



Finance Office

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November 29, 2021

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

Re: County Deeds for Property Sold at Tax Sale

Dear Commissioners:

We offered twelve properties up or sale on November 16, 2021. Of those properties, six have been sold for a grand total of **\$126,036**.

The properties sold includes one in each of Fargo, Casselton, Alice, Ayr, Gardner, and Erie Township.

Parcel Number	Jurisdiction	Sales Price
01-1890-00110-000	Fargo	\$ 90,000
03-1500-00643-011	Casselton	\$ 1,500
06-0100-11259-010	Alice	\$ 3,936
10-0100-12066-000	Ayr	\$ 100
13-0200-12684-000	Gardner	\$ 29,850
37-0000-04710-000	Erie Township	\$ 650

I have prepared County Deeds for these properties to the new owners.

Sincerely,

Brandy Madrigga
Cass County Finance Director

SUGGESTED MOTION:

Move to authorize the chairman to sign the County Deeds for the six properties sold at the annual sale.

COUNTY DEED

This indenture made on December 6, 2021, between the County of Cass, North Dakota, party of the first part, and Wolverine Dwellings LLC, whose post office address is 34836 Bridge St, Livonia, MI 48152 party of the second part, witnesseth:

WHEREAS, the real property hereinafter described was acquired by the county through tax deed proceedings for the nonpayment of taxes levied and extended against the property for the years of 2018 to 2020 inclusive, with interest and penalties, amounting to the sum of Ten Thousand, Three Hundred, Thirty-three and 97/100 (\$10,333.97) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 16, 2021 and at the sale, the second party became the purchaser of the whole thereof, for the sum of Ninety Thousand and 00/100 (\$90,000.00), which has been paid in full;

NOW, THEREFORE, the county as party of the first part, in consideration of the premises, and pursuant to authority of law, hereby does grant, bargain, sell, and convey to the second party, the second party's heirs and assigns, that certain real property situated in the County of Cass, North Dakota, described as follows:

The North Sixty feet of Lot Eleven in Block One Replat of McDermott
Subdivision of part of the East One Half of the Northeast Quarter of Section Thirty-one, Township One Hundred Forty North of Range Forty-eight West of the Fifth Principal Meridian, situate in the County of Cass, State of North Dakota.

Tax Parcel Number: 01-1890-00110-000

The legal description was obtained from a previously recorded instrument.

To have and to hold the above described real property with all of the appurtenances thereunto belonging to the party of the second part, Wolverine Dwellings LLC, heirs and assigns forever.

COUNTY DEED

This indenture made on December 6, 2021, between the County of Cass, North Dakota, party of the first part, and James M. Meehl, whose post office address is 112 4th Ave N, Casselton, ND 58012 party of the second part, witnesseth:

WHEREAS, the real property hereinafter described was acquired by the county through tax deed proceedings for the nonpayment of taxes levied and extended against the property for the years of 2018 to 2020 inclusive, with interest and penalties, amounting to the sum of Seventy-five and 20/100 (\$75.20) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 16, 2021 and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Thousand, Five Hundred and 00/100 (\$1,500.00), which has been paid in full;

NOW, THEREFORE, the county as party of the first part, in consideration of the premises, and pursuant to authority of law, hereby does grant, bargain, sell, and convey to the second party, the second party's heirs and assigns, that certain real property situated in the County of Cass, North Dakota, described as follows:

That portion of the vacated alley located east of the adjacent to Lot Ten (10) and the North Twenty-five (25) Feet of Lot Eleven (11) in Block Seven (7) of Power's Addition to the City of Casselton, Cass County, North Dakota.

Tax Parcel Number: 03-1500-00643-011

The legal description was obtained from a previously recorded instrument.

To have and to hold the above described real property with all of the appurtenances thereunto belonging to the party of the second part, James M. Meehl, heirs and assigns forever.

IN WITNESS WHEREOF, Rick Steen and Brandy Madrigga, Chairman of the Cass County Board of County Commissioners and Cass County Finance Director, respectively, of Cass County hereby do set their hands the day and year first above written and do cause the seal of said County to be affixed thereto.

Cass County, North Dakota

Rick Steen, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 6th day of December, 2021, personally appeared before me, a notary public within the aforesaid County and State, Rick Steen and Brandy Madrigga, to me personally known to be the Chairman of the Board of County Commissioners and the County Finance Director, respectfully, of Cass County, and acknowledged to me that they executed the foregoing deed for and on behalf of Cass County.

Notary Public
Cass County, North Dakota

I certify that the requirement for a report or statement of full consideration paid is exempted by NDCC 11-18-02.2(6) (h).

Date

Signed: _____
Grantee or Agent

COUNTY DEED

This indenture made on December 6, 2021, between the County of Cass, North Dakota, party of the first part, and Frank H. Dobos, whose post office address is 5060 133rd Ave SE, Enderlin, ND 58027 party of the second part, witnesseth:

WHEREAS, the real property hereinafter described was acquired by the county through tax deed proceedings for the nonpayment of taxes levied and extended against the property for the years of 2018 to 2020 inclusive, with interest and penalties, amounting to the sum of Two Thousand, Seven Hundred, Ninety-Nine and 33/100 (\$2,799.33) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 16, 2021 and at the sale, the second party became the purchaser of the whole thereof, for the sum of Three Thousand, Nine Hundred, Thirty-Six and 00/100 (\$3,936.00), which has been paid in full;

NOW, THEREFORE, the county as party of the first part, in consideration of the premises, and pursuant to authority of law, hereby does grant, bargain, sell, and convey to the second party, the second party's heirs and assigns, that certain real property situated in the County of Cass, North Dakota, described as follows:

Lots 13, 14, 15, 16, 17, 18, and 19 in Block 2 of Blasl's Addition to the City of Alice **12-21-06
SPL FRM 06-0100-11259-000

Tax Parcel Number: 06-0100-11259-010

The legal description was obtained from a previously recorded instrument.

To have and to hold the above described real property with all of the appurtenances thereunto belonging to the party of the second part, Frank H. Dobos, heirs and assigns forever.

IN WITNESS WHEREOF, Rick Steen and Brandy Madrigga, Chairman of the Cass County Board of County Commissioners and Cass County Finance Director, respectively, of Cass County hereby do set their hands the day and year first above written and do cause the seal of said County to be affixed thereto.

Cass County, North Dakota

 Rick Steen, Chairman
 Cass County Commission

 Brandy Madrigga
 Cass County Finance Director

STATE OF NORTH DAKOTA)
) ss.
 COUNTY OF CASS)

On this 6th day of December, 2021, personally appeared before me, a notary public within the aforesaid County and State, Rick Steen and Brandy Madrigga, to me personally known to be the Chairman of the Board of County Commissioners and the County Finance Director, respectfully, of Cass County, and acknowledged to me that they executed the foregoing deed for and on behalf of Cass County.

 Notary Public
 Cass County, North Dakota

I certify that the requirement for a report or statement of full consideration paid is exempted by NDCC 11-18-02.2(6) (h).

 Date

Signed: _____
 Grantee or Agent

COUNTY DEED

This indenture made on December 6, 2021, between the County of Cass, North Dakota, party of the first part, and Donald Krueger, whose post office address is 2875 149th Ave SE, Amenia, ND 58004 party of the second part, witnesseth:

WHEREAS, the real property hereinafter described was acquired by the county through tax deed proceedings for the nonpayment of taxes levied and extended against the property for the years of 2018 to 2020 inclusive, with interest and penalties, amounting to the sum of Fifty-nine and 16/100 (\$59.16) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 16, 2021 and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Hundred and 00/100 (\$100.00), which has been paid in full;

NOW, THEREFORE, the county as party of the first part, in consideration of the premises, and pursuant to authority of law, hereby does grant, bargain, sell, and convey to the second party, the second party's heirs and assigns, that certain real property situated in the County of Cass, North Dakota, described as follows:

Lot 17 in Block 14 of ORIGINAL TOWNSITE to the City of Ayr, situate in the County of Cass and the State of North Dakota, according to the certified plat thereos.

Tax Parcel Number: 10-0100-12066-000

The legal description was obtained from a previously recorded instrument.

To have and