



# Board of County Commissioners Agenda Request

2H  
Agenda Item #

**Requested Meeting Date:** October 23, 2018

**Title of Item:** Application to repurchase tax-forfeited property

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <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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<b>Submitted by:</b> Rich Courtemanche	<b>Department:</b> Land Department
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<b>Presenter (Name and Title):</b> n/a	<b>Estimated Time Needed:</b> n/a
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**Summary of Issue:**

S 282.241 allows application to repurchase tax-forfeited property by the former owner.

OJ and Amber Rinehart has submitted a letter of application to repurchase for three (3) properties:

11-0-063803, Part of Lot 3 in DOC 397263 (tract B) Sec 29 Twp 45 Rge 27,  
 11-0-063801, (SW NW) LOT 3 LESS 820.21X846.1 FT IN SE COR & LESS 5.47 AC. Sec 29 Twp 45 Rge 27, and  
 05-0-020506, SW1/4 lying N of Highway 210 less BN RR ROW, Sec 17 Twp 48 Rge 22,

and

has submitted the fee of \$17,691.57

**Alternatives, Options, Effects on Others/Comments:**

**Recommended Action/Motion:**

Adopt (3) resolutions to approve the repurchase of parcels 11-0-063803, 11-0-063801, and 05-0-020506

**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:*

By Commissioner: xx

20181023-0xx

**Rinehart Repurchase 11-0-063803**

**WHEREAS**, OJ and Amber Rinehart, 12072 Quail Ave Stillwater MN 55082, the owners at the time of forfeiture, 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, of amended, which land is situated in the County of Aitkin, Minnesota and described as follows, to-wit:

11-0-063803 Part of Lot 3 in DOC 397263 (tract B) Sec 29 Twp 45 Rge 27

**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:  
Our entire septic system for our cabin is on this property. Without this our cabin does not have septic.
- b. The repurchase of said land by me will promote and best serve the public interest, because:  
All taxes will be paid on time moving forward.

**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 OJ and Amber Rinehart 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}

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 23<sup>rd</sup> day of October 2018, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 23<sup>rd</sup> day of October 2018

\_\_\_\_\_  
Jessica Seibert  
County Administrator

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

I, the undersigned owner-mortgagee-heir-representative of heirs Rinchart, at the time of forfeiture of the parcel .... of land situated in the County of Aitkin, State of Minnesota, described as follows, to-wit:

SEC: 29 TWP: 45.0 RG: 27  
PART OF LOT 3 DOC 397263 B  
# 11-0-063803

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:

OUR ENTIRE SEPTIC SYSTEM FOR OUR CABIN IS ON THIS PROPERTY. WITHOUT THIS OUR CABIN DOES NOT HAVE SEPTIC.

(b) That the repurchase of said land by me will promote and best serve the public interest, because

ALL TAXES WILL BE PAID ON TIME MOVING FORWARD.

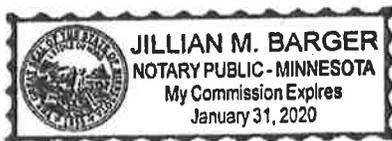
State of Minnesota

County of Washington

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2018, by

[Signature]  
Owner-Mortgagee-Heir-Representative of Heirs

Notarial Seal



[Signature]  
Signature of person taking acknowledgement

Rinehart					
September 21, 2018		Interest calc October 31, 2018			
11-0-063803					
Year	Tax	Cost	Interest	Penalty	Total
2012	\$ -	\$ -	\$ -	\$ -	\$ -
2013	\$ -	\$ -	\$ -	\$ -	\$ -
2014	\$ 1,562.47	\$ 20.00	\$ 666.51	\$ 156.25	\$ 2,405.23
2015	\$ 1,548.00		\$ 482.46	\$ 154.80	\$ 2,185.26
2016	\$ 1,100.00		\$ 221.83	\$ 110.00	\$ 1,431.83
2017	\$ 1,196.00		\$ 109.63	\$ 119.60	\$ 1,425.23
2018	\$ 1,266.00		\$ -	\$ 101.28	\$ 1,367.28
Total:	\$ 6,672.47	\$ 20.00	\$ 1,480.43	\$ 641.93	\$ 8,814.83
Total:		8814.83			
St Deed Tax		29.09			
Forf Proc Cost		100.00			
Sheriff Cost		40.00			
Deed		25.00			
Land Dept Cost		100.00			
Rec Fee		46.00			
Crt Letter Fee-Auditor		6.56			
Crt Letter Fee-Land		0.00			
Insurance		0.00			
Total:		9,161.48			



**LAKE AREA BANK**

P.O. BOX 743  
UNDSTROM, MN 55045  
(651) 257-1117

123989

REMITTER

Interstate Removal LLC

DATE Oct 5, 2018

75-1252/919

PAY TO THE  
ORDER OF

Aikin County

\$

\$9,161.48

LAKE AREA BANK  
4515 9161 DOLS 48 CTS

DOLLARS

**CASHIER'S CHECK**

**NOTICE TO CUSTOMERS**  
As a condition to this Institution's issuance of this check, purchaser agrees to provide an indemnity bond prior to the refund or replacement of this check in the event it is lost, misplaced, or stolen.

*Chase No. 12*  
MP

⑈0123989⑈ ⑆091912521⑆ 23⑈00007⑈

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

ADOPTED October 23, 2018

By Commissioner: xx

**20181023-0xx**

**Rinehart Repurchase 11-0-063801**

**WHEREAS**, OJ and Amber Rinehart, 12072 Quail Ave Stillwater MN 55082, the owners at the time of forfeiture, 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, of amended, which land is situated in the County of Aitkin, Minnesota and described as follows, to-wit:

11-0-063801, (SW NW) LOT 3 LESS 820.21X846.1 FT IN SE COR & LESS 5.47 AC. Sec 29 Twp 45 Rge 27

**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:  
We have invested, built, improved and utilize this property. Without this land we would not use our cabin property.
- b. The repurchase of said land by me will promote and best serve the public interest, because:  
We will properly maintain the land, use it for environmental purpose, and be on time with all future tax obligations.

**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 OJ and Amber Rinehart 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**  
**STATE OF MINNESOTA}**  
**COUNTY OF AITKIN}**

**All Members Voting Yes**

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 23<sup>rd</sup> day of October 2018, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 23<sup>rd</sup> day of October 2018

\_\_\_\_\_  
Jessica Seibert  
County Administrator

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

I, the undersigned owner-mortgagee-heir-representative of heirs OS Rinehart, at the time of forfeiture of the parcel .... of land situated in the County of Aitkin, State of Minnesota, described as follows, to-wit:

SEC: 29 TWP: 45.0 RG: 27

ID# 11-0-063801

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:

WE HAVE INVESTED, BUILT, IMPROVED, AND UTILIZE THIS PROPERTY, WITHOUT THIS LAND WE WOULD NOT USE OUR CABIN PROPERTY.

(b) That the repurchase of said land by me will promote and best serve the public interest, because

WE WILL PROPERLY MAINTAIN THE LAND, USE IT FOR ENVIRONMENTAL PURPOSE, AND BE ON TIME WITH ALL FUTURE TAX OBLIGATIONS

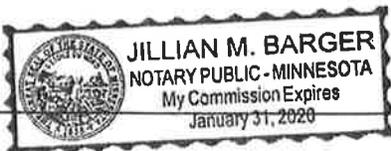
State of Minnesota  
County of Washington

