



Board of County Commissioners Agenda Request

21

Agenda Item #

Requested Meeting Date: December 12, 2023

Title of Item: Cory Aultman 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: Dennis (DJ) Thompson		Department: Land
Presenter (Name and Title): Dennis (DJ) Thompson, Land Commissioner		Estimated Time Needed: NA
Summary of Issue: <p>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.</p> <p>Cory Aultman, 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:</p> <p>Parcel #12-0-021501 N 1/2 of the SE 1/4 of the SE 1/4 Sect: 12 Twp: 52 Rge: 26</p> <p>Property will revert to the owner at the time of forfeiture.</p>		
Alternatives, Options, Effects on Others/Comments: 		
Recommended Action/Motion: Adopt resolution allowing repurchase of tax forfeited property		
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>		

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

ADOPTED December 12, 2023

By Commissioner: xxx

20231212-xxx

Cory Aultman Repurchase Resolution

WHEREAS, Cory Aultman, 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 #12-0-021501 N ½ of the SE ¼ of the SE ¼ Sect: 12 Twp: 52 Rge: 26

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 a baby buried on our land and it's going to be our 3 son's land in the future. My sons all plan to build on the property when they graduate.

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

All of our family live within 10 miles of the property and we are an asset to the community.

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 Cory Aultman 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 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 12th day of December 2023, and that the same is a true and correct copy of the whole thereof.

Witness my hand and seal this 12th day of December 2023

Jessica Seibert – County Administrator



AITKIN COUNTY LAND DEPARTMENT

502 Minnesota Ave N.
Aitkin, MN 56431

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

October 27, 2023

Cory Aultman
101 4th Ave
PO Box 536
Bovey MN 55709

RE: 12-0-021501, N ½ SE SE Sec 12, Twp 52, Rge 26

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 12-0-021501 is \$4,596.66.** This amount includes the real estate taxes that have not been paid, interest, penalties and all repurchase costs (breakdown included). **This amount is only good through November 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 Cory Aitkinman
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? yes

Mailing address for deed and tax statement:

Address 101 4th Ave PO Box #536
City Bovey State MN Zip code 55709

Daytime Phone Number

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
acld@co.aitkin.mn.us

To the Honorable Board of County Commissioners of

Aitkin County, Minnesota.

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

N 1/2 Sec SE SE Sec 12, Twp 52, Rge 26

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 a Baby Buried on our land and it going to be our 3 sons Land in the future. My sons all Plan to Build on the Property when they Graduate

(b) That the repurchase of said land by me will promote and best serve the public interest, because all of our family live within 10 miles of Property and we are an asset to the community

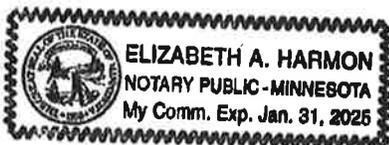
Cory Aultman
Owner/Mortgagee-Heir-Representative of Heirs

State of Minnesota
County of Aitkin

The foregoing instrument was acknowledged before me this 29 day of November, 2023 by

Cory Aultman
Notarial Seal

Elizabeth A Harmon
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

12-0-021501

368896

FILED SEP 13 '05 AT 9:24 AM Diane M. Lafferty, County Recorder

NO DELINQUENT TAXES AND TRANSFER ENTERED

This 13th Day of September, 2005

Karl Peters
County Auditor

Debra L. Bembrey
Deputy

CERTIFICATE OF REAL ESTATE VALUE (X) FILED () NOT REQUIRED CERTIFICATE OF REAL ESTATE VALUE NO. 25691

1-M WARRANTY DEED Individual(s) to Individual(s)

STATE DEED TAX DUE HEREBY: \$ 153.45

Date: September 2, 2005

FOR VALUABLE CONSIDERATION, Thomas Lee Fanth and Charlotte Suzanne Fanth, Husband and Wife, Grantor(s), hereby convey(s) and warrant(s) to Cory L. Aultman, Grantee(s), real property in Aitkin County, Minnesota, described as follows:

The North Half (1/2) of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Twelve (12), Township Fifty-two (52), Range Twenty-six (26), Aitkin County, Minnesota.

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

Covenants, Easements and Restrictions of Record, if any.

