



Auditor

Michael Montplaisir, CPA
701-241-5601

Treasurer

Charlotte Sandvik
701-241-5611

Director of Equalization

Frank Klein
701-241-5616

November 1, 2013

Board of County Commissioners
Cass County Government
211 9th Street South
Fargo ND 58103

RE: Vacant Lot Purchase

Dear Commissioners:

You recently authorized the purchase of vacant lots in connection with the buyout of flood-prone homes in Cass County. This is a request to make an offer to Grace Hart to purchase the lot next to her home in Chrisan Glen Subdivision in Stanley Township. We purchased her house in August of this year, and this would consolidate part of the area already owned by the county. The enclosed map shows the relationship of the property to the county-owned lots.

If you approve to make the request today, I will send her an offer that will be good for thirty days.

Sincerely,

Michael Montplaisir, CPA
Cass County Auditor

SUGGESTED MOTION:

Move to authorize the auditor to make an offer for purchase and to sign the necessary documents for closing on a lot owned by Grace Hart.

Box 2806
211 Ninth Street South
Fargo, North Dakota 58103

Fax 701-241-5728

www.casscountynd.gov

CASS COUNTY OFFER TO PURCHASE PROPERTY

DATE November 19, 2013
TO: Grace Hart
1534 Sundance Sq. S
 Fargo ND 58104-7606

RE: Offer of Purchase

Cass County is interested in acquiring the following property:

Legal Description: CHRISAN GLEN LOT 1 BLK 1

Property Address: 1003 S 76 Ave

Cass County is prepared to offer:

Negotiated Purchase Price	\$5,000.00
Balance of Unpaid Taxes	-0 -
Total Offer	\$5,000.00

This is a voluntary transaction, if Cass County acquires your property, they will take possession of the property.

The offer to purchase will expire on **December 18, 2013** which is thirty (30) days from the date of this Offer of Purchase.

By acceptance hereof, you agree to deliver to Cass County an up-to-date abstract showing marketable title in our name. Cass County shall have a reasonable time to examine said abstract of title and shall allow you forty-five (45) days after notification in which to cure any defect which may appear therein. You further agree to deliver a good and sufficient Deed, free and clear of all liens and encumbrances except zoning ordinances, building and use restriction, and easements of record. Property taxes for the current year (2013) will be assumed by the county.

You should continue to make mortgage payments and meet any other obligations until such time as Cass County acquires the property.

Please use the enclosed envelope to return your response at the earliest possible date but not later than **December 18, 2013**.

Michael Montplaisir, Cass County Auditor

Date

CASS COUNTY PROPERTY ACQUISITION
RESPONSE OF PROPERTY OWNER TO OFFER TO PURCHASE PROPERTY

Please sign one (1) of the two options set forth below to indicate your decision and return as soon as possible but no later than **December 18, 2013** to Michael Montplaisir, Cass County Auditor in the enclosed self-addressed envelope. Please call Michael Montplaisir, Cass County Auditor, 211 9th St. S, Fargo 58103, phone 701-241-5627, with any questions you may have.

Legal Description: CHRISAN GLEN LOT 1 BLK 1

Property Address: 1003 S 76 Ave

Option A. I **do not** accept the offer of Cass County to purchase the above described property and I have, therefore, decided to retain my property at its present location and not to participate.

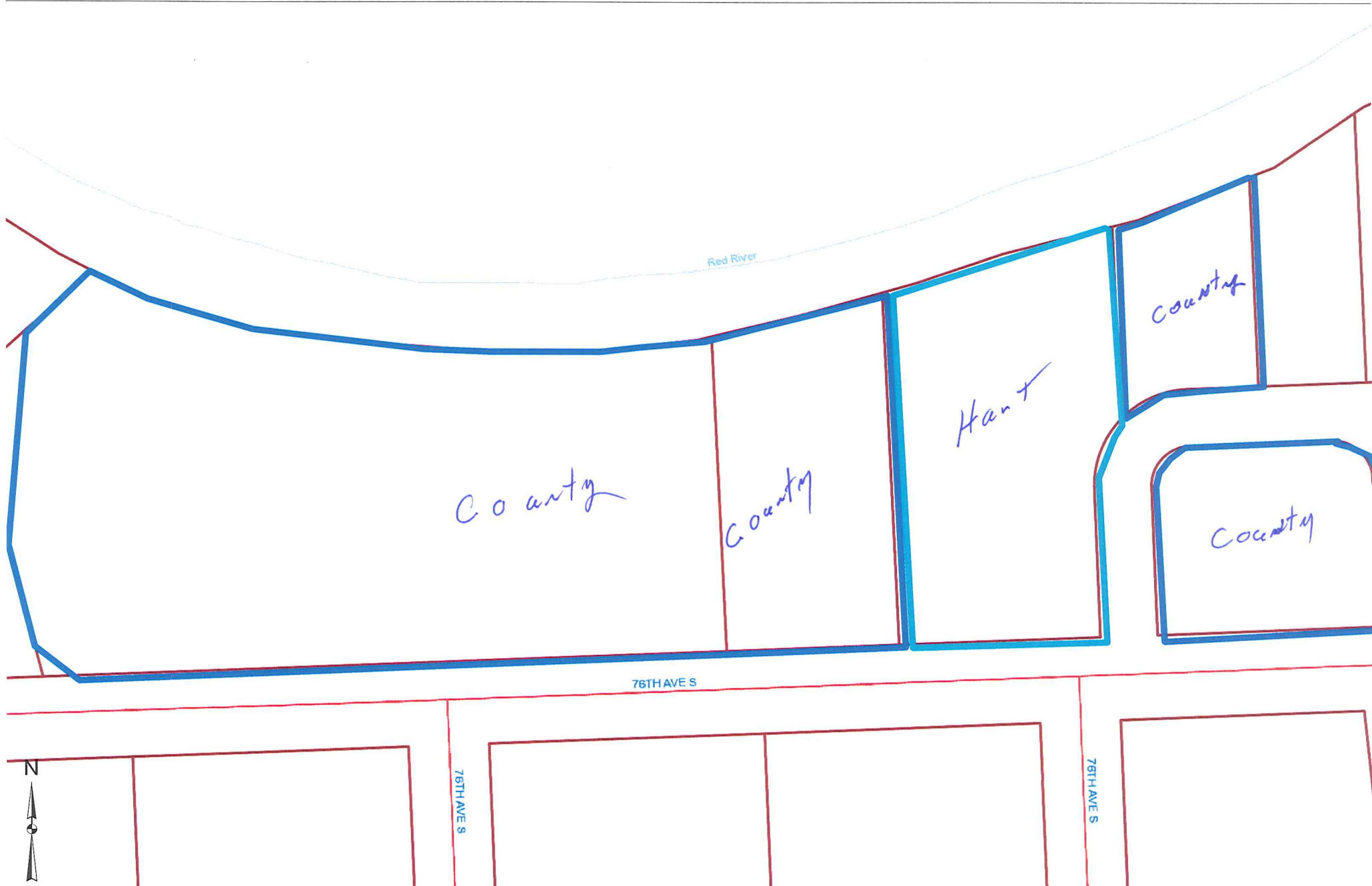
Signature

Date

Option B. I hereby **accept** the offer of Cass County to purchase the above-described property.

Signature – Grace Hart

Date



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Dark Blue, County Owned, Light Blue Proposed Purchase

Date: 11/1/2013



This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.