



Board of County Commissioners Agenda Request

2K
Agenda Item #

Requested Meeting Date: October 8, 2019

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	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <small>*provide copy of hearing notice that was published</small>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
Submitted by: Rich Courtemanche		Department: Land Department
Presenter (Name and Title): Rich Courtemanche - Land Commissioner		Estimated Time Needed: n/a
Summary of Issue: S 282.241 allows application to repurchase tax-forfeited property by the former owner. Steven T. Dowdle and Jeffery R. Dowdle owners at the time of forfeiture, have submitted a letter of application to repurchase the following tax forfeited land: The East Half of the Northwest Quarter (E 1/2 of NW 1/4) and the Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4), and the Southwest Quarter of Northeast Quarter (SW 1/4 of NE 1/4) of Section Seven (7), Township Forty-five (45), Range Twenty-five (25), subject to and together with a non-exclusive roadway easement for ingress and egress over the West 66 feet of the fractional SW 1/4 of NW 1/4, the fractional NW 1/4 of SW 1/4 and the fractional SW 1/4 of SW 1/4 of Section 7 and the West 66 feet of Sections 18 and 19, all in Township 45, Range 25, lying North of Minnesota Trunk Highway No. 18. and has submitted the fee of \$2,879.09		
Alternatives, Options, Effects on Others/Comments: 		
Recommended Action/Motion: Adopt resolution.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No Please Explain:		

By Commissioner: xx

20191008-0xx

Repurchase Application – Dowdle

WHEREAS, Steven T. Dowdle and Jeffrey R. Dowdle, of 4373 Rosebriar Ave., Vadnais Heights, MN 55127 the owners at the time of forfeiture, have 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:

The East Half of the Northwest Quarter (E ½ of NW ¼) and the Southwest Quarter of Northwest Quarter (SW ¼ of NW ¼), and the Southwest Quarter of Northeast Quarter (SW ¼ of NE ¼) of Section Seven (7), Township Forty-five (45), Range Twenty-five (25), subject to and together with a non-exclusive roadway easement for ingress and egress over the West 66 feet of the fractional SW ¼ of NW ¼, the fractional NW ¼ of SW ¼ and the fractional SW ¼ of SW ¼ of Section 7 and the West 66 feet of Sections 18 and 19, all in Township 45, Range 25, lying North of Minnesota Trunk Highway No. 18.

Subject to mineral reservations, easements, zoning ordinances and restrictions of record AND subject to Conservation Reserve Program rights described in Exhibit A...

and WHEREAS, said applicant has set forth in his application that:

Hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:

I was under the impression that my taxes were paid through 2018 due to identity theft in 2015 during this time my bank account was drained and a number of credit cards were taken out in my name. As a result my assets were frozen and my wages were under garnishment until the case was settled as a further expense to me as a single parent of a now nine year old daughter. This event has been very stressful – both financially and mentally. Taking 170,000 piece of land without notice seems harsh and unfair under these circumstances – especially without notice.

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 Steven T. Dowdle and Jeffrey R. Dowdle 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 8th day of October 2019, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 8th day of October 2019

Jessica Seibert
County Administrator

To the Honorable Board of County Commissioners of

Aitkin

County, Minnesota.

I, the undersigned owner-mortgagee-heir-representative of heirs Steven T Dowdle, at the time of forfeiture of the parcel of land situated in the County of Aitkin, State of Minnesota, described as follows, to-wit: The SW¹/₄ of NW¹/₄; SW¹/₄ of NE¹/₄; E¹/₂ of NW¹/₄; N¹/₂ of SW¹/₄; SW¹/₄ of SW¹/₄, All in Section 7, Township 45, Range 25 Aitkin County, Minn.

Parcel # 21-0-011400

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: I was under the impression that my taxes were paid through 2018 due to identity theft in 2015 during this time my bank account was drained and a number of credit cards were taken out in my name. As a result my assets were frozen and my wages were under garnishment until the case was settled - as a further expense to me as a single parent of a now nine year old daughter. This event has been very stressful - both financially and mentally. Taking 170,000 peice of land without notice seems harsh and unfair under these circumstances - Especially with out notice.

(b) That the repurchase of said land by me will promote and best serve the public interest, because I believe in keeping the land as natural as possible. I do not use pesticides and am very mindful of the environmental footprint this land will leave now and for years to come. I will never do any major development on this property for it is prime hunting land that is cojoined with other properties and will remain current on my taxes; promise.

Steven T Dowdle
Owner-Mortgagee-Heir-Representative of Heirs

State of Minnesota

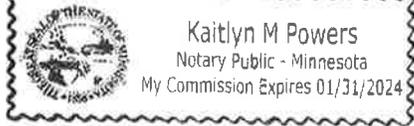
County of Ramsey

The foregoing instrument was acknowledged before me this 26 day of September, 1920¹⁹, by

Steven Dowdle

Kaitlyn M Powers
Signature of person taking acknowledgement

Notarial Seal



WARRANTY DEED

Individual(s) to Joint Tenants

281307

FILED NOV 16 1993 AT 9AM

Everett Davies, County Recorder

No delinquent taxes and transfers entered; Certificate of Real Estate Value (X) filed not required.
 Certificate of Real Estate Value No. 19925
November 16, 1993
Clara Hatfield
 County Auditor
Maria Beards
 Deputy

STATE DEED TAX DUE HEREON: \$ 112.20

Date: October 27, 19 93

(reserved for recording data)

FOR VALUABLE CONSIDERATION, Harold L. Kosbau and Betty L. Kosbau,
husband and wife, Grantor(s).

(marital status)
 hereby convey(s) and warrant(s) to Steven T. Dowdle and Jeffrey R. Dowdle
 _____, Grantees as joint
 tenants, real property in Aitkin County, Minnesota, described as follows:
 The East Half of the Northwest Quarter (E½ of NW¼) and the Southwest Quarter
 of Northwest Quarter (SW¼ of NW¼) and the Southwest Quarter of Northeast
 Quarter (SW¼ of NE¼) of Section Seven (7), Township Forty-five (45), Range
 Twenty-five (25), subject to and together with a non-exclusive roadway
 easement for ingress and egress over the West 66 feet of the fractional SW¼
 of NW¼, the fractional NW¼ of SW¼ and the fractional SW¼ of SW¼ of Section 7,
and the West 66 feet of Sections 18 and 19, all in Township 45, Range 25,
 lying North of Minnesota Trunk Highway No. 18.

Subject to mineral reservations, easements, zoning ordinances and
 restrictions of record AND subject to Conservation Reserve Program rights
 described in Exhibit A attached hereto.
 (If more space is needed, continue on back)
 together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Affix Deed Tax Stamp Here

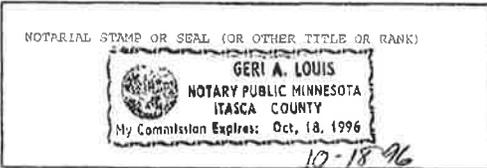
STATE OF MINNESOTA

COUNTY OF AITKIN

The foregoing instrument was acknowledged before me this 27th day of Oct, 1993,
 by Harold L. Kosbau and Betty L. Kosbau, husband and wife, Grantor(s).

Harold L. Kosbau
 Harold L. Kosbau
Betty L. Kosbau
 Betty L. Kosbau

Geri Louis
 SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT



THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
 RYAN, RYAN & ZIMMERMAN
 LAWYERS
 P.O. Box 388
 Aitkin, MN 56431
 RAZ:dmi

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Mr. Steven T. Dowdle
 Mr. Jeffrey R. Dowdle
 195 17th Avenue SW
 New Brighton, MN 55112

AITKIN COUNTY DEED TAX

No 90 Date 11-16-93
112.20
Debra Nelson
 County Treasurer
 By M. Fack Deputy

EXHIBIT A

The Buyer understands that a part of this property is enrolled in the Conservation Reserve Program. The Seller shall retain all rights to payments made pursuant to said program during 1993, and the Buyer shall be entitled to any payments after 1993. The Buyer must complete all necessary applications for transfer of the payments to his name and shall comply with all terms of the Conservation Reserve Program agreement. The Buyer shall pay and hold all persons obligated under the Conservation Reserve Program contract harmless from any repayments due in the future under the terms of the Conservation Reserve Program, which repayments are the result of the Buyer's action or inaction which results in the repayment. The Buyer understands that his failure to comply with the Conservation Reserve Program agreement may require the Buyer to repay all previous payments made under the Conservation Reserve Program, which amounts are now equal to \$210.00 for each acre enrolled in the program, plus penalty and interest.