[Signature]  
Owner-Mortgagee-Heir-Representative of Heirs

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2018, by

Notarial Seal

Jill Barger  
Signature of person taking acknowledgement



Rinehart					
September 21, 2018		Interest calc October 31, 2018			
11-0-063801					
<u>Year</u>	<u>Tax</u>	<u>Cost</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
2012	\$ -	\$ -	\$ -	\$ -	\$ -
2013	\$ -	\$ -	\$ -	\$ -	\$ -
2014	\$ 142.00	\$ 20.00	\$ 69.72	\$ 19.88	\$ 251.60
2015	\$ 140.00		\$ 45.22	\$ 19.60	\$ 204.82
2016	\$ 156.00		\$ 32.60	\$ 21.84	\$ 210.44
2017	\$ 174.00		\$ 16.53	\$ 24.36	\$ 214.89
2018	\$ 178.00		\$ -	\$ 14.24	\$ 192.24
Total:	\$ 790.00	\$ 20.00	\$ 164.07	\$ 99.92	\$ 1,073.99
Total:		1073.99			
St Deed Tax		3.54			
Forf Proc Cost		100.00			
Sheriff Cost		40.00			
Deed		25.00			
Land Dept Cost		100.00			
Rec Fee		46.00			
Crt Letter Fee-Auditor		6.56			
Crt Letter Fee-Land		0.00			
Insurance		0.00			
Total:		1,395.10			



**LAKE AREA BANK**

P.O. BOX 743  
LUNDSTROM, MN 55045  
(651) 257-1117

123988

REMITTER

Interstate Removal LLC

DATE

Oct 5, 2018

75-1252/919

PAY TO THE  
ORDER OF

Alfkin County

\$

\$1,395.10

LAKE AREA BANK 1395 DOLLARS

DOLLARS

**CASHIER'S CHECK**

**NOTICE TO CUSTOMERS**  
As a condition to this Institution's issuance of this check, purchaser agrees to provide an indemnity bond prior to the refund or replacement of this check in the event it is lost, misplaced, or stolen.

⑈0123988⑈ ⑆091912521⑆ 23⑈00007⑈

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

ADOPTED October 23, 2018

By Commissioner: xx

20181023-0xx

**Rinehart Repurchase 05-0-020506**

**WHEREAS**, OJ and Amber Rinehart, 12072 Quail Ave Stillwater MN 55082, the owners at the time of forfeiture, 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, of amended, which land is situated in the County of Aitkin, Minnesota and described as follows, to-wit:

05-0-020506 Sec 17 Twp 48 Rge 22 SW¼ lying N of Hwy 210 less BN RR Row

**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:  
     This land is mortgage collateral for my father. The loss of such would cause him to potentially lose his home mortgage.
- b. The repurchase of said land by me will promote and best serve the public interest, because:  
     All taxes will be paid on time in the future.

**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 OJ and Amber Rinehart 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**  
**STATE OF MINNESOTA}**  
**COUNTY OF AITKIN}**

**All Members Voting Yes**

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 23<sup>rd</sup> day of October 2018, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 23<sup>rd</sup> day of October 2018

\_\_\_\_\_  
Jessica Seibert  
County Administrator

To the Honorable Board of County Commissioners of

Aitkin County, Minnesota.

I, the undersigned owner-mortgagee-heir-representative of heirs Rinehart, at the time of forfeiture of the parcel .... of land situated in the County of Aitkin, State of Minnesota, described as follows, to-wit:

Parcel # 05-0-020506

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:

This Land is mortgage collateral for my father. The loss of such would cause him to potentially lose his home mortgage.

(b) That the repurchase of said land by me will promote and best serve the public interest, because

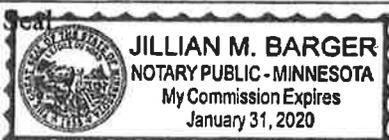
All taxes will be paid on time in the future.

