



10850 Old County Road 15, Suite 100  
Plymouth, MN 55441  
Phone: 763-489-3240  
Fax: 763-489-3241

## ESCROW AGREEMENT FOR SEWER INSTALLATION

File No.: 57091

October 28, 2022

It is hereby agreed by Mary Ellen Kappes, as buyer(s) of said property located at 2475 Dunwoody Ave Orono, MN 55391 that the following amount or amounts be held in escrow by CHB Title, LLC for the payment of Sewer Installation per City Code related to said property.

Escrow Amount: \$13,035.00

Legal description attached hereto and made a part hereof marked Exhibit "A"

It is the knowledge of the buyer, that this Escrow is for the installation of a sewer line per the City of Orono. The City must provide a notice to CHB Title or to the buyer, that the property is in compliance and the Escrow may be released to pay the contractor in exchange for a lien waiver. If the buyer pays the contractor directly, we may release back to the buyer in exchange for a full and final lien waiver and City approval.

Further, CHB Title, LLC is not to be liable for any late charge, interest or penalties which may be added to the amount of the improvement, if not paid in the time allowed. CHB Title, LLC will be held harmless with no liability for any obligation of this escrow agreement other than their failure to make payment upon request, in a timely manner.

After payment of the improvement, the balance of the funds held in escrow by CHB Title, LLC shall be paid to:

Name: Mary Ellen Kappes  
Address: 2017 ARBOR LAKE  
ORONO, MN 55364  
Phone: 612-237-1634  
Email: maryellen.kappes@gmail.com

BUYER(S):

Mary Ellen Kappes  
Mary Ellen Kappes

CHB Title, LLC does hereby acknowledge receipt of \$13,035.00 to be held for payment of the above improvements in accordance with this agreement.

CHB Title, LLC

By: [Signature]

## EXHIBIT "A"

### PROPERTY DESCRIPTION:

Lot 6, Block 8, Townsite of Langdon Park, except that part described as follows: Commencing at a point on the Southerly line of said Lot 6, 265 feet Southwesterly of the most Easterly corner of said Lot, thence Northwesterly at right angles to said Southerly line a distance of 10 feet; thence Southwesterly parallel to said Southerly line, to the shore of Lake Minnetonka; thence Southeasterly along the lakeshore to the Southerly line of said Lot 6, thence Northeasterly along said South line to the point of beginning, according to the map or plat thereof on file with the Register of Deeds, Hennepin County, Minnesota.

Abstract Property

PARECL IDENTIFICATION NUMBER:  
20-117-23-22-0014