



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE
REGISTERED PROPERTY REPORT
AS TO

1.)
Follow)
Wording)
of this)
Caption)

Lot eight (8), Auditor's Subdivision No. 53,
St. Paul, Minn.

State of Minnesota

Office of

County of Ramsey

The County Abstract Clerk

2. The Abstract Clerk of Ramsey County hereby certifies that title to captioned premises is registered and, according to the records of the Registrar of Titles of said County, is owned by:
- William J. Speckmann and Pauline J. Speckmann of Saint Paul in fee simple, as joint tenants and not as tenants in common, their assigns, the survivor etc.

See Exhibits Attached Hereto: "A"

3. Registration Data:- Vol 315 Page 475 Certificate No. 127577
Date of Present Certificate May 9 1950 Court No. 2931
Date of Original Registration: Sep 4 1923 Vol 108 Page 235

4. Further, that the Memorial on said Certificate discloses the following estates, easements or charges:

Doc. No.	Kind	Date of Registration	Amount	Running to
#277500	Mortgage	Apr 6 1950	\$4000.00	The Minneapolis Savings and Loan Association, Minneapolis, Minn.
Mortgagee's Duplicate Issued #277500, Apr. 6, 1950.				

(continued)

See Exhibits Attached Hereto: "B"

5. Further, that no part of captioned premises appears of record in the office of the Register of Deeds or Registrar of Titles of said County to have been taken for public use, since date of original Registration, except if noted herein.

Report No. 10261
TS-1

(See forward)

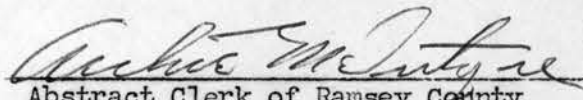
ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA

OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE

Torrens Report No. 10261 Continued

6. Further, that no instruments purporting to affect title to captioned premises appear of record in the office of the Register of Deeds of said County, except if noted herein.
7. Further, that it appears from the records of the Clerk of District Court of said County that all parties defendant as recommended by the Examiner of Titles of said County have been served as provided by law in the Registration proceedings affecting captioned premises.
8. Further, that no order was made in said Registration which would result in changing or extending recorded plat boundary lines of captioned premises unless shown at entry No. 1 of this report.
9. Searches as to Judgments, Old Age Assistance Liens, Federal Tax Liens, State Inheritance and State Income Tax Liens and proceedings in Bankruptcy affecting present Registered owners are reported on Certificate attached hereto.
10. Further, that no proceedings in Bankruptcy which affected title to captioned premises have been instituted in United States District Court District of Minnesota, Third Division, by or against any owner of the fee title to said premises since date of original registration except if noted herein.
11. Further, that no unsatisfied judgments are docketed in said United States Court and that no unsatisfied Old Age Assistance Liens, or unsatisfied Federal Tax Liens, or unsatisfied State Inheritance or State Income Tax Liens appear of record in the office of Registrar of Deeds of said County against any owner of the fee title to captioned premises since date of original registration except if noted herein.

Issued at St. Paul, Minnesota October 9 1954 at
8 o'clock A. M. Witness my hand and seal of office.


Abstract Clerk of Ramsey County

By _____
Deputy

Abstract Clerk's Certificate No. 10261

(Fees are set by Law)

ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA

OFFICIAL

TS-2

RAMSEY COUNTY ABSTRACT OF TITLE

EXHIBIT "A"

12. The Certificate recites: Subject to the following rights or incumbrances subsisting as provided in the twenty-fourth section of "An Act concerning the registration of land and the title thereto" of the General Laws of the State of Minnesota for the year 1905, namely:
1. Liens, claims or rights arising under the laws or the constitution of the United States, which the statutes of this State cannot require to appear of record.
 2. Any tax or special assessment for which a sale of the land has not been had at the date of the certificate of title.
 3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease.
 4. All public highways embraced in the description of the lands included in the certificates shall be deemed to be excluded.
 5. Such right of appeal or right to appear and contest the application as is allowed by law.
 6. The right of any person in possession under deed or contract for deed from the owner of the certificate of title.
13. William J. Speckmann age 53 is married to Pauline J. Speckmann age 49 and neither is under disability at date of this Certificate of Title.

ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA



OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE

EXHIBIT "B"

4.
contd.

#277500

Dated Apr 5 1950. Executed by William A. Mullin and Marguerite Rose Mullin, husband and wife, and Amy H. Swanson, Dorothy J. Swanson and Mabel F. Swanson, all single. Lot 8, Auditor's Subdivision No. 53, St. Paul, Minn. including any portion of any street or alley adjacent thereto vacated or to be vacated together with all rights, privileges, easements and appurtenances thereunto attached acc. Payable according to terms of note of even date herewith, with interest 5% per annum payable monthly and such additional sums as will together with monthly interest aforesaid amount to not less than \$44.00 per month, the last of which monthly payments will be due within 10 years from date hereof. Rider attached requiring payment of 1/12th estimated annual taxes and assessments on 5th day of each month in addition to above monthly payments. Contains power of sale. Registration tax \$6.00 paid.

Unrecorded Contract for
Deed. See Doc. #278775

May 9 1950

Amy H. Swanson, Dorothy J.
Swanson and Mabel F. Swanson.

Dated May 9 1950.. Warranty Deed. William A. Mullin and Marguerite Rose Mullin, husband and wife, to William J. Speckmann and Pauline J. Speckman, husband and wife, joint tenants. Lot 8, Auditor's Subdivision No. 53, St. Paul, Minn. Subject to one certain contract for deed dated Apr 4 1950 by and between William A. Mullin and Marguerite Rose Mullin, husband and wife, and Amy H. Swanson, ^{Sister} Dorothy J. Swanson and Mabel F. Swanson, sisters, as Vendee.

ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA



STATE OF MINNESOTA }
COUNTY OF RAMSEY } SS

OFFICE OF
THE COUNTY ABSTRACT CLERK

[1] THE ABSTRACT CLERK OF RAMSEY COUNTY HEREBY CERTIFIES THAT THERE ARE NO UNSATISFIED JUDGMENTS DOCKETED IN THE UNITED STATES DISTRICT COURT, DISTRICT OF MINNESOTA, THIRD DIVISION, AGAINST THE PERSONS OR CORPORATIONS NAMED BELOW BETWEEN THE DATES SHOWN, TO WIT:

	FROM:	TO:
William J. Speckmann	Oct 16 1930	Oct 9 1954
Mrs. William J. Speckmann	Oct 16 1930	Oct 9 1954
Pauline J. Speckmann	Oct 16 1930	Oct 9 1954
Amy H. Swanson	Oct 16 1930	Oct 9 1954
Dorothy J. Swanson	Oct 16 1930	Oct 9 1954
Mabel F. Swanson	Oct 16 1930	Oct 9 1954

[2] THAT THERE ARE NO UNSATISFIED FEDERAL TAX LIENS APPEARING OF RECORD IN THE OFFICE OF CLERK OF THE AFORESAID UNITED STATES COURT NOR ON FILE IN THE OFFICE OF REGISTER OF DEEDS OF RAMSEY COUNTY AGAINST THE PERSONS OR CORPORATIONS NAMED ABOVE WITHIN ABOVE DATES:

[3] THAT NO PROCEEDINGS IN BANKRUPTCY AFFECTING TITLE TO THE PREMISES IN THE CAPTION OF THE ABSTRACT TO WHICH THIS REPORT IS ATTACHED HAVE BEEN INITIATED BY OR AGAINST THE PERSONS OR CORPORATIONS NAMED BELOW, TO WIT:

Parties named in judgment search

[4] THAT NO NOTICES OF STATE INCOME TAX LIEN HAVE BEEN FILED IN THE OFFICE OF REGISTER OF DEEDS OF RAMSEY COUNTY AGAINST THE PERSONS OR CORPORATIONS NAMED ABOVE WITHIN ABOVE DATES:

