



Board of County Commissioners Agenda Request

2R

Agenda Item #

Requested Meeting Date: November 9, 2021

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: Dennis Thompson		Department: Land
Presenter (Name and Title): Dennis Thompson, Assistant Land Commissioner		Estimated Time Needed: NA
Summary of Issue: <p>S 282.241 allows application to repurchase tax-forfeited property by the former purchaser on Contract for Deed.</p> <p>Bryan Edward Conant et al, owner at the time of forfeiture, has made and filed an application with the County Auditor for the repurchase of the hereinafter described parcels of tax-forfeited land:</p> <p>A. UND 1/10 INT IN SE SW of Section 35 Township 48 Range 26. PID# 23-0-060900 B. UND 1/3 INT IN LOT 1 of Section 3 Township 47 Range 26. PID# 31-0-004100 C. UND 1/3 INT IN LOT 2 of Section 3 Township 47 Range 26. PID# 31-0-004600</p> <p>Property will revert to the owner at the time of Forfeiture.</p>		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Approve resolution		
Financial Impact: <i>Is there a cost associated with this request?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>What is the total cost, with tax and shipping? \$</i> <i>Is this budgeted?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

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

ADOPTED November 9, 2021

By Commissioner:

20211109-xxx

Bryan Conant's Repurchase

WHEREAS, Bryan Edward Conant et al, taxpayer at the time of forfeiture.
(Applicant)

WHEREAS, the Applicant 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:

- A. UND 1/10 INT IN SE SW of Section 35 Township 48 Range 26. PID# 23-0-060900
- B. UND 1/3 INT IN LOT 1 of Section 3 Township 47 Range 26. PID# 31-0-004100
- C. UND 1/3 INT IN LOT 2 of Section 3 Township 47 Range 26. PID# 31-0-004600

and **WHEREAS**, said Applicants 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:

Forfeiture of this land was the unfortunate result of miscommunication between our family with regards to who was responsible for paying the property tax.

- B. That the repurchase of said land will promote and best serve the public interest because:

Our land has been part of our family for over a century and we feel it is a vital part of our family heritage and connection with our ancestors.

and **WHEREAS**, the Applicants have made payment of all delinquent taxes of properties

and **WHEREAS**, this board is of the opinion that said applications should be granted for such reasons,

NOW, THEREFORE BE IT RESOLVED, That the application of Dennis M. Benson 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.

Dated at Aitkin, Minnesota, this 9th day of November 2021.

Chairman, Board of County Commissioners
Aitkin County, Minnesota

Attest:

County Auditor

FIVE MEMBERS PRESENT

All Members Voting

**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 9th Day of November 2021 and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 9th day of November, 2021

Jessica Seibert
County Administrator



AITKIN COUNTY LAND DEPARTMENT

502 Minnesota Ave N.
Aitkin, MN 56431

acl@co.aitkin.mn.us
phone: 218-927-7364

A

September 10, 2021

CONANT, BRYAN EDWARD ETAL

Re: UND 1/10 INT IN SE SW Section 35 Township 48 Range 26

To whom it may concern,

The above described property forfeited to Aitkin County on August 16, 2021 for the non-payment of real estate taxes. This property is now owned by Aitkin County and is the responsibility of the Aitkin County Land Department.

Any personal property located on this land or in the buildings on this land must be removed prior to October 25, 2021 or it will be treated as abandoned personal property.

Any personal use of this property without the written permission of this department will be treated as a "trespass". However, a person with a vested interest in this property at the time of forfeiture, may have the right to make application to repurchase this property. If you are interested in learning more about making an application to repurchase this land, please contact this office regarding the amount you would need to pay, and the repurchase application process. If a repurchase is approved by the County Board, it will return to the same status it was before it forfeited. If it remains county property it may be offered for public auction.

For information about these parcels, please go to our website <http://www.co.aitkin.mn.us> look down the right hand side menu for "Parcel Search" this will bring you to the Aitkin County Interactive Map. Once here, find and click the "Search" button at the top and then click "PIN" (parcel id number). The PIN for the property is: 23-0-060900.

If you have any questions, please feel free to contact this office at 218-927-7364.

Sincerely,

Rich Courtemanche
Aitkin County Land Commissioner

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

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

PROPERTY ID: 23-0-060900
MORRISON TWP
SEC: 35 TWP: 48 RGE: 26 ACRES: 4.00
UND 1/10 INT IN SE SW

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:

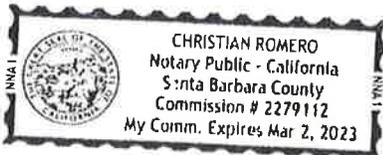
FORFEITURE OF THIS LAND WAS THE UNFORTUNATE RESULT OF MISCOMMUNICATION BETWEEN OUR FAMILY WITH REGARDS TO WHO WAS RESPONSIBLE FOR PAYING THE PROPERTY TAX.

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

OUR LAND HAS BEEN PART OF OUR FAMILY FOR OVER A CENTURY AND WE FEEL IT IS A VITAL PART OF OUR FAMILY HERITAGE AND CONNECTION WITH OUR ANCESTORS.

State of ~~Minnesota~~ ^{CA} California
County of Santa Barbara

Christian Romero
Notarial Seal



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

The foregoing instrument was acknowledged before me this 27th day of October, 2021 by

Christian Romero
Signature of person taking acknowledgement

Please see Attached CA Notary.

Filed in my office this _____
day of _____, 19 _____

County Auditor

Resolution authorizing repurchase adopted
this _____ day of _____, 19 _____

County Auditor

Repurchase made this _____ day of
_____, 19__.

County Auditor

Certificate of purchase forwarded to
Commissioner of Taxation this _____ day of
_____, 19__.

County Auditor

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

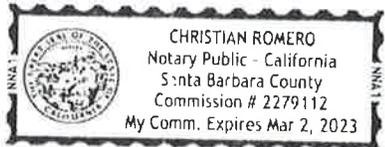
State of California
County of SANTA BARBARA)

On OCTOBER 27, 2021 before me, CHRISTIAN ROMERO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BRYAN E. CONANT-----
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Christian Romero*

(Seal)

A

355075

FILED JAN 12 '04 AT 9:11 AM

Diane M. Lafferty, County Recorder

AITKIN COUNTY DEED TAX

No 42 Date 1-12-04
\$ 1.65 Dollars Paid
Deanna Nelson
County Treasurer

By _____ Deputy

No delinquent taxes and transfer entered; Certificate of Real Estate Value (_____) filed (X) not required Certificate of Real Estate Value No. _____ 9 _____

Kirk Pappas
County Auditor

By Judith Bernberg
Deputy

State Deed Tax due hereon: \$ 1.65
(OR EXEMPTION)

Date: January 12, 2004

QUITCLAIM DEED
TITLE OF DOCUMENT

FOR CONSIDERATION OF LESS THAN FIVE HUNDRED AND NO/100 DOLLARS (<\$500.00),
Jean Sink, a widow, and Lois Sandall, a married woman, each as to their undivided interest, GRANTOR

Whose current mailing address is 441 Cambridge Drive, Arcadia, California 91007

HEREBY conveys and quitclaims to
Bryan Edward Conant, a single man, and Camille Marie Conant Folster, a married woman, each as to
an undivided 1/2 share of an undivided 1/3 interest in parcels 1 and 2, and each as to an undivided
1/2 share of an undivided 1/10 interest in parcel 3, GRANTEE

Whose current mailing address is 441 Cambridge Drive, Arcadia, California 91007

REAL PROPERTY in Aitkin County, Minnesota, described as follows:

→ SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: Vacant - no assigned address, Minnesota
Property Identification Number: 31-0-004100 and 31-0-004600 and 23-0-060900

Prior Recorded Doc. Ref.: Deed: Recorded: _____; BK _____, PG _____
Doc. No. _____

TOGETHER with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

THIS DEED IS INTENDED TO CONVEY AFTER ACQUIRED TITLE

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 - LOT 1	SECTION 3 <u>T. 47/ R. 26</u>	UNDIV. 1/3
PARCEL 2 - LOT 2	SECTION 3 <u>T. 47/ R. 26</u>	UNDIV. 1/3
PARCEL 3 - SE/4 OF SW/4	SECTION 35 <u>T. 48/ R. 26</u>	UNDIV. 1/10

THE SELLER CERTIFIES THAT THE SELLER (you must make a selection):

DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED PROPERTY AND NO WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

OR

KNOWS OF EXISTING WELLS ON THE DESCRIBED PROPERTY AND THE REQUIRED WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

When the context requires, singular nouns and pronouns, include the plural.

Jean Sink
Jean Sink

Affix Deed Tax Stamp Here

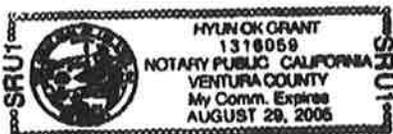
STATE OF CALIFORNIA
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this 26 day of DEC, 2003,
by Jean Sink, a widow, GRANTOR(S)
NOTARY STAMP/SEAL

Given under my hand and official seal of office this
26 day of DEC, A.D., 2003

Jean Grant
Signature of Person taking acknowledgment

JEAN OK GRANT
Printed Name of Person taking acknowledgment
Notary Commission Expires: 8-29-2005



This Instrument was Drafted By:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Send Tax Statements To:
Bryan Conant
441 Cambridge Drive
Arcadia, CA 91007

After Recording Mail To:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Richard Blanner
550 W. C. St.
Delta 1160
San Diego, CA
92101

RECORDED
TRACT INDEX
GRANTOR
GRANTEE
COMPARISON

OFFICE OF COUNTY RECORDER
AVIATION COUNTY, ILLINOIS
 WELL CERTIFICATE REQUIRED
 WELL CERTIFICATE NOT REQUIRED

COUNTY RECORDER
AVIATION COUNTY, ILLINOIS
FILED
JAN 12 2004 9 AM
Diana M. Stiff
As Doc. No.

355075

1-12-04
8

A

THE SELLER CERTIFIES THAT THE SELLER (you must make a selection):

DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED PROPERTY AND NO WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

OR

KNOWS OF EXISTING WELLS ON THE DESCRIBED PROPERTY AND THE REQUIRED WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

When the context requires, singular nouns and pronouns, include the plural.

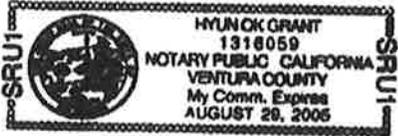
Lois Sandall
Lois Sandall

Affix Deed Tax Stamp Here

STATE OF CALIFORNIA
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this 26 day of DEC, 2003,
by Lois Sandall, a married woman, GRANTOR(S)
NOTARY STAMP/SEAL

Given under my hand and official seal of office this
26 day of DEC, A.D., 2003



Hyun Ok Grant
Signature of Person taking acknowledgment

HYUN OK GRANT
Printed Name of Person taking acknowledgment
Notary Commission Expires: 8-28-2005

This Instrument was Drafted By:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Send Tax Statements To:
Bryan Conant
441 Cambridge Drive
Arcadia, CA 91007

After Recording Mail To:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

September 21, 2021
 23-0-060900

Interest calc October 31, 2021
 (Subject to change)

Year	Tax	Cost	Interest	Penalty	Total	
2017	\$ 34.00	\$ 20.00	\$ 22.52	\$ 4.76	\$ 81.28	0.383333
2018	\$ 36.00		\$ 11.47	\$ 4.50	\$ 51.97	0.283333
2019	\$ 38.00		\$ 7.84	\$ 4.75	\$ 50.59	0.183333
2020	\$ 38.00		\$ 3.56	\$ 4.75	\$ 46.31	0.083333
2021	\$ 34.00		\$ -	\$ 4.08	\$ 38.08	0

Total: \$ 180.00 \$ 20.00 \$ 45.40 \$ 22.84 \$ 268.24

Total: 268.24
 St Deed Tax 16.50
 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 6.80
Insurance 0.00
 Total: \$ 602.54

A

BANK OF AMERICA



Cashier's Check

Notice to Purchaser - In the event that this check is lost, stolen, or otherwise
spoiled, a sworn statement and 90-day waiting period will be required
prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

91-170/1221

Date 10/28/21 01:09:55 PM

NCA

GOLETA

718 0000416 002

Pay



****\$602.54****

****Six Hundred Two and 54/100 Dollars****

To The
Order Of AITKIN COUNTY

Remitter (Purchased By):

Bank of America, N.A.
PHOENIX, AZ

AUTHORIZED SIGNATURE

00-53-3304B 06-2019

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

A



AITKIN COUNTY LAND DEPARTMENT

502 Minnesota Ave N.
Aitkin, MN 56431

acd@co.aitkin.mn.us
phone: 218-927-7364

September 10, 2021

CONANT, BRYAN EDWARD ETAL

Re: UND 1/3 INT IN LOT 1 Section 3 Township 47 Range 26

To whom it may concern,

The above described property forfeited to Aitkin County on August 16, 2021 for the non-payment of real estate taxes. This property is now owned by Aitkin County and is the responsibility of the Aitkin County Land Department.

Any personal property located on this land or in the buildings on this land must be removed prior to October 25, 2021 or it will be treated as abandoned personal property.

Any personal use of this property without the written permission of this department will be treated as a "trespass". However, a person with a vested interest in this property at the time of forfeiture, may have the right to make application to repurchase this property. If you are interested in learning more about making an application to repurchase this land, please contact this office regarding the amount you would need to pay, and the repurchase application process. If a repurchase is approved by the County Board, it will return to the same status it was before it forfeited. If it remains county property it may be offered for public auction.

For information about these parcels, please go to our website <http://www.co.aitkin.mn.us> look down the right hand side menu for "Parcel Search" this will bring you to the Aitkin County Interactive Map. Once here, find and click the "Search" button at the top and then click "PIN" (parcel id number). The PIN for the property is: 31-0-004100.

If you have any questions, please feel free to contact this office at 218-927-7364.

Sincerely,

Rich Courtemanche
Aitkin County Land Commissioner

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

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

PROPERTY ID: 31-0-004100
SPENCER TWP
SEC: 3 TWP: 47 RGE: 26 ACRES: 10.93
UND 1/3 INT IN LOT 1

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:

FORFEITURE OF THIS LAND WAS THE UNFORTUNATE RESULT OF MISCOMMUNICATION BETWEEN OUR FAMILY WITH REGARD TO WHO WAS RESPONSIBLE FOR PAYING THE PROPERTY TAX.

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

OUR LAND HAS BEEN PART OF OUR FAMILY FOR OVER A CENTURY AND WE FEEL IT IS A VITAL PART OF OUR FAMILY HERITAGE AND CONNECTION WITH OUR ANCESTORS.

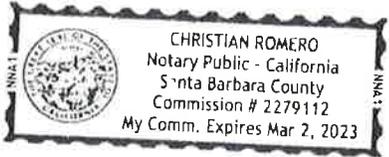
State of ~~Minnesota~~ California
County of Santa Barbara

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

The foregoing instrument was acknowledged before me this 27 day of October, 2021, by [Signature]

Notarial Seal

[Signature]
Signature of person taking acknowledgement



Please see Attached CA Notary

Filed in my office this _____

day of _____, 19 _____

County Auditor

Resolution authorizing repurchase adopted

this _____ day of _____, 19 _____

County Auditor

Repurchase made this _____ day of

_____, 19 _____

County Auditor

Certificate of purchase forwarded to

Commissioner of Taxation this _____ day of

_____, 19 _____

County Auditor

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

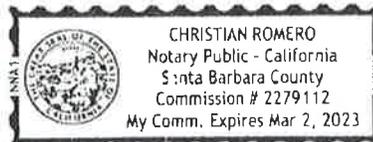
State of California
County of SANTA BARBARA)

On OCTOBER 27, 2021 before me, CHRISTIAN ROMERO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BRYAN E. CONANT,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Christian Romero*

(Seal)

355075

FILED JAN 12 '04 AT 9:41 AM

Diane M. Lafferty, County Recorder

AITKIN COUNTY DEED TAX

No 42 Date 1-12-04
\$ 1.65 Dollars Paid
Dennis Nelson
County Treasurer

By _____ Deputy

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed (X) not required Certificate of Real Estate Value No. 9

Kirk Pappas
County Auditor

By Judith Bernberg
Deputy

State Deed Tax due hereon: \$ 1.65
(OR EXEMPTION)

Date: January 12, 2004

QUITCLAIM DEED
TITLE OF DOCUMENT

FOR CONSIDERATION OF LESS THAN FIVE HUNDRED AND NO/100 DOLLARS (<\$500.00),
Jean Sink, a widow, and Lois Sandall, a married woman, each as to their undivided interest, GRANTOR

Whose current mailing address is 441 Cambridge Drive, Arcadia, California 91007

HEREBY conveys and quitclaims to
Bryan Edward Conant, a single man, and Camille Marie Conant Folster, a married woman, each as to
an undivided 1/2 share of an undivided 1/3 interest in parcels 1 and 2, and each as to an undivided
1/2 share of an undivided 1/10 interest in parcel 3, GRANTEE

Whose current mailing address is 441 Cambridge Drive, Arcadia, California 91007

REAL PROPERTY in Aitkin County, Minnesota, described as follows:

→ SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: Vacant - no assigned address, Minnesota
Property Identification Number: 31-0-004100 and 31-0-004600 and 23-0-060900

Prior Recorded Doc. Ref.: Deed: Recorded: _____; BK _____, PG _____
Doc. No. _____

TOGETHER with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

THIS DEED IS INTENDED TO CONVEY AFTER ACQUIRED TITLE

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 - LOT 1	SECTION 3 <u>T. 47/ R. 26</u>	UNDIV. 1/3
PARCEL 2 - LOT 2	SECTION 3 <u>T. 47/ R. 26</u>	UNDIV. 1/3
PARCEL 3 - SE/4 OF SW/4	SECTION 35 <u>T. 48/ R. 26</u>	UNDIV. 1/10

8

THE SELLER CERTIFIES THAT THE SELLER (you must make a selection):

DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED PROPERTY AND **NO** WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

OR

KNOWS OF EXISTING WELLS ON THE DESCRIBED PROPERTY AND THE REQUIRED WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

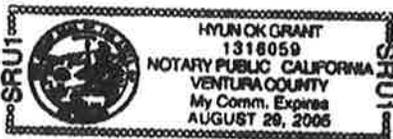
When the context requires, singular nouns and pronouns, include the plural.

Lois Sandall
Lois Sandall

Affix Deed Tax Stamp Here

STATE OF CALIFORNIA
COUNTY OF VENTURA as
The foregoing instrument was acknowledged before me this 26 day of DEC, 2003,
by Lois Sandall, a married woman, GRANTOR(S)
NOTARY STAMP/SEAL

Given under my hand and official seal of office this
26 day of DEC, A.D., 2003



Hyun Ok Grant
Signature of Person taking acknowledgment

HYUN OK GRANT
Printed Name of Person taking acknowledgment
Notary Commission Expires: 8-29-2005

This Instrument was Drafted By:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Send Tax Statements To:
Bryan Conant
441 Cambridge Drive
Arcadia, CA 91007

After Recording Mail To:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

5

THE SELLER CERTIFIES THAT THE SELLER (you must make a selection):

DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED PROPERTY AND NO WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

OR

KNOWS OF EXISTING WELLS ON THE DESCRIBED PROPERTY AND THE REQUIRED WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

When the context requires, singular nouns and pronouns, include the plural.

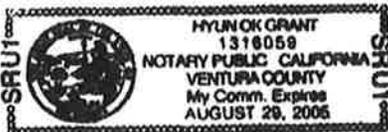
Jean Sink
Jean Sink

Affix Deed Tax Stamp Here

STATE OF CALIFORNIA
COUNTY OF VENTURA
The foregoing instrument was acknowledged before me this 26 day of DEC, 2003,
by Jean Sink, a widow, GRANTOR(S)
NOTARY STAMP/SEAL

Given under my hand and official seal of office this
26 day of DEC, A.D., 2003

Hyun Ok Grant
Signature of Person taking acknowledgment



HYUN OK GRANT
Printed Name of Person taking acknowledgment
Notary Commission Expires: 8-29-2005

This Instrument was Drafted By:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Send Tax Statements To:
Bryan Conant
441 Cambridge Drive
Arcadia, CA 91007

After Recording Mail To:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Richard Blanner
550 W. Cent.
Suite 1160
San Diego, CA
92101

RECORDED
TRACT INDEX
GRANTOR
GRANTEE
COMPANION

OFFICE OF COUNTY CLERK
ADIRONDACK COUNTY, NY
WELL CERTIFICATE RECEIVED
WELL CERTIFICATE NOT INCLUDED

COUNTY RECORDER
ADIRONDACK COUNTY, NY
FILED
JAN 12 2004 AM

Diane M. Jeffrey
As Sec. No.

355075

September 21, 2021
31-0-004100

Interest calc October 31, 2021
(Subject to change)

Year	Tax	Cost	Interest	Penalty	Total	
2017	\$ 58.00	\$ 20.00	\$ 33.01	\$ 8.12	\$ 119.13	0.383333
2018	\$ 60.00		\$ 19.12	\$ 7.50	\$ 86.62	0.283333
2019	\$ 56.00		\$ 11.55	\$ 7.00	\$ 74.55	0.183333
2020	\$ 58.00		\$ 5.44	\$ 7.25	\$ 70.69	0.083333
2021	\$ 52.00		\$ -	\$ 6.24	\$ 58.24	0
Total:	\$ 284.00	\$ 20.00	\$ 69.13	\$ 36.11	\$ 409.24	
Total:			409.24			
St Deed Tax			16.50			
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			6.80			
<u>Insurance</u>			<u>0.00</u>			
Total:		\$ 743.54				

5

BANK OF AMERICA

Cashier's Check

Once Purchaser, in the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

91-170/221

Date 10/28/21 01:09:55 PM

NCA

GOLETA

718 0000416 002

Pay



****\$743.54****

****Seven Hundred Forty Three and 54/100 Dollars****

To The Order Of AITKIN COUNTY

Remitter (Purchased By):

Bank of America, N.A.
PHOENIX, AZ

AUTHORIZED SIGNATURE

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

5



AITKIN COUNTY LAND DEPARTMENT

502 Minnesota Ave N.
Aitkin, MN 56431

acld@co.aitkin.mn.us
phone: 218-927-7364

September 10, 2021

CONANT, BRYAN EDWARD ETAL
3926 CRESTHAVEN DR
WESTLAKE VILLAGE, CA 91362

Re: UND 1/3 INT IN LOT 2 Section 3 Township 47 Range 26

To whom it may concern,

The above described property forfeited to Aitkin County on August 16, 2021 for the non-payment of real estate taxes. This property is now owned by Aitkin County and is the responsibility of the Aitkin County Land Department.

Any personal property located on this land or in the buildings on this land must be removed prior to October 25, 2021 or it will be treated as abandoned personal property.

Any personal use of this property without the written permission of this department will be treated as a "trespass". However, a person with a vested interest in this property at the time of forfeiture, may have the right to make application to repurchase this property. If you are interested in learning more about making an application to repurchase this land, please contact this office regarding the amount you would need to pay, and the repurchase application process. If a repurchase is approved by the County Board, it will return to the same status it was before it forfeited. If it remains county property it may be offered for public auction.

For information about these parcels, please go to our website <http://www.co.aitkin.mn.us> look down the right hand side menu for "Parcel Search" this will bring you to the Aitkin County Interactive Map. Once here, find and click the "Search" button at the top and then click "PIN" (parcel id number). The PIN for the property is: 31-0-004600.

If you have any questions, please feel free to contact this office at 218-927-7364.

Sincerely,

Rich Courtemanche
Aitkin County Land Commissioner

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

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

PROPERTY ID: 31-0-004600
SPENCER TWP
SEC: 3 TWP: 47 RGE: 26 ACRES: 11.18
UND 1/3 INT IN LOT 2

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:

FORFEITURE OF THIS LAND WAS THE UNFORTUNATE RESULT OF MISCOMMUNICATION BETWEEN OUR FAMILY WITH REGARDS TO WHO WAS RESPONSIBLE FOR PAYING THE PROPERTY TAX.

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

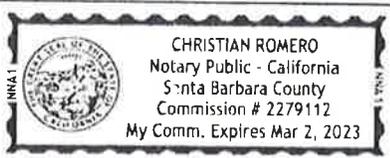
OUR LAND HAS BEEN PART OF OUR FAMILY FOR OVER A CENTURY AND WE FEEL IT IS A VETAL PART OF OUR FAMILY HERITAGE AND CONNECTION WITH OUR ANCESTORS.

State of ~~Minnesota~~ California
County of Santa Barbara

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

The foregoing instrument was acknowledged before me this 27th day of October, 2021, by

[Signature]
Notarial Seal



[Signature]
Signature of person taking acknowledgement

Please see Attached CA Notice

Filed in my office this _____
day of _____, 19 _____

County Auditor

Resolution authorizing repurchase adopted

this _____ day of _____, 19 _____

County Auditor

Repurchase made this _____ day of

_____, 19 _____

County Auditor

Certificate of purchase forwarded to

Commissioner of Taxation this _____ day of

_____, 19 _____

County Auditor

5

C

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

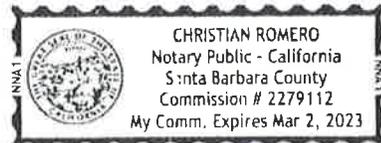
State of California
County of SANTA BARBARA

On OCTOBER 27, 2021 before me, CHRISTIAN ROMERO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared BRYAN E. CONANT
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Christian Romero* (Seal)

355075

FILED JAN 12 '04 AT 9AM

Diane M. Lafferty, County Recorder

AITKIN COUNTY DEED TAX

No 42 Date 1-12-04
165 Dollars Paid
Diane Nelson
County Treasurer

By _____ Deputy

No delinquent taxes and transfer entered; Certificate of Real Estate Value (_____) filed (X) not required Certificate of Real Estate Value No. _____ 9 _____

Kick Prepad
County Auditor

By Judith Bernberg
Deputy

State Deed Tax due hereon: \$ 1.65
(OR EXEMPTION)

Date: January 12, 2004

QUITCLAIM DEED
TITLE OF DOCUMENT

FOR CONSIDERATION OF LESS THAN FIVE HUNDRED AND NO/100 DOLLARS (<\$500.00),
Jean Sink, a widow, and Lois Sandall, a married woman, each as to their undivided interest, GRANTOR

Whose current mailing address is 441 Cambridge Drive, Arcadia, California 91007

HEREBY conveys and quitclaims to
Bryan Edward Conant, a single man, and Camille Marie Conant Folster, a married woman, each as to
an undivided 1/2 share of an undivided 1/3 interest in parcels 1 and 2, and each as to an undivided
1/2 share of an undivided 1/10 interest in parcel 3, GRANTEE

Whose current mailing address is 441 Cambridge Drive, Arcadia, California 91007

REAL PROPERTY in Aitkin County, Minnesota, described as follows:

→ SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND more commonly known as: Vacant - no assigned address, Minnesota
Property Identification Number: 31-0-004100 and 31-0-004600 and 23-0-060900

Prior Recorded Doc. Ref.: Deed: Recorded: _____; BK _____, PG _____
Doc. No. _____

TOGETHER with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

THIS DEED IS INTENDED TO CONVEY AFTER ACQUIRED TITLE

C

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 - LOT 1	SECTION 3 <u>T. 47 / R. 26</u>	UNDIV. 1/3
PARCEL 2 - LOT 2	SECTION 3 <u>T. 47 / R. 26</u>	UNDIV. 1/3
PARCEL 3 - SE/4 OF SW/4	SECTION 35 <u>T. 48 / R. 26</u>	UNDIV. 1/10

C

THE SELLER CERTIFIES THAT THE SELLER (you must make a selection):

DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED PROPERTY AND NO WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

OR

KNOWS OF EXISTING WELLS ON THE DESCRIBED PROPERTY AND THE REQUIRED WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

When the context requires, singular nouns and pronouns, include the plural.

Jean Sink
Jean Sink

Affix Deed Tax Stamp Here

STATE OF CALIFORNIA
COUNTY OF VENTURA
The foregoing instrument was acknowledged before me this 26 day of DEC, 2003,
by Jean Sink, a widow, GRANTOR(S)
NOTARY STAMP/SEAL

Given under my hand and official seal of office this 26 day of DEC, A.D., 2003

Jean De Grant
Signature of Person taking acknowledgment

HYUN OK GRANT
Printed Name of Person taking acknowledgment
Notary Commission Expires: 8-29-2005



This instrument was Drafted By:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Send Tax Statements To:
Bryan Conant
441 Cambridge Drive
Arcadia, CA 91007

After Recording Mail To:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Richard Blanton
550 W. Cdr.
Suite 1160
San Diego, CA
92101

RECORDED
TRACT INDEX
GRANTOR
GRANTEE
COMBINED

GRANTEE CERTIFICATE REQUIRED
AFFIRM COUNTY, MN
WELL CERTIFICATE REQUIRED
WELL CERTIFICATE NOT REQUIRED

COUNTY RECORDER
AFFIRM COUNTY, MINNESOTA
FILED
JAN 12 2004 AM
Diane M. Jeffrey
As Rec. No.

355075

1-12-9

C

THE SELLER CERTIFIES THAT THE SELLER (you must make a selection):

DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED PROPERTY AND **NO WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED**

OR

KNOWS OF EXISTING WELLS ON THE DESCRIBED PROPERTY AND THE REQUIRED WELL DISCLOSURE CERTIFICATE IS INCLUDED WITH THIS DEED

When the context requires, singular nouns and pronouns, include the plural.

Lois Sandall
Lois Sandall

Affix Deed Tax Stamp Here

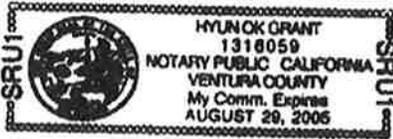
STATE OF CALIFORNIA
COUNTY OF VENTURA

The foregoing instrument was acknowledged before me this 26 day of DEC, 2003,
by Lois Sandall, a married woman, GRANTOR(S)

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
26 day of DEC, A.D., 2003

Hyun Ok Grant
Signature of Person taking acknowledgment



HYUN OK GRANT
Printed Name of Person taking acknowledgment
Notary Commission Expires: 8-29-2005

This Instrument was Drafted By:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

Send Tax Statements To:
Bryan Conant
441 Cambridge Drive
Arcadia, CA 91007

After Recording Mail To:
U.S. Deeds
213 Brentshire Drive
Brandon, FL 33511

September 21, 2021
31-0-004600

Interest calc October 31, 2021
(Subject to change)

<u>Year</u>	<u>Tax</u>	<u>Cost</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>	
2017	\$ 78.00	\$ 20.00	\$ 41.75	\$ 10.92	\$ 150.67	0.383333
2018	\$ 84.00		\$ 26.77	\$ 10.50	\$ 121.27	0.283333
2019	\$ 78.00		\$ 16.09	\$ 9.75	\$ 103.84	0.183333
2020	\$ 80.00		\$ 7.50	\$ 10.00	\$ 97.50	0.083333
2021	\$ 74.00		\$ -	\$ 8.88	\$ 82.88	0
Total:	\$ 394.00	\$ 20.00	\$ 92.12	\$ 50.05	\$ 556.17	
Total:			556.17			
St Deed Tax			16.50			
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			6.80			
<u>Insurance</u>			<u>0.00</u>			
Total:		\$	890.47			

BANK OF AMERICA

Cashier's Check

Notice to Purchaser - In the event that this check is lost, misplaced, stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

91-170/1221

Date 10/28/21 01:09:55 PM

GOLETA

718 0000416 002

NCA

Pay

 **BANK OF AMERICA** ^{NINE}890 ^{SEVEN}4

****\$890.47****

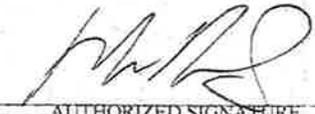
****Eight Hundred Ninety and 47/100 Dollars****

To The
Order Of AITKIN COUNTY

00-53-3364B 06-2019

Remitter (Purchased By):

Bank of America, N.A.
PHOENIX, AZ


AUTHORIZED SIGNATURE

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

7