



Board of County Commissioners Agenda Request



Requested Meeting Date: October 10, 2023

Title of Item: Adopt Sheryl Ruhnke Repurchase Tax-Forfeited Property Resolution

<input type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested	
<input checked="" type="checkbox"/> CONSENT AGENDA		<input type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY		<input checked="" type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Hold Public Hearing*

Submitted by: Dennis "DJ" Thompson	Department: Land Department
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Presenter (Name and Title): N/A	Estimated Time Needed: N/A
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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.

Sheryl Ruhnke, 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 #29-1-370300 Lot 204 Big Sandy Lake Highlands Sect: 3 Twp: 49 Rge: 23

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

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

August 25, 2023

Sheri Ruhnke
[REDACTED]
[REDACTED]

RE: 29-1-370300, Lot 204 Big Sandy Lake Highlands, Sec 3, Twp 49, Rge 23

The above property forfeited to Aitkin County on August 8, 2023 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 a vested interest in the property, we will not be able to accept your application.
2. Original, fully completed, signed and notarized 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 29-1-370300 is \$557.43.** This amount includes the real estate taxes that have not been paid and all repurchase costs. **This amount is only good through September 30, 2023.** An application received after this date will need to have the amount due recalculated.

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 by this office, the application will be submitted to the Aitkin County Board for consideration. If the County Board approves the repurchase, the property will go back into the same status and ownership as before the forfeiture and any liens on the property will be reinstated. The fees that you are paying here only cover the forfeiture and real estate tax costs.

If the County Board approves the repurchase, the fees will be deposited and an application for a State Deed will be submitted. 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



Repurchase Form

Mail to: Aitkin County Land Department
502 Minnesota Ave N
Aitkin, MN 56431

Names and social security numbers (required for Dept of Revenue reporting) for ALL those on deed at the time of forfeiture;

Name Sheryl Buhake _____
First Name Last Name Social Security Number

Name _____
First Name Last Name Social Security Number

Name _____
First Name Last Name Social Security Number

Name _____
First Name Last Name Social Security Number

Is there a well on the property? NO

Mailing address for deed and tax statement:

Address [REDACTED]

City [REDACTED] State MN Zip code 55760

Daytime Phone Number [REDACTED]

This form, the attached form (notarized), and the certified check (amount on enclosed letter) need to be returned to the Aitkin County Land Department by the date stated in the letter.

Aitkin County Land Department
502 Minnesota Ave N
Aitkin, MN 56431

Questions?
218-927-7364
acd@co.aitkin.mn.us

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

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

Lot 204 Big Sandy Lake Highlands
29-1-370360

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: Address change - also confusion @ county with taxes paid on other lot - said I was good.

(b) That the repurchase of said land by me will promote and best serve the public interest, because lot is adjacent to other lot I own & my camper is parked there. I live there during summer months as I own the bar/restaurant on connecting lots. he

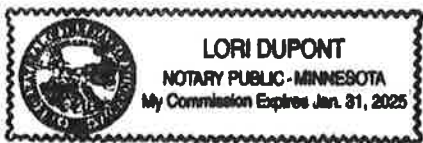
State of Minnesota
County of Aitkin

Owner-Mortgagee-Heir-Representative of Heirs

The foregoing instrument was acknowledged before me this 26 day of Sept, 2023, by Sheryl M. Rulinke.

Notarial Seal

[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

NO DELINQUENT TAXES
AND TRANSFER ENTERED

This 28 Day Feb 2017

Kirk Jensen
County Auditor

Elizabeth Harmon
Deputy



A438128

Office of the County Recorder
Aitkin County, Minnesota

I HEREBY CERTIFY THE WITHIN INSTRUMENT WAS
FILED, AND/OR RECORDED ON 2/28/2017 9:00 AM

PACKAGE: 63786

REC FEE: \$46.00

Michael T. Moriarty, Aitkin County Recorder

CERTIFICATE OF REAL ESTATE
VALUE () FILED () NOT
REQUIRED CERTIFICATE OF REAL
ESTATE VALUE NO. 44349

(Top 3 inches reserved for recording data)

WARRANTY DEED

Minnesota Uniform Conveyancing Blanks
Form 10.1.7 (2016)