State of Minnesota  
County of Washington

[Signature]  
Owner-Mortgagee-Heir-Representative of Heirs

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 2018, by

Notarial Seal



Jill Barger  
Signature of person taking acknowledgement

Rinehart					
September 21, 2018		Interest calc October 31, 2018			
05-0-020506					
<u>Year</u>	<u>Tax</u>	<u>Cost</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
2012	\$ -	\$ -	\$ -	\$ -	\$ -
2013	\$ -	\$ -	\$ -	\$ -	\$ -
2014	\$ 1,044.00	\$ 20.00	\$ 463.89	\$ 146.16	\$ 1,674.05
2015	\$ 1,032.00		\$ 333.34	\$ 144.48	\$ 1,509.82
2016	\$ 1,018.00		\$ 212.76	\$ 142.52	\$ 1,373.28
2017	\$ 1,004.00		\$ 95.38	\$ 140.56	\$ 1,239.94
2018	\$ 924.00		\$ -	\$ 73.92	\$ 997.92
<b>Total:</b>	<b>\$ 5,022.00</b>	<b>\$ 20.00</b>	<b>\$ 1,105.37</b>	<b>\$ 647.64</b>	<b>\$ 6,795.01</b>
<b>Total:</b>		6795.01			
St Deed Tax		22.42			
Forf Proc Cost		100.00			
Sheriff Cost		40.00			
Deed		25.00			
Land Dept Cost		100.00			
Rec Fee		46.00			
Crt Letter Fee-Auditor		6.56			
Crt Letter Fee-Land		0.00			
<u>Insurance</u>		0.00			
<b>Total:</b>		<b>7,134.99</b>			



**LAKE AREA BANK**

P.O. BOX 743  
LUNDSTROM, MN 55045  
(651) 257-1117

123991

REMITTER

Interstate Removal LLC

DATE Oct 5, 2018

75-1252/919

PAY TO THE  
ORDER OF

Aitkin County

\$

\$7,134.99

LAKE AREA BANK  
7134 DOLS 99 CTS

DOLLARS

**CASHIER'S CHECK**

NOTICE TO CUSTOMERS

As a condition to this Institution's issuance of this check, purchaser agrees to provide an indemnity bond prior to the refund or replacement of this check in the event it is lost, misplaced, or stolen.

⑈0123991⑈ ⑈091912521⑈ 23⑈00007⑈

OJ and Amber Rinehart  
12072 Quail Ave N  
Stillwater, MN 55082  
September 14, 2018

Aitkin Board of County Commissioners

Dear Board of Commissioners:

We thank you for the consideration of the application presented for property re-purchase. This is an embarrassing situation that we apologize in front of you for approval. The non-payment of tax was an oversight on my part (OJ) as I thought the tax was being paid as a part of our mortgage escrow. Please let me reiterate that this is not an excuse and certainly 100% my fault for not properly following up on the notices being sent.

I realize the board has much better and more prevalent issues to deal with, so I apologize again for the waste of your time on this matter. The board and Aitkin county have my word that we will be on time with all future tax payments and never be delinquent again.

Thank you for your time and consideration.

OJ Rinehart



Amber Rinehart



(Top 3 inches reserved for recording data)

**WARRANTY DEED**

**Individual(s) to Individual(s)**

DEED TAX DUE: \$ 1,386.00

DATE: May 9, 2013

FOR VALUABLE CONSIDERATION, Richard A. Dawson and Jeanette M. Dawson, husband and wife ("Grantor"), hereby conveys and warrants to Orville J. Rinehart, IV and Amber R. Rinehart, husband and wife as joint tenants ("Grantee"), real property in Aitkin County, Minnesota, legally described as follows: See Exhibit A attached hereto and incorporated herein by reference. This Deed is given pursuant to that certain Contract for Deed between Grantor as Seller and Grantee as Purchaser dated July 13, 2010 and filed on July 19, 2011 as Document Number 406556 ("Contract for Deed").