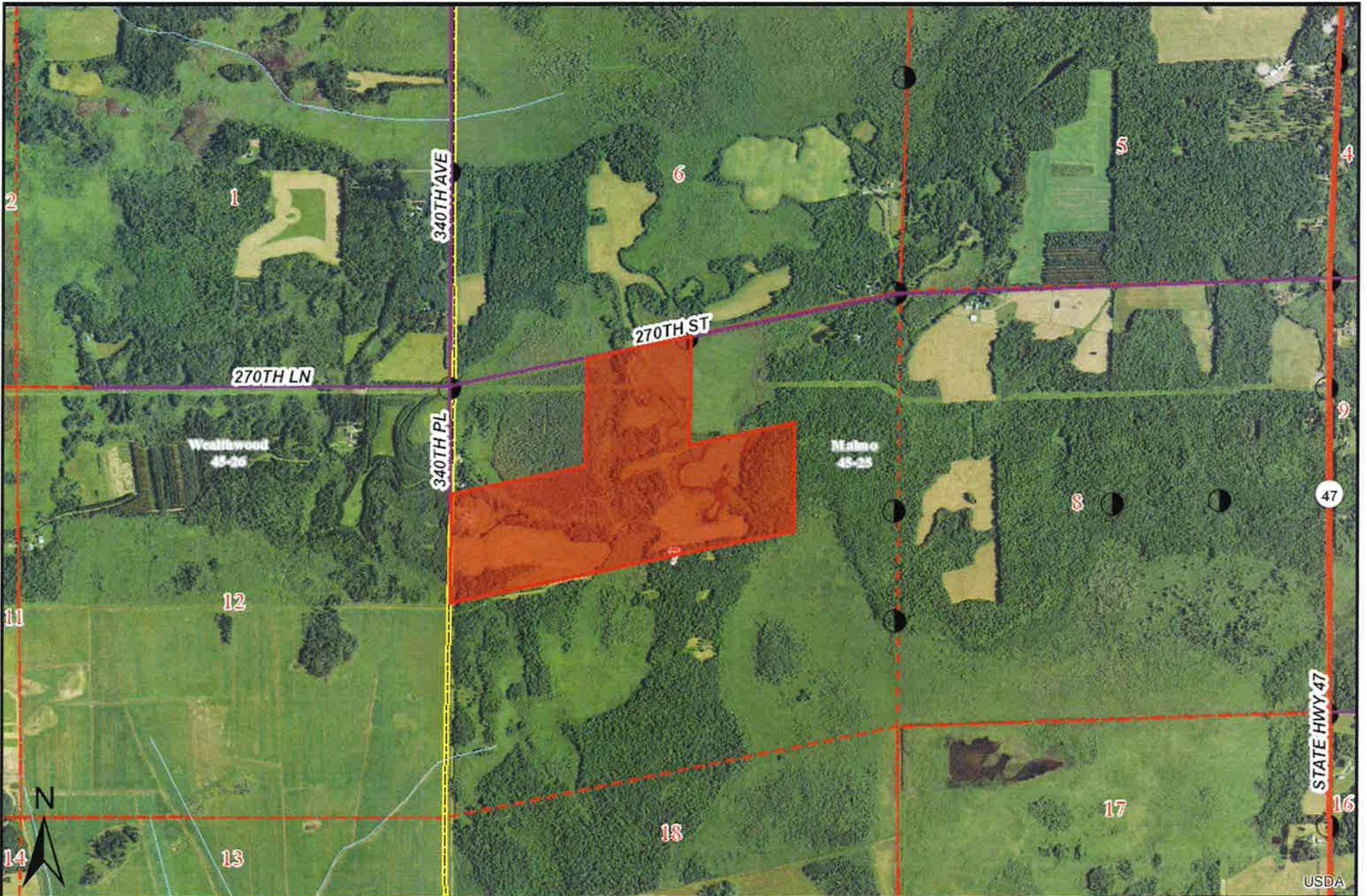
9/19/90
W.B. 0410.04
11/16/90
Steven Rowdle
4373 Arabia
Vadras Heights, MN
55127

RECORDED...
TRACT INDEX...
GRANOR...
GRANTEE...
COMPARED...
③

OFFICE OF COUNTY RECORDER
ATKIN COUNTY, MINNESOTA
 WELL CERTIFICATE RECEIVED
 WELL CERTIFICATE NOT REQUIRED

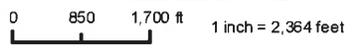
COUNTY RECORDER
ATKIN COUNTY, MINNESOTA
FILED
NOV 16 '93 9AM
Ernst Hansen
As Doc. No. 281307

Steve & Jeffrey Dowdle						
August 19, 2019		Interest calc September 30, 2019				
21-0-011400						
Year	Tax	Cost	Interest	Penalty	Total	
2011	\$ -	\$ -	\$ -	\$ -	\$ -	0.875
2012	\$ -		\$ -	\$ -	\$ -	0.775
2013	\$ -		\$ -	\$ -	\$ -	0.675
2014	\$ -		\$ -	\$ -	\$ -	0.475
2015	\$ 490.56		\$ 208.92	\$ 66.56	\$ 766.04	0.375
2016	\$ -		\$ -	\$ -	\$ -	0.275
2017	\$ -		\$ -	\$ -	\$ -	0.175
2018	\$ 537.00		\$ 44.30	\$ 53.70	\$ 635.00	0.075
2019	\$ 1,092.00		\$ -	\$ 60.06	\$ 1,152.06	
Total:	\$ 2,119.56	\$ -	\$ 253.22	\$ 180.32	\$ 2,553.10	
Total:		2553.10				
St Deed Tax		8.43				
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:		2,879.09				



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Dowdle



rpc



Date: 10/1/2019