[5] THAT NO NOTICES OF STATE INHERITANCE TAX LIEN HAVE BEEN FILED IN THE OFFICE OF REGISTER OF DEEDS OF RAMSEY COUNTY AGAINST ANY PERSON NAMED ABOVE AS ADMINISTRATOR, EXECUTOR OR TRUSTEE WITHIN ABOVE DATES:

[6] THAT THERE ARE NO OLD AGE ASSISTANCE LIENS OF RECORD WITHIN THE DATES OF THE CERTIFICATE TO WHICH THIS REPORT IS ATTACHED IN THE OFFICE OF REGISTER OF DEEDS AFORESAID AGAINST THE PERSONS NAMED BELOW, TO WIT:

Parties named in judgment search since December 31 1939

ISSUED AT ST. PAUL, MINNESOTA THIS
DAY OF October A. D. 19 54
HAND AND SEAL OF OFFICE

Ninth
AT 8 O'CLOCK A. M. WITNESS MY


ABSTRACT CLERK OF RAMSEY COUNTY

BY _____
DEPUTY

ABSTRACT CLERK'S CERTIFICATE NO. 10261

(FEES ARE SET BY LAW)

(NOTE: NO SEARCH MADE AS TO PERSONS THE MIDDLE INITIAL OF WHOSE NAMES IS OTHER THAN AS STATED ABOVE. WOMEN NOT SEARCHED BY UNDISCLOSED NAME OR INITIALS OF HUSBAND)

Market Value Appraisal for
THE HOUSING AND REDEVELOPMENT AUTHORITY
of The City of St. Paul, Minn.

Parcel # 115
Supplement
to Parcel # _____

By

EARL V. DOLAN, M.A.I., S.R.A.
1024 Pioneer Bldg., St. Paul, Minn.

C. C. BEETH, M.A.I., S.R.A.
1603 Univ. Ave., St. Paul 4, Minn.

Date September 15, 1953

Property Address 167-169 Fuller Avenue

Fee Owner William J. & Pauline J. Speckman

Contract for Deed Purchaser Amy Swanson

Legal Description Lot 8, Auditor's Subdivision No. 53, St. Paul

Lot Size 48 x 113.1

Square Feet 5,429

ASSESSED VALUE F. & T. LAND \$ 750.00 BUILDINGS \$ 3,300.00 TOTAL \$ 4,050.00

When Acquired 1950 How Much Paid \$ 7,500.00 How Much Spent Since \$ _____

INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ 3,100.00 Holder? Minn. Fed. Svcs. & Loan

Contract for Deed \$ _____ Appr. Bal. Owing \$ 1,800.00 To Whom? William Speckman

Other _____

BEST ECONOMIC USE: Present use

ANY UNLAWFUL USE NOTED: None

OCCUPANCY: Owner x Tenants x (See Names on Reverse)

ZONING: Class A B x C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building Double house Function Residence Year Built 1900 Remodeled _____

Construction Frame Number of Stories 2 Number of Rooms 12

Basement % Excav. 100 Foundation Stone Heat 2 H.W. Baths 2 General Condition _____

Cubic Foot Content 37,200 Garage 2-car (1 gas) Other Bldgs. None

COMPARABLES

By number as shown in submitted list: (Plus or minus percentage to adjust)

No. 85

No. 89

No. 45

No. 42 (minus 10%)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>WEST SIDE</u>	\$ <u>40.50</u>		\$ _____		\$ _____		\$ _____
<u>EAST SIDE</u>	\$ <u>Owner</u>		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____
	\$ _____		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,400.00

Multiplier 5½

Indicated Value Estimate by Income Approach \$ 7,700.00

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>7,100.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ <u>150.00</u>
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>7,250.00</u>
Estimated Land Value	\$ <u>750.00</u>
Total, Land and Buildings	\$ <u>8,000.00</u>

The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

-- EIGHT THOUSAND --

Dollars

\$ 8,000.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- EIGHT THOUSAND --

Dollars

\$ 8,000.00

Earl V. Dolan, M.A.I., S.R.A.

C. C. Beeth, M.A.I., S.R.A.

Tenants Names

Charles Wold - Old West side

Remarks: