



Board of County Commissioners Agenda Request



Requested Meeting Date: 8/11/15

Title of Item: Request to repurchase tax-forfeited property - 11-49-26 Rhodes

<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
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Submitted by: Land Commissioner	Department: Land
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Presenter (Name and Title): Mark Jacobs	Estimated Time Needed: 15 minutes
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Summary of Issue:
 Bradley Rhodes of Aitkin, MN has applied to repurchase tax-forfeited property - Lot #18 Plat of Waukenabo Beach, in 11-49-26. Application was made within the 1-year period outlined in MS 282.241. A cashiers check for the repurchase fee of \$4,852.33 has been submitted by the applicant.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:
 I believe that allowing this repurchase is in the best interest of Aitkin County and I recommend approval.

Financial Impact:
Is there a cost associated with this request? Yes No
What is the total cost, with tax and shipping? \$
Is this budgeted? Yes No *Please Explain:*

CERTIFIED COPY OF RESOLUTION OF COUNTY BOARD OF AITKIN COUNTY, MINNESOTA

ADOPTED August 11, 2015

By Commissioner: xx

20150811-0xx

Repurchase Tax-Forfeited Property 11-49-26 Rhodes

WHEREAS, Bradley C. Rhodes, former owner of 414 ½ 2nd St NW Aitkin, Mn. 56431 has made and filed an application with the County Auditor for the repurchase of the hereinafter described parcel.... of tax forfeited land, in accordance with the provisions of Minnesota Statutes 1945, Section 282.241, as amended, which land is situated in the County of Aitkin, Minnesota, and described as follows, to-wit:

Lot Eighteen (18) of the Plat of Waukenabo Beach, and

WHEREAS, said applicant has set forth in his application that

- a) Hardship and injustice has resulted because of forfeiture of said land, for the following reasons: to-wit: Financial reverses and the death of my mother Ardele M. Kimball left me without resources.
- b) The repurchase of said land by me will promote and best serve the public interest, because: My cousin Terry Rhodes owns the adjacent 50' lot. We would like to keep the property in the family. Additionally keeping the properties together is important to us as the property has been in the Rhodes family since 1917, and

WHEREAS, this Board is of the opinion that said application should be granted for such reasons.

NOW THEREFORE BE IT RESOLVED, that the application of Bradley C. Rhodes for the purchase of the above described parcel of tax forfeited land be and the same is hereby granted and the County Auditor is hereby authorized and directed to permit such repurchase according to the provisions of Minnesota Statutes 1945, Section 282.241, as amended.

Commissioner xx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voting Yes

STATE OF MINNESOTA)
County of Aitkin) ss.
Office of County Auditor,)

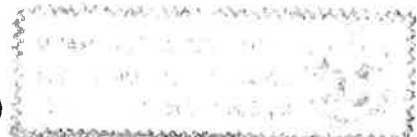
I, Kirk Peysar, Auditor, of the County of Aitkin, do hereby certify that I have compared the foregoing with the original resolution filed in my office on the 11th day of August A.D., 2015, and that the same is a true and correct copy of the whole thereof.

WITNESS MY HAND AND SEAL OF OFFICE at Aitkin, Minnesota, this 11th day of August A.D., 2015

KIRK PEYSAR, County Auditor

BY _____, Deputy

(Top 3 inches reserved for recording data)



AFFIDAVIT OF IDENTITY AND SURVIVORSHIP

**Minnesota Uniform Conveyancing Blanks
Form 50.2.2 (2011)**

State of Minnesota, County of AITKIN

Name of Decedent: ARDELE M Kimbell

I, BRADLEY C RHODES, 414 1/2 2ND ST NW, AITKIN
MIN 56431
(insert name and address of affiant)

being first duly sworn, on oath state from personal knowledge:

- 1. That Decedent is the person named in the certified copy of the Certificate of Death attached hereto and made a part hereof.
- 2. That the name(s) of the survivor(s) is/are: BRADLEY C Rhodes

3. That on the date of death, Decedent was an owner as a joint tenant/life tenant of the land legally described as follows:

lot eighteen (18) of Waukenaabo Beach, in accordance with the plat thereof on file and of record in the office of the Register of Deeds (land for Aitkin County, Minnesota, subject to the reservation of mineral and mineral rights in said land as now provided for of record

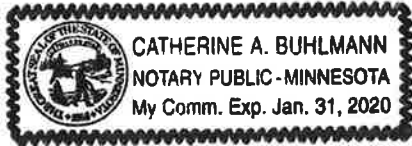
Check here if all or part of the described real property is Registered (Torrens) Mineral and mineral rights in said land as now provided for of record
as shown by instrument recorded on July 20, 1955, as Document Number 133408 (or in Book 97
(month/day/year)
of DEEDS Page 50), in the Office of the County Recorder Registrar of Titles of _____
(check the applicable boxes)
County, Minnesota. (If filed with the Registrar of Titles, insert the Certificate of Title number _____.)

