

SEPTIC ESCROW AGREEMENT

New septic to be installed when able.

Robert Samuel

Questions or Release Procedures, please contact the following:

Burnet Title
5151 Edina Industrial Boulevard, Suite 500
Edina, MN 55439
Attn: Escrow Release Department
952-886-6749

Date: January 23, 2017
File No: 16-18314 Production No.: 537026
Property Address: 45954 286th Lane, Aitkin, MN 56431

Estimated Completion Date: 7/1/2017

Escrow Amount Septic: 14,920.00 X 1.5 = 22,380.00
Escrow Fee: \$150.00
Total Escrow Amount: 22,530.00

As a requirement of closing the parties to this escrow agreement have requested Burnet Title to hold money in escrow. All escrow funds shall be deposited in a non-interest bearing fiduciary account. Burnet Title shall be liable only as escrow agent. The parties hereby indemnify and hold harmless Burnet Title against all costs, damages, including but not limited to, attorney fees or, costs which may arise by reason of any action, written notice, request, waiver or other document believed to be genuine and taken in good faith in compliance with this agreement. The parties herein assume this responsibility and will pay amounts due upon demand or amounts may be deducted from the escrow funds at the option of the escrow agent. A Burnet Title escrow fee is collected as part of the total escrowed dollar amount. Parties herein authorize disbursement of said escrow fee to Burnet Title concurrent with disbursement of escrowed funds according to this agreement.

X Septic-Septic Certification from county

X Seller is responsible for completion of work which includes who will be hiring the contractor.

Subtotal \$14,920.00 X 1.5 equals \$22,380.00 plus 150.00 escrow fee = 22,530.00 Total Escrow Amount
(Escrow amount must include the cost required to restore landscaping over septic area to it's original state.)

This escrow is being held solely for the above items, release of the funds cannot be withheld due to other circumstances.

The work is to be completed in a good and workmanlike manner on or before the specified completion date. IN ADDITION TO WRITTEN APPROVAL BURNET TITLE REQUIRES ORIGINAL INVOICES (INCLUDING TAX IDENTIFICATION NUMBER) FOR ANY LABOR OR MATERIAL TO BE PAID FROM THE ESCROW FUNDS AND/OR LIEN WAIVERS FOR WORK PAID IN ADVANCE.

Escrow funds not disbursed on or before the completion date shall incur an additional service charge of \$10.00 for each month beyond the completion date, to be deducted from the escrowed funds.

Burnet Title does not assure or guarantee the completion of the improvements, or that sufficient funds are available to complete the improvements, or that improvements are constructed in accordance with plans and specifications; nor does it insure or assume any liability as to the sufficiency or accuracy of the Affidavits or Certifications of any inspectors, architects, or general contractors.

It is the responsibility of the parties herein to monitor this escrow agreement's completion date. If the escrow has not been disbursed by the completion date, Burnet Title, at its option, is hereby authorized by the parties to take whatever action it deems necessary to complete this escrow agreement. This includes the authority to cause the escrow funds to be interpleaded into a court of competent jurisdiction for disposition. Any and all fees and costs incurred by escrow agent for this purpose, including reasonable attorney fees, shall be borne by the parties hereto and shall be deducted from said escrow account, including a reasonable administration fee to Burnet Title for performing these services. THIS ESCROW AGREEMENT REPRESENTS THE FULL AND FINAL AGREEMENT OF THE PARTIES. This escrow agreement may be modified only by written document signed by all parties hereto, including the escrow agent.



LOCATION MAP

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1. Page _____ of _____ pages

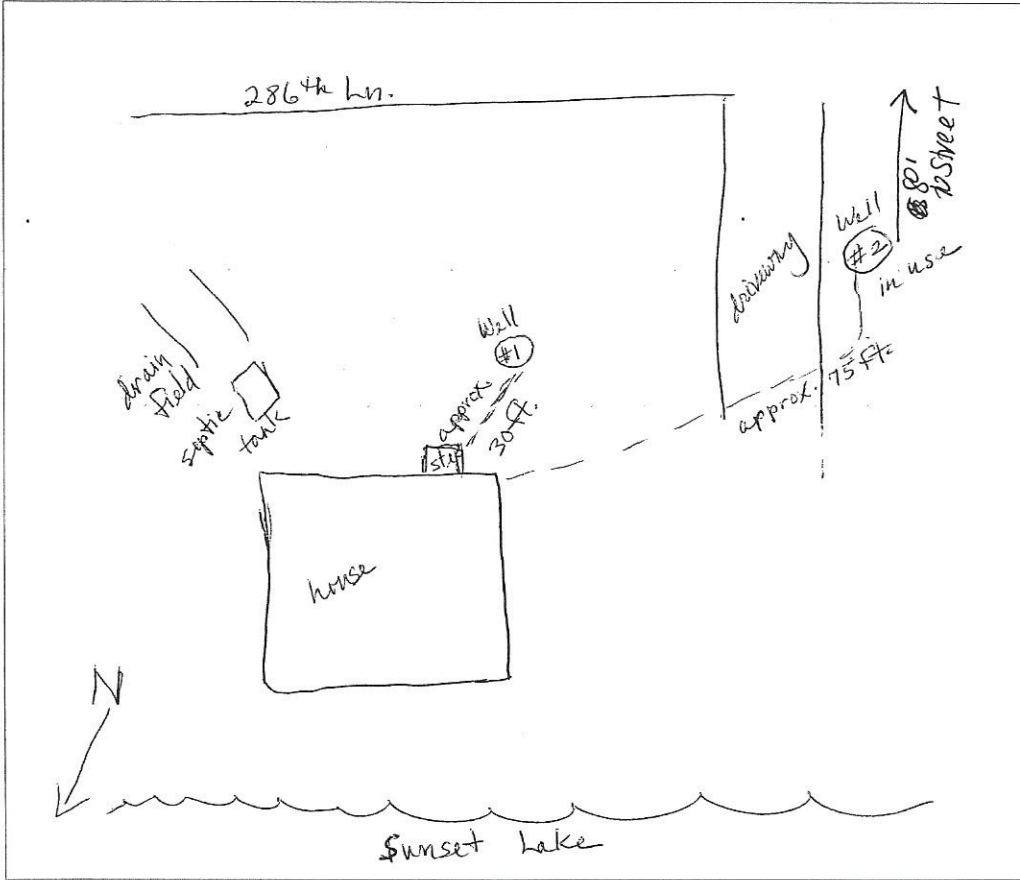
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

3. SUBSURFACE SEWAGE TREATMENT SYSTEM WELL METHAMPHETAMINE PRODUCTION AREA
(Check all that apply.)

4. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

5. Property located at 45954 286th Lane

6. Aitkin, MN 56431



8. ATTACH ADDITIONAL SHEETS AS NEEDED

9. Seller and Buyer initial: Kathleen A. Guernsey Paul 11/9/16
(Seller) (Date) (Buyer) (Date)

10. B. Gregory Guernsey PETRA 11-09-16
(Seller) (Date) (Buyer) (Date)

11. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER

MN-IM (8/09)

Liljenquist Sewer & Excavating

29800 310th Place
Aitkin, MN 56431
PHONE: (320)684-2024
218-820-8886
liljenquistsewer@yahoo.com
LARRY

BID/ESTIMATE

Name: C/O Tony Stevens
Phone: 612-385-6100
Address: 45954 286th
Aitkin Mn 56431
No. of Bedrooms: 3/4

Date: 01 - 14 - 17
Lake & Classification: Sunset
Township: Farm Island
Type of soil (or system): Gravity/mound
Well Depth: Deep

3 Bedroom trench system

Pump and fill existing tank
4" Sch 40 piping from house to tank
Installing new 1650 gallon septic tank
4" piping from tank to drianfield
152 lineal feet of trench consisting of:
12" of ¾" - 1 ½" washed rock under pipe
3 tuf-tite drop boxes
4" perforated piping
2" of washed rock over pipe
Covered with geotextile fabric
36 yards of pit run fill hauled in and leveled over trenches
_Backfilling and grading septic system

Materials and labor 7,100.00
4 bedroom gravity system..... 8,250.00

Note: Above price includes site design for Aitkin County
Above price includes permit for Aitkin County
Above price does not include any black dirt or topsoil on system

3 Bedroom mound system

Pump and fill in existing tank
4" sch 40 piping from house to tank
Install new 1650 gallon combination septic tank
2" Gould effluent pump with light alarm
Effluent filter with alarm installed in outlet baffle of septic tank
2 foot riser to extend to grade on tanks
2" piping from pump to drainfield

Drainfield

380 square foot crushed rock drainfield area consisting of:
Clean sand beneath rock and over absorption area
¾ inch to 1 ½ inch washed crushed rock
3- 1 ½ inch perforated laterals
2 inch schedule 40 header
Covered with geotextile fabric
Adequate sandy loam fill to construct mound
Black dirt to be spread over mound

Materials and installation..... 13,540.00
4 bedroom mound system..... 14,920.00

Above price includes site design for Aitkin County