above-referenced repairs and/or improvements. Buyer understands that this escrow is limited to and intended to address only those items set forth above.
4. The completion of such repairs and/or improvements shall be on or before _____12/31/2025_____ ("Completion Date").
5. Seller and Buyer agree that Escrow Agent (shall/shall not) be permitted to release Escrow Funds in partial amounts for partial completion of the work prior to the Completion Date of this Escrow Agreement.
6. In the event Escrow Agent shall not be permitted to release the funds only upon receipt by Escrow Agent of a written statement signed by Seller and Buyer that the repairs and/or improvements have been completed directing Escrow Agent to release the Escrow Funds. Seller and Buyer agree that any amount of Escrow Funds in the excess of the amount needed for the repairs and/or improvements shall be refunded to the seller.
7. If buyer does not complete the repairs and/or improvements by the Completion Date or Seller and Buyer cannot mutually agree to the release of Escrow Funds, then the parties agree at their own expense to mediate their differences or to resolve their differences in court. Escrow Agent agrees to cooperate fully with the parties in any process to resolve the differences, including providing the parties with copies of appropriate document copies. Escrow Agent agrees to release the funds in accordance with an agreement the parties or to the prevailing party in a court action after expiration of any applicable appeal period.
8. In the event of a dispute as to the disposition of the Escrow Funds, Escrow Agent may deposit the Escrow Funds with a court of competent jurisdiction for a final resolution of the matter. Its reasonable costs and attorneys' fees for such legal adjudication shall be paid for out of the Escrow Funds.
9. Seller and Buyer acknowledge that the Escrow Funds may be insufficient to complete the improvements specified and that the Seller's liability for the repairs and/or improvement (is/is not) limited to the amount of the Escrow Funds.

- 10. This Escrow Agreement shall be binding upon and insure to the benefit of the parties, their successors and assigns.
- 11. The Escrow Agreement shall be governed by the laws of the State of Minnesota.
- 12. No rescission of this escrow or modification of its terms shall be effective without the written consent of Seller, Buyer and Escrow Agent.
- 13. Any written communication given in connection with respect to this Escrow Agreement shall be sent to the parties at the addresses set forth below. If any party to this Escrow Agreement shall move or relocate, it shall be the duty of the moving party to notify the others of the change of address.

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement as of the date and year first above written.

Signed by:
James Crooks, Personal Representative
E5659B844F8B483...

James Crooks, PR

Marthann Olson

Address
1932 Fagerness Point Road

Address

612-840-5868

Phone

Phone

Fax

Fax

Escrow Agent:

Phone

Address

Fax

Certificate Of Completion

Envelope Id: D5691A59-C13D-42D0-B03F-01503A6E905D
Subject: Complete with Docusign: 1926 Fagerness | 2164025-03028
Source Envelope:
Document Pages: 5
Certificate Pages: 4
AutoNav: Enabled
Envelopeld Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
Wayzata Office
Burnet Title 5151 Edina Industrial Blvd
#500
Edina, MN 55439
wayzata@burnetttitle.com
IP Address: 136.226.87.99


Record Tracking

Status: Original
5/13/2025 8:48:57 AM
Holder: Wayzata Office
wayzata@burnetttitle.com
Location: DocuSign

Signer Events

James Crooks, Personal Representative
james.crooks@controls-solution.com
Security Level: Email, Account Authentication (None)

Signature

Signed by:

E5659B844F8B483...

Signature Adoption: Pre-selected Style
Using IP Address: 173.20.233.81

Timestamp

Sent: 5/13/2025 8:51:06 AM
Viewed: 5/13/2025 9:13:52 AM
Signed: 5/13/2025 9:15:52 AM

Electronic Record and Signature Disclosure:
Accepted: 5/13/2025 9:13:52 AM
ID: 2ee1476f-e8d1-49a5-936d-3c5f079e52d0

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	5/13/2025 8:51:07 AM
Certified Delivered	Security Checked	5/13/2025 9:13:52 AM
Signing Complete	Security Checked	5/13/2025 9:15:52 AM
Completed	Security Checked	5/13/2025 9:15:52 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

CONSENT TO ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, we may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. Express ("DocuSign") user account and for your electronic signature relating to any of these notices and disclosures. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I Agree" button at the bottom of this document.

Disclosures and Documents

You consent to receive the Closing Disclosure (if applicable) and other disclosures and documents related to the loan and/or your settlement from us electronically through DocuSign. By consenting to the electronic delivery of disclosures and other documents, you agree that we may provide to you electronically any and all communications concerning the loan and/or your settlement, our privacy policy, the status and history of the loan and/or your settlement, and any further disclosures required by federal or state law (the "Disclosures and Documents").

