



# Board of County Commissioners Agenda Request

**2P**  
Agenda Item #

**Requested Meeting Date:** 1-28-25

**Title of Item:** Authorize Quit Claim Deed Signature

<input type="checkbox"/> REGULAR AGENDA  <input checked="" type="checkbox"/> CONSENT AGENDA	<b>Action Requested:</b> <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft) <input type="checkbox"/> Hold Public Hearing <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Information Only
<b>Submitted by:</b> John Welle		<b>Department:</b> Highway
<b>Presenter (Name and Title):</b> NA		<b>Estimated Time Needed:</b> NA
<b>Summary of Issue:</b> <p>On January 26, 2021, as part of the reconstruction of CSAH 25, a resolution was passed to revoke portions of former CSAH 25 to Wagner Township. Since part of the right of way being revoked had been acquired in fee title, a quit claim deed is needed to transfer ownership of that right-of-way to Wagner Township.</p> <p>Attached is a quit claim deed that has been drafted to accomplish this transfer. Per instructions from the Aitkin County Attorney, the signatures of the Aitkin County Board Chair and the Aitkin County Auditor are required on this quit claim deed.</p>		
<b>Alternatives, Options, Effects on Others/Comments:</b>		
<b>Recommended Action/Motion:</b> Motion to authorize Aitkin County Board Chair and Aitkin County Auditor to sign quit claim deed.		
<b>Financial Impact:</b> <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 checked="" type="checkbox"/> No <i>Please Explain:</i>		

(Top 3 inches reserved for recording data)

**QUIT CLAIM DEED**  
**Business Entity to Business Entity**

**Minnesota Uniform Conveyancing Blanks**  
**Form 10.3.5 (2013)**

eCRV number: \_\_\_\_\_

DEED TAX DUE: \$ \_\_\_\_\_

DATE: \_\_\_\_\_  
(month/day/year)

FOR VALUABLE CONSIDERATION, Aitkin County  
(insert name of Grantor)

a Political Subdivision under the laws of Minnesota ("Grantor"),  
hereby conveys and quitclaims to Wagner Township  
(insert name of Grantee)

a Political Subdivision under the laws of Minnesota ("Grantee"),  
real property in Aitkin County, Minnesota, legally described as follows:  
See Attachment "A"

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

*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

Aitkin County  
(name of Grantor)

By: \_\_\_\_\_  
(signature)

Its: County Board Chair  
(type of authority)

By: \_\_\_\_\_  
(signature)

Its: County Auditor  
(type of authority)

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on \_\_\_\_\_, by J. Mark Wedel  
*(month/day/year)* *(name of authorized signer)*  
\_\_\_\_\_ as County Board Chair  
*(type of authority)*

and by Kathleen Ryan  
*(name of authorized signer)*  
as Interim County Auditor of Aitkin County  
*(type of authority)* *(name of Grantor)*

(Stamp)

\_\_\_\_\_  
*(signature of notarial officer)*

Title (and Rank): \_\_\_\_\_

My commission expires: \_\_\_\_\_  
*(month/day/year)*

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

Aitkin County Highway Department  
1211 Air Park Drive  
Aitkin, MN 56431

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

Wagner Township

**Attachment "A"**

1. That part of the following described tract: Government Lot One (1), Section Twenty-five (25), Township Forty-three (43) North, Range Twenty-two (22) West;

And that part of the following described tract: The Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ) of Section Twenty-five (25), Township Forty-three (43) North, Range Twenty-two (22) West; which lie northeasterly and northerly of a line parallel with and 33 feet southwesterly and southerly of and southwesterly and southerly of a line parallel with and 33 feet northeasterly and northerly of the following described line:

Beginning at the northeast corner of Section 25, Township 43 North, Range 22 West, from which the east line of the northeast quarter of said Section 25 bears South 00 degrees 36 minutes 49 seconds East; thence South 00 degrees 36 minutes 49 seconds East a distance of 661.65 feet; thence southwesterly 1,039.49 feet along a curve concave to the northwest with a radius of 660.00 feet, a central angle of 90 degrees 14 minutes 25 seconds, and a total length of 1,039.49 feet; thence South 89 degrees 37 minutes 36 seconds West a distance of 1,986.43 feet; thence South 89 degrees 17 minutes 10 seconds West a distance of 1,625.47 feet; thence westerly 399.03 feet along a curve concave to the southeast with a radius of 660.00 feet, a central angle of 53 degrees 18 minutes 48 seconds, and a total length of 614.12 feet; thence North 35 degrees 21 minutes 15 seconds West a distance of 42.26 feet; thence northwesterly 7.74 feet along a curve concave to the southwest with a radius of 200.00 feet, a central angle of 55 degrees 05 minutes 20 seconds, and a total length of 192.30 feet to the point of beginning of the line to be described; thence northwesterly 184.56 feet continuing along said curve concave to the southwest with a radius of 200.00 feet, a central angle of 55 degrees 05 minutes 20 seconds, and a total length of 192.30 feet; thence South 89 degrees 33 minutes 25 seconds West 293.33 feet and there terminating.

2. That part of the following described tract: The Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ) of Section Twenty-five (25), Township Forty-three (43) North, Range Twenty-two (22) West,

And that part of the following described tract: County Road, BIG PINE LAKE SHORES, according to the recorded plat thereof, on file in the Aitkin County Recorder's office; which lie northeasterly and northerly of a line parallel with and 33 feet southwesterly and southerly of and southwesterly and southerly of a line parallel with and 33 feet northeasterly and northerly of the following described line:

Beginning at the northeast corner of Section 25, Township 43 North, Range 22 West, from which the east line of the northeast quarter of said Section 25 bears South 00 degrees 36 minutes 49 seconds East; thence South 00 degrees 36 minutes 49 seconds East a distance of 661.65 feet; thence southwesterly 1,039.49 feet along a curve concave to the northwest with a radius of 660.00 feet, a central angle of 90 degrees 14 minutes 25 seconds, and a total length of 1,039.49 feet; thence South 89 degrees 37 minutes 36 seconds West a distance of 1,986.43 feet; thence South 89 degrees 17 minutes 10 seconds West a distance of 1,625.47 feet; thence southwesterly 614.12 feet along a curve concave to the southeast with a radius of 660.00 feet, a central angle of 53 degrees 18 minutes 48 seconds, and a total length of 614.12 feet; thence South 35 degrees 58 minutes 22 seconds West a distance of 448.46 feet; thence North 54 degrees 03 minutes 42 seconds West a distance of 50.00 feet to the point of beginning of the line to be described; thence continuing North 54 degrees 03 minutes 42 seconds West 140.54 feet; thence westerly 176.99 feet along a curve concave to the south with a radius of 115.00 feet, a central angle of 88 degrees 10 minutes 48 seconds, and a total length of 176.99 feet and there terminating.

PINE LAKE

109TH AVE

REVOCATED ROW FROM  
AITKIN COUNTY TO  
WAGNER TOWNSHIP

33' ROW

65' SE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

0 50' 100' HORIZ.

REVOCATED ROW FROM  
AITKIN COUNTY TO  
WAGNER TOWNSHIP

33' ROW

116TH LN

PROPERTY LINE

65' SE

65' SE

90' SE

65' SE

50' ROW

CSM# 23

70' SE

50' ROW

60' SE

60' SE