Business Entity to Individual(s)

eCRV number: 623530

DEED TAX DUE: \$ 19.80

DATE: February 22, 2017
(month/day/year)

FOR VALUABLE CONSIDERATION, Bodway Properties, Inc.
(insert name of Grantor)

a corporation under the laws of Minnesota ("Grantor"),

hereby conveys and warrants to Sheri Ruhnke
(insert name of each Grantee)

_____ ("Grantee"), as

(Check only one box.) tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
 joint tenants,

real property in Aitkin _____ County, Minnesota, legally described as follows:

→ Lot 204 and Lot 205, Big Sandy Lake Highlands, Section 3, Township 49, Range 23

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:
none

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

Bodway Properties, Inc.

(name of Grantor)

By: Maryann Bodway
(signature) Maryann Bodway

Its: Secretary / Treasurer
(type of authority)

By: _____
(signature)

Its: _____
(type of authority)

State of Minnesota, County of Aitkin

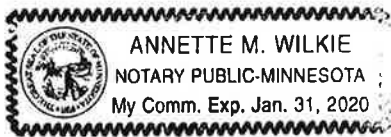
This instrument was acknowledged before me on February 22 2017, by Maryann Bodway
(month/day/year) (name of authorized signer)

as Secretary / Treasurer
(type of authority)

and by _____
(name of authorized signer)

as _____ of Bodway Properties, Inc., a Minnesota corporation
(type of authority) (name of Grantor)

(Stamp)



Annette M. Wilkie
(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month/day/year)

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

Maryann Bodway
[Redacted Address]

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Sheri Ruhnke
[Redacted Address]

AITKIN COUNTY DEED TAX
 No. 10405 Date 2-28-17
19.80 Dollars Paid
Lois Grams
 County Treasurer
 By: B. Klerks Deputy

Ruhnke, Sheri
 August 15, 2023
 29-1-1370300

Interest calc to September 30, 2023
 (Subject to change)

Year	Tax	Cost	Interest	Penalty	Total	
2019	\$ 46.00	\$ 20.00	\$ 26.22	\$ 3.91	\$ 96.13	0.375
2020	\$ 44.00		\$ 13.13	\$ 3.74	\$ 60.87	0.275
2031	\$ 42.00		\$ 7.97	\$ 3.57	\$ 53.54	0.175
2022	\$ -		\$ -	\$ -	\$ -	0.075
2023	\$ 32.00		\$ -	\$ 2.24	\$ 34.24	0
			\$ -	\$ -	\$ -	0
Total:	\$ 164.00	\$ 20.00	\$ 47.32	\$ 13.46	\$ 244.78	

Total:	244.78
St Deed Tax	1.65
Forf Proc Cost	100.00
Well Cert	
Sheriff Cost	40.00
Deed	25.00
Land Dept Cost	100.00
Rec Fee	46.00
Crt Letter Fee-Auditor	0.00
<u>Insurance</u>	<u>0.00</u>
Total:	\$ 557.43

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

-7345
2919

CASHIERS CHECK

No. 251720

Date: 09-26-2023

AMOUNT: Five Hundred Fifty-Seven and 43/100*****

AMOUNT
\$557.43

PAY TO THE ORDER OF Aitkin County

Memo Information: [Redacted], Sheryl Ruhnke

Janet Vaed

Security Features Included. Details on back.

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

ADOPTED October 10, 2023

By Commissioner: xxx

20231010-xxx

Approve Sheryl Ruhnke Repurchase Tax-Forfeited Property

WHEREAS, Sheryl Ruhnke, was the owner at the time of forfeiture. (Applicant) and,

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 #29-1-370300 Lot 204 Big Sandy Lake Highlands Sect: 3 Twp: 49 Rge: 23

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:

Address change – also confusion at county with taxes paid on other lot – said I was good.

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

Lot is adjacent to other lot I own and my camper is parked there. I live there during summer months as I own the bar/restaurant on connecting lots.

WHEREAS, the Applicant has made payment of all delinquent taxes of properties.

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 Sheryl Ruhnke 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 seconded the adoption of the resolution and it was declared adopted upon the following vote

xxx MEMBERS PRESENT

All Members Voting xxx

**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 10th day of October 2023, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 10th day of October 2023

Jessica Seibert
County Administrator