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

- (a) Covenants, conditions, restrictions (without effective forfeiture provisions) and declarations of record, if any;
- (b) Reservation of mineral rights by the State of Minnesota; if any;
- (c) Utility and drainage easements which do not interfere with present improvements;
- (d) Applicable laws, ordinances, and regulations;
- (e) The lien of real estate taxes and installments of special assessments which are payable by Grantee/Purchaser pursuant to the Contract for Deed;
- (f) Liens, encumbrances, adverse claims or other matters which Grantee/Purchaser has created, suffered or permitted to accrue after the date of the Contract for Deed; and
- (g) That certain EASEMENT for roadway purposes dated April 1, 1948 and filed on May 1, 1948 in Book 78 of Deeds, page 443 in the Office the County Recorder, County of Aitkin, State of Minnesota which is a permitted encumbrance

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

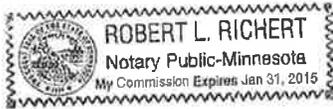
  
Richard A. Dawson

  
Jeanette M. Dawson

State of Minnesota, County of Washington

This instrument was acknowledged before me on May 9, 2013, by Richard A. Dawson and Jeanette M. Dawson, husband and wife.

(Stamp)



*[Handwritten Signature]*

(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: January 31, 2015  
*(month/day/year)*

THIS INSTRUMENT WAS DRAFTED BY:

Robert L. Richert (Atty. Reg. No. 260344)  
Attorney at Law  
7 East Pleasant Lake Road  
North Oaks, MN 55127

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

O.J. Rinehart  
12072 Quail Avenue  
Stillwater, MN 55082

LEGAL DESCRIPTION  
EXHIBIT A

TRACT A:

That part of Government Lot 3 of Section Twenty-nine (29), Township Forty-five (45), Range Twenty-seven (27), to be described as follows:

Commencing at a point on the East line of said Government Lot 3, 492 feet South of the Northeast corner of said Government Lot 3; thence North 84 degrees 50 minutes 00 seconds West, parallel with the North line of said Government Lot 3, a distance of 200.20 feet; thence South parallel with the East line of said Government Lot 3 and along the Westerly line of a tract of land as described in Document No. 196237, a distance of 153.81 feet; thence South 30 degrees 38 minutes 50 seconds West, a distance of 34.87 feet; thence South, a distance of 8.00 feet; thence South 30 degrees 38 minutes 50 seconds East, a distance of 34.87 feet, to the actual point of beginning of the tract of land described; thence North 30 degrees 38 minutes 50 seconds West, a distance of 34.87 feet; thence North, a distance of 8.00 feet; thence North 30 degrees 38 minutes 50 seconds East, a distance of 34.87 feet; thence North, a distance of 153.81 feet; thence North 84 degrees 50 minutes 00 seconds West, a distance of 150.00 feet; thence South, along the Easterly line of a tract of land as described in Document No. 227838, a distance of 369.28 feet, more or less, to the shoreline of Big Pine Lake; thence Northeasterly, along said shoreline to its intersection with a line bearing South, from the actual point of beginning; thence North along said Westerly line of said Document No. 196237 (the Easterly line of Document No. 227838), a distance of 103 feet, more or less, to the actual point of beginning.

PID: 11-0-063806

AND

TRACT B:

That part of Government Lot Three (3) of Section Twenty-nine (29), Township Forty-five (45), Range Twenty-seven (27), to be described as follows:

Commencing at a point on the East line of said Government Lot 3, 492 feet South of the Northeast corner of said Government Lot 3; thence North 84 degrees 50 minutes 00 seconds West, parallel with the North line of said Government Lot 3, a distance of 200.20 feet; thence South parallel with the East line of said Government Lot 3 and along the Westerly line of a tract of land as described in Document No. 196237, a distance of 153.81 feet; thence South 30 degrees 38 minutes 50 seconds West, a distance of 34.87 feet; thence South, a distance of 8.00 feet; thence South 30 degrees 38 minutes 50 seconds East, a distance of 34.87 feet, to the actual point of beginning of the tract of land described; thence North 30 degrees 38 minutes 50 seconds West, a distance of 34.87 feet; thence North, a distance of 8.00 feet; thence North 30 degrees 38 minutes 50 seconds East, a distance of 34.87 feet; thence North, a distance of 153.81 feet; thence South 84 degrees 50 minutes 00 seconds East, a distance of 150.00 feet; thence South, along the Easterly line of a tract of land as described in said Document No. 196237, a distance of 293.38 feet, more or less, to the shoreline of Big Pine Lake; thence Southwesterly, along said shoreline to its intersection with a line bearing South, from the actual

LEGAL DESCRIPTION  
EXHIBIT A  
(continued)

point of beginning; thence North, along said Westerly line of said Document No. 196237 (the Easterly line of Document No. 227838), a distance of 103 feet, more or less, to the actual point of beginning.

PID: 11-0-063803

AND

TRACT C:

That part of Government Lot Three (3), of Section Twenty-nine (29), Township Forty-five (45), Range Twenty-seven (27), described as follows:

Beginning Five Hundred (500) feet north of the Southwest Corner of said Government Lot Three (3), and thence running South Eighty-five degrees, Thirty-one minutes ( $85^{\circ} 31'$ ), East parallel with the South line of said Lot Three (3), a distance of Four hundred seventy-six and four-tenths (476.4) feet; thence running North, parallel with the west line of said Government Lot Three (3) a distance of Three hundred twenty and twenty-one hundredths (320.21) feet; thence running South Eighty-five degrees Two minutes ( $85^{\circ} 2'$ ) East a distance of Eight hundred forty-six and one-tenths (846.1) feet to the East line of said Government Lot Three (3); thence running North along the East line of said Government Lot Three (3) a distance of Four hundred ninety-two (492) feet to the Northeast corner of said Lot Three (3); thence running West along the North line of said Government Lot Three (3) to the Northwest corner thereof; thence running South along the West line thereof to the point of beginning and there ending.

PID: 11-0-063801

Abstract Property

Certificate of Real Estate Value

Names of buyers (last, first, MI) Kuehbart, IV, Orville. Address 12072 Grand Ave. Daytime phone (651) 765-0765. Names of sellers (last, first, MI) Dawson, Richard A. New address 2083 Charles St. Daytime phone (651) 777-6353. Street address or rural route of property purchased 23164 45th St. City or township Aitkin County Aitkin. 1. Date of deed or contract 5-9-13 Legal description of property purchased (lot, block and plat) or attach 3 copies of the legal description See attached

Financial arrangements

2. Total purchase price 400,000.00 Was personal property included in purchase price (e.g., furniture, inventory, equipment)? No. 3. Down payment. 4. Points or prepaid interest paid by seller. 5. Current value of personal property.

6. Type of acquisition (check all that apply)

- 1031 exchange, Buyer and seller are relatives or related businesses, Buyer or seller is religious or charitable organization, Buyer or seller is unit of government, Buyer purchased partial interest only, Contract paid off or resold, Name added or removed from deed, Property condemned or foreclosed upon, Property received as gift or inheritance, Property received in trade, Purchase agreement signed over two years ago.

7. Type of property transferred (check all that apply)

- Land only, Land and buildings, Construction of new building after Jan. 1 of year of sale.

8. Planned use of property (check one)

- Residential: single family, Residential: duplex, triplex, Cabin or recreational (noncommercial), Agricultural. Number of acres: (attach Schedule PE20A), Apartment (residential, four or more units). Number of units: (attach Schedule PE20A), Commercial-industrial. Type of business: (attach Schedule PE20A), Other. Describe: (attach Schedule PE20A).

8. Will this property be the buyer's principal residence? Yes No

Method of financing (complete only if seller-financed, including contracts-for-deed and assumed mortgages)

Table with columns: Assumed mortgage, Contract for deed, Mortgage or contract-for-deed amount at purchase, Monthly payment (principal & interest), Interest rate now in effect, Number of payments, Date of any lump-sum (balloon) payments.

Sign here. I declare under penalty of law that the information on this form is true, correct and complete to the best of my knowledge and belief.

Print name Lori Helms Signature Lori Helms Date 5-9-13 Daytime phone (651) 257-7222

Counties: Complete this section.

Table with columns: Co, Acres, Good for study, HC, ST, Adjc, Adjs, Use, Tillable EMV, Apt, EM, Primary property ID number, Secondary parcel ID number, Are there more parcels?, Put additional ID numbers on back of form.