Check Box if Applicable:

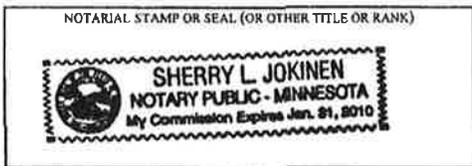
- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

AITKIN COUNTY DEED/TAX
No 68 Date 9/13/05
153.45 Dollars Paid
Thomas Nelson
County Treasurer
By *S. Selander* Deputy

Thomas Lee Fanth
Thomas Lee Fanth
Charlotte Suzanne Fanth
Charlotte Suzanne Fanth

STATE OF MINNESOTA)
)ss.
COUNTY OF ITASCA)

The foregoing instrument was acknowledged before me on this 2nd day of September, 2005, by Thomas Lee Fanth and Charlotte Suzanne Fanth, Husband and Wife, Grantor(s).



Sherry L. Jokinen
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens)

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)

Affinity Plus Title Company
175 W. Lafayette Road
St. Paul, MN 55107
Order No.: 2005071988

Cory L. Aultman
68019 340th Ave
Hill City, MN 55748

Title Recording Services, Inc. 474657
79 Western Ave N 2005071988
St. Paul, MN 55102
AITKIN A AFFIN TITLE BASIC
WD

368896

As Doc. No. *Olson, M. [Signature]*

SEP 13 2005 PM

FILED
COUNTY RECORDER
AITON COUNTY, MINNESOTA

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

RECORDED
TRACT INDEX
GRANTOR
GRANTEE
COMPARED

*Tille Recording Services, Inc.
79 Western Ave. N.
St. Paul, MN 55108*

②
of
9-13-9
Pd 46.00
5

RECORDED
TRACT INDEX
GRANTOR
GRANTEE
COMPARED

Aultman, Cory
 October 26, 2023
 12-0-021501

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

<u>Year</u>	<u>Tax</u>	<u>Cost</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>	
2019	\$ 698.00	\$ 20.00	\$ 315.39	\$ 87.25	\$ 1,120.64	0.391667
2020	\$ 694.00		\$ 227.72	\$ 86.75	\$ 1,008.47	0.291667
2021	\$ 626.00		\$ 134.98	\$ 78.25	\$ 839.23	0.191667
2022	\$ 606.00		\$ 62.49	\$ 75.75	\$ 744.24	0.091667
2023	\$ 460.00		\$ -	\$ 46.00	\$ 506.00	0

Total: \$ 3,084.00 \$ 20.00 \$ 740.58 \$ 374.00 \$ 4,218.58

Total: 4218.58
 St Deed Tax 10.18
 Forf Proc Cost 100.00
 Well Cert 50.00
 Sheriff Cost 40.00
 Deed 25.00
 Land Dept Cost 100.00
 Rec Fee 46.00
 Crt Letter Fee-Auditor 6.90
Insurance 0.00
 Total: \$ 4,596.66



175 W. Lafayette Frontage Rd
St. Paul, MN 55107
(800) 322-7228 • affinityplus.org

No. 5040666267

Acct: 0001339858 Teller: 1948 Date: 11/29/23 Time: 10:18am

Check Number: 00 5040666267
Purpose:
Amount: 4,400.00
Address: AITKIN COUNTY LAND DEPARTMENT
-
REMITTER: CORY L AULTMAN
101 4TH AVE
BOVEY MN 55709-2640

THIS DOCUMENT HAS A TRUE WATERMARK. ABSENCE OF THIS FEATURE WILL INDICATE A COPY.



OFFICIAL CHECK

49-55
1031

ISSUED BY: Moneygram Payment Systems, Inc.
PO Box 9476, Minneapolis, MN 55480
DRAWEE: BOKF, NA EUFAULA, OK

No. 5040666267

175 West Lafayette Frontage Road
St. Paul, MN 55107

DATE
11/29/23

PAY *** Four Thousand Four Hundred Dollars and 00 Cents ***

CHECK AMOUNT
\$4,400.00

DRAWER: Affinity Plus Federal Credit Union

TO THE ORDER OF
AITKIN COUNTY LAND DEPARTMENT
-
REMITTER: CORY L AULTMAN
101 4TH AVE
BOVEY MN 55709-2640

AUTHORIZED SIGNATURE

⑈ 5040666267⑈ ⑆ 103100551⑆ 0160010426412⑈

@ Rest is in cash.