We will be providing you with certain documentation for the loan and/or your settlement (which may or may not include the Closing Disclosure). The Disclosures and Documents may include disclosures pursuant to: (1) the federal Equal Credit Opportunity Act and Regulation B; (2) the federal Fair Credit Reporting Act; (3) the federal Truth in Lending Act and Regulation Z; (4) the federal Real Estate Settlement Procedures Act and Regulation X; (5) the federal Electronic Funds Transfer Act and Regulation E; (6) the federal Gramm-Leach-Bliley Act; and (7) any other applicable federal, state or local law or regulation. Your consent applies not only to the loan and/or your settlement, but also to any ancillary agreement related to the loan and/or your settlement.

E-Mail Change Requests

To let us know of a change in your e-mail address where we should send the Disclosures and Documents electronically to you, you must send an e-mail message stating your previous e-mail address as well as your new e-mail address. We do not require any other information from you to change your e-mail address. In addition, you must notify DocuSign to arrange for your new e-mail address to be reflected in your DocuSign account by following the process for changing e-mail addresses through DocuSign.

Paper Copies

At any time, you may request from us a paper copy of any record, Disclosures and Documents provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print the Disclosures and Documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after the Disclosures and Documents are first sent to you. After such time, if you wish for us to send you paper copies of any the Disclosures and Documents from our office to you, send an e-mail stating your request to ContactUs@burnetttitle.com or call your escrow office.

Withdrawal

If you decide to receive the Disclosures and Documents from us electronically, you may at any time change your mind and tell us that thereafter you want to receive the Disclosures and Documents only in paper format. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your

DocuSign account. This will indicate to us that you have withdrawn your consent to receive the Disclosures and Documents electronically from us and you will no longer be able to use your DocuSign Express user account to receive the Disclosures and Documents electronically from us or to sign electronically documents from us.

Alternatively, you may also inform us that you no longer want to receive future Disclosures and Documents in electronic format by declining to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent.

You may also withdraw your consent by sending us an e-mail to ContactUs@burnetttitle.com and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.

Effect of Withdrawal

If you elect to receive the Disclosures and Documents only in paper format, it may slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the Disclosures and Documents to you in paper format, and then we may need to wait until we receive back from you your acknowledgment of your receipt of the Disclosures and Documents. **For Borrowers** - Please note that because under applicable law you must receive the Closing Disclosure at least three business days before your loan settlement, withdrawing consent may delay your receipt of the Closing Disclosure and, thus, could delay your loan settlement.

Delivery Choices

To reduce the chance of you inadvertently not receiving the Disclosures and Documents, we provide select Disclosures and Documents to you by the same method and to the same address that you have given us. Thus, based on your choice, you can receive select Disclosures and Documents either electronically or in paper format through the paper mail delivery system.

Contact Us

You may contact us to let us know of changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive the Disclosures and Documents electronically as follows: ContactUs@burnetttitle.com.

System Requirements

In order to access Disclosures and Documents electronically, you must have the following minimum required hardware and software:

- Windows 2000 or Windows XP (or more recent versions);
- Internet Explorer 6.0 (or more recent versions) (for SIGNERS Internet Explorer 6.0), Mozilla FireFox 1.0, NetScape 7.2 (or more recent versions);
- Access to a valid e-mail account;
- Screen Resolution 800 x 600 minimum;
- Enabled security settings that allow per session cookies;
- Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

****** These minimum requirements are subject to change. If these requirements change, we will notify you using an e-mail message at the e-mail address we have on file for you. At the time we

provide you with the revised hardware and software requirements, you will have the right to withdraw your consent.

Consent

By checking the 'I Agree' box, you confirm that you can access and read this CONSENT TO ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and you can print on paper the disclosure or save or send the disclosure to a place where you can print it, for future reference and access; and you consent to receive through electronic means the Disclosures and Documents that are required to be provided or made available to you during the course of your relationship with us.

By selecting the "I Agree" button, you agree that your electronic signature ("E-Signature") is the legal equivalent of your manual signature on any written notices and disclosures that we deliver to you electronically. You further agree that your use of a key pad, mouse, or other device to select an item, button, icon, or similar act/action, or to otherwise provide us with instructions via DocuSign, constitutes your E-Signature and should be accepted as if you had actually signed in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting contract.