Affiant

Bradley C Rhodes
(signature)

Signed and sworn to before me on Aug 4, 2015 by _____
(month/day/year)
Bradley C Rhodes
(insert name of person making statement)

(Stamp)



Catherine A Buhlmann
(signature of notarial officer)
Title (and Rank): notary
My commission expires: 1-31-2020
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

BRADLEY C Rhodes

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert name and address of person to whom tax statements should be sent)

**To the Honorable Board of County Commissioners of
Aitkin County, Minnesota**

I, the undersigned owner-mortgagee-heir-representative of heirs Ardele M Kimball, Bradley C Rhodes
the time of forfeiture of the parcel of land situated in the County of Aitkin, State of Minnesota, described as follows,
to-wit: PID 35-1-065500

PLAT OF Waukenabo Beach Sec. 11 Twp. 49 Rgn 26
Plat 2 lot 18

do hereby make application for the purchase of said parcel of land from the State of Minnesota, in accordance with
the provisions of Minnesota Statutes 1945, Section 282.241, as amended.

In support of this application for the repurchase of said land, I make the following statement:

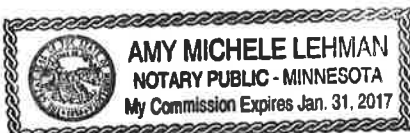
(a) That hardship and injustice has resulted because of forfeiture of said land, for the following reasons,
to-wit: financial reverses and the death of my mother Ardele M
Kimball left me without resources

(b) That the repurchase of said land by me will promote and best serve the public interest, because:
My Cousin Terry Rhodes owns the adjacent 50' lot. We would
like to keep the property in the family. Additionally, keeping the
properties together is important to us as the property has been
in the Rhodes family since 1917

Bradley C Rhodes
Owner-Mortgagee-Heir-Representative of Heirs

State of Minnesota
County of Aitkin

The foregoing instrument was acknowledged before me this 29 day of July, 2015, by



Notarial Seal

Amy Michele Lehman
Signature of person taking acknowledgement

Rhodes
 July 31, 2015
 35-1-065500

Interest calc July 31, 2015

Year	Tax	Cost	Interest	Penalty	Total
2008	\$ 164.00	\$ 20.00	\$ 130.61	\$ 14.40	\$ 329.01
2009	\$ 152.00		\$ 93.35	\$ 15.20	\$ 260.55
2010	\$ 154.00		\$ 77.64	\$ 15.40	\$ 247.04
2011	\$ 164.00	\$ -	\$ 64.64	\$ 16.40	\$ 245.04
2012	\$ 182.00	\$ -	\$ 51.72	\$ 18.20	\$ 251.92
2013	\$ 2,069.00		\$ 360.35	\$ 206.90	\$ 2,636.25
2014	\$ 200.00	\$ -	\$ 12.83	\$ 20.00	\$ 232.83
2015	\$ 206.00	\$ -	\$ -	\$ 5.15	\$ 211.15
Total:	\$ 3,291.00	\$ 20.00	\$ 791.15	\$ 311.65	\$ 4,413.80

Total:	4413.80
St Deed Tax	14.57
Forf Proc Cost	100.00
Sheriff Cost	40.00
Deed	25.00
Land Dept Cost	200.00
Rec Fee	46.00
Crt Letter Fee-Auditor	6.48
Crt Letter Fee-Land	6.48
<u>Insurance</u>	<u>0.00</u>
Total:	4,852.33

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, AUTHENTIC WATERMARK, AND CHLOROSTAIN PAPER; ABSENCE OF THESE FEATURES WILL INDICATE A COPY.

VOID AFTER 90 DAYS



CASHIERS CHECK

-7345
2919

No. 107632

Date: 07-31-2015

AMOUNT: Four Thousand Eight Hundred Fifty-Two and 33/100*****

AMOUNT
\$4,852.33

Aitkin County Land Dept.

Sammy Heikkinen
[Signature]

Memo Information:

⑈ 107632⑈ ⑆ 291973454⑆

⑆ 297⑈

Security Features Included