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**ASSIGNMENT OF CONTRACT FOR DEED AND QUIT CLAIM DEED**

by Individual(s)

DEED TAX DUE: Exempt §287.22

DATE: \_\_\_\_\_, 2024

FOR VALUABLE CONSIDERATION, **Debera M. Baker, a single person**, (“Grantor”), hereby sells, assigns, and transfers to **Patrick M. Baker** (“Grantee”), the Grantor’s interest in that Contract for Deed (“Contract”) dated **April 13, 2023**, made by **Patrick M. Baker and Debera M. Baker**, as Seller, and **Corey E. Marble and Jennifer Marble**, as Purchaser, and recorded on **May 19, 2023**, as Document Number **448800**, in the Office of the County Recorder of **Le Sueur County**, Minnesota, for the sale and conveyance of real property in said County and State described as follows:

**Lot 17, Block 1, Bakers Field**

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

By acceptance hereof, Grantee assumes and agrees to keep and perform all the covenants made or assumed by Grantor in the Contract. Grantor covenants that there remains unpaid under the Contract the principal sum of Fifty-Two Thousand, Two Hundred Seventy-Seven and 14/100 Dollars (\$52,277.14), with interest thereon from 10/01/2024, and that Grantor has good right to sell, transfer, and assign the Contract.

This Quit Claim Deed is given pursuant to the terms of that certain Judgment and Decree of the District Court, Le Sueur County, Minnesota, filed on September 18, 2024, in Court File Number 40-FA-24-792, dissolving the marriage of Debera Margaret Baker and Patrick Michael Baker, and is intended to convey to the Grantee the Grantor's entire right, title and interest in the real property described in this Deed.

This deed transfers real property in exchange for \$3,000 or less of consideration; no Certificate of Real Estate Value or Well Disclosure Certificate is required.

**In addition, Grantor hereby conveys and quit claims the real property to Grantee, including after acquired title.**

Grantor

\_\_\_\_\_  
**Debera M. Baker**

State of Minnesota, County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, **2024**, by **Debera M. Baker, a single person.**

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:

**Julia K. Corbett (247778)**  
**Blethen Berens**  
**100 Warren St, Suite 400**  
**Mankato, MN 56001**  
**(507) 345-1166**  
**jcorbett@blethenberens.com**

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

**Patrick M. Baker**  
**48347 Shanaska Creek Rd**  
**Kasota, MN 56050**