



Board of County Commissioners Agenda Request

2U
Agenda Item #

Requested Meeting Date: December 13, 2022

Title of Item: Ron Nielsen 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) <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*
--	--	---

Submitted by: DJ Thompson	Department: Land
-------------------------------------	----------------------------

Presenter (Name and Title): DJ Thompson, Land Commissioner	Estimated Time Needed: NA
--	-------------------------------------

Summary of Issue:

S 282.241 allows application to repurchase tax-forfeited property by an owner/heir/mortgagee/representative of heirs of a vested interest in the property at the time of forfeiture, have the privilege to make written application to the Aitkin County Board requesting to be allowed to repurchase this property.

Ron Nielsen, owner 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:

Parcel # 60-1-014900 Sect: 22 Twp: 49 Rge: 25
 Lots Thirteen (13), Fourteen (14), and Fifteen (15) of Block Eight (8) of the plat of Palisade

Property will revert to the owner at the time of forfeiture.

Alternatives, Options, Effects on Others/Comments:

Recommended Action/Motion:
 Adopt resolution allowing repurchase of tax forfeited property

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:*



AITKIN COUNTY LAND DEPARTMENT

502 Minnesota Ave N.
Aitkin, MN 56431

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

November 15, 2022

Ron Nielsen
P.O. Box 113
Palisade, MN. 56469

RE: PID 60-1-014900

The above property forfeited to Aitkin County on 8/11/2022 for the nonpayment of real estate taxes. The property is now owned by Aitkin County and is the responsibility of this department.

You, as an **owner/heir/mortgagee/representative of heirs** of a vested interest in the property at the time of forfeiture, have the privilege to make written application to the Aitkin County Board **requesting to be allowed to repurchase** this property.

Prior to the County Board considering a repurchase request, the following must be received in this office:

1. A copy of any document, preferably the deed, that shows you have a legal interest in this property and what type of ownership you hold on the property, whether it be previous owner, mortgagee, heir or representative of heir. If you do not have title to the property, we will not be able to accept an application from you.
2. Original fully completed, notarized and signed repurchase application form (enclosed).
3. Certified check or money order for the full amount of the repurchase made payable to Aitkin County. The repurchase amount due on Parcel #60-1-014900 is **\$9,486.81**. This amount includes the real estate taxes that have not been paid and all repurchase costs. These are due before 12/1/2022 to be eligible to put in a repurchase application for this amount. An application received after this date will need to be refigured for the cost.

FULLY complete the enclosed application. This is the only information the County Board of Commissioners has as to why they should approve the repurchase. The County Board can approve the repurchase only if it is determined that:

- An undue hardship or injustice resulting from the forfeiture will be corrected by the repurchase.
- The repurchase will promote the use of such lands that will best serve the public interest.

After the completed application and full payment of the repurchase amount has been received in this office, the application will be submitted to the Aitkin County Board for consideration. If the County Board approves the repurchase of the property, the property will go back into the same status as before any forfeiture. In other words, if there are any liens on the property they will all be reinstated. The fees that you are paying here cover only the forfeiture and real estate tax costs. The money that you send to us will be cashed if the County Board approves the repurchase. If they do not approve the repurchase, the money will be returned to you.

If you have any questions, please feel free to contact me.

Dennis Thompson
Land Commissioner
Aitkin County Land Department
502 Minnesota Ave North
Aitkin, MN 56431
acld@co.aitkin.mn.us
218-927-7364

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

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

Deed enclosed

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 HAVE WORKED WITH THE KIDS IN THE PALISADE AREA FOR 20 YEARS. AN ORGANIZATION BOUGHT US A FIREWOOD PROCESSOR TO SUPPORT US AND THE BUSINESS HAS NOT TAKEN OFF YET. BECAUSE OF A LACK OF MOVIES OF THE FAMILIES I WORK WITH I SUPPORT OUR PROGRAMS BY FUNDING ALL ACTIVITIES THAT WE DO

(b) That the repurchase of said land by me will promote and best serve the public interest, because THIS IS MY ONLY PROPERTY WE OWN AND IT SERVES AS OUR HOME.

[Handwritten Signature]

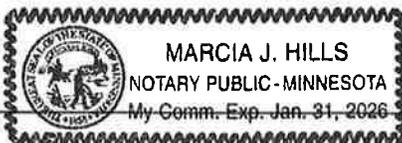
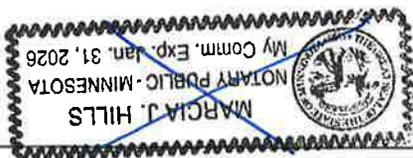
Owner-Mortgagee-Heir-Representative of Heirs

State of Minnesota
County of AITKIN

The foregoing instrument was acknowledged before me this 29th day of NOVEMBER, 2022 by RON NIELSEN

Notarial Seal

[Handwritten Signature]
Signature of person taking acknowledgement



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

402765

FILED NOV 05 '10 AT 9:11 AM

Diane M. Lafferty, County Recorder

Corporation to Joint Tenants WARRANTY DEED

No delinquent taxes and transfer entered; Certificate of Real Estate Value (filed () not required)
 Certificate of Real Estate Value No. 39427
Nov 5, 2010

Kirk Payson
 County Auditor

by Elizabeth Harmon
 Deputy

STATE DEED TAX DUE HEREON: \$132.00

Date: October 7, 2010

FOR VALUABLE CONSIDERATION, North Winds Rental Company, Inc., a corporation, under the laws of Minnesota, Grantor, hereby conveys and warrants to Ronald Nielsen, Grantees as joint tenants, real property in Aitkin County, Minnesota, described as follows:

- Lots Thirteen (13), Fourteen (14), and Fifteen (15), of Block Eight (8) of the plat of "Palisade", according to the filed plat thereof.
- Grantor certifies that there are no wells on the property described herein.

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

- (a) Covenants, conditions, restrictions, declarations and easements of record, if any;
- (b) Reservations of minerals or mineral rights, if any;
- (c) Building, zoning and subdivision laws and regulations; and
- (d) Any liens or encumbrances suffered or permitted by the Grantees subsequent to April 14, 2000.

AITKIN COUNTY DEED TAX
 11-5-10
 No 1574 Date 11-5-10 Affix Deed Tax Stamp Here
132.00 Dollars Paid
Loni Evans
 County Treasurer
Blake Deputy

NORTH WINDS RENTAL COMPANY, INC.

Richard Ladd
 By: Richard Ladd
 Its: Chief Executive Officer

Larry Ladd
 By: Larry Ladd
 Its: Secretary

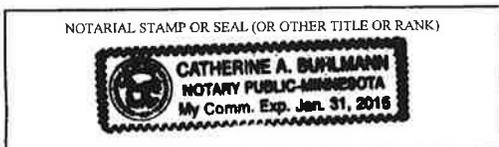
STATE OF Minnesota

COUNTY OF Aitkin

} ss.

The foregoing instrument was acknowledged before me this 5th day of Nov October, 2010, by Richard Ladd and Larry Ladd, the Chief Executive Officer and Secretary, respectively, of North Winds Rental Company, Inc., a corporation under the laws of Minnesota, on behalf of the corporation.

Catherine A. Buhlmann
 SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT



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

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)

Jeffrey J. Haberkorn
 Haberkorn Law Offices, LTD.
 122 2nd Street N.W.
 Aitkin, MN 56431
 (218) 927-6913

Ronald Nielsen
200 S 2nd St PO Bx 79
PALISADE MN 56466

1-11-08

Ronald Nielsen
200 South 3rd St
Palisade, MN 56469

11-5-9

RECORDED _____
TRACT INDEX ✓
GRANTOR _____
GRANTEE _____
COMPARED _____

OFFICE OF COUNTY RECORDER
AITKIN COUNTY, MN
 WELL CERTIFICATE RECEIVED
 WELL CERTIFICATE NOT REQUIRED

МА СЮЛЫ 2010
ИДЛАВА ВЪЛГІС-НІМЕРОВА
САГНЕРІНЕ А ВЪНГІВАМ

COUNTY RECORDER
AITKIN COUNTY, MINNESOTA
FILED
NOV 05 2010 9A M

Diane J. Jeffrey
As Dist. Rec.

402765

Nielsen, Ron
 November 15, 2022
 60-1-014900

Interest calc November 30, 2022
 (Subject to change)

Year	Tax	Cost	Interest	Penalty	Total
2013	\$ 1,002.00	\$ 20.00	\$ 1,000.63	\$ 100.20	\$ 2,122.83
2014	\$ 1,492.00		\$ 1,299.28	\$ 149.20	\$ 2,940.48
2015	\$ 1,125.76		\$ 856.52	\$ 112.58	\$ 2,094.86
2016	\$ -		\$ -	\$ -	\$ -
2017	\$ -		\$ -	\$ -	\$ -
2018	\$ -		\$ -	\$ -	\$ -
2019	\$ -		\$ -	\$ -	\$ -
2020	\$ 424.00		\$ 88.17	\$ 36.04	\$ 548.21
2021	\$ 532.00		\$ 52.91	\$ 45.22	\$ 630.13
2022	\$ 616.00		\$ -	\$ 36.96	\$ 652.96
Total:	\$ 5,191.76	\$ 20.00	\$ 3,297.52	\$ 480.20	\$ 8,989.48

Total:	8989.48
St Deed Tax	29.67
For Proc Cost	100.00
Well Cert	
Sheriff Cost	40.00
Deed	25.00
Land Dept Cost	200.00
Rec Fee	46.00
Crt Letter Fee-Auditor	6.67
Insurance	50.00
Total:	\$ 9,486.81

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

No. 238662

Date: 11-30-2022

AMOUNT: Nine Thousand Four Hundred Eighty-Six and 81/100*****

AMOUNT
\$9,486.81

PAY TO THE ORDER OF AITKIN COUNTY

Janet Voed

Memo Information: _____

⑈ 238662⑈ ⑆ 291973454⑆

11297⑈

By Commissioner: xxx

20221213-xxx

Nielsen Repurchase Tax – Forfeited Land

WHEREAS, Ron Nielsen, Owner 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:

Parcel # 60-1-014900 Section 22 Township 49 Range 25
Lots Thirteen (13), Fourteen (14), and Fifteen (15) of Block Eight (8) of the plat of Palisade

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:

I have worked with the kids in the Palisade area for 20 years. An organization bought us a firewood processor to support us and the business has not taken off yet. Because of a lack of monies of the families I work with, I support our programs by funding all activities that we do.

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

This is my only property we own and it serves as our home.

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 Ron Nielsen 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 xxx 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 13th day of December 2022, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 13^h day of December 2022

Jessica Seibert – County Administrator

J. Mark Wedel – County Board Chair

Kirk Peysar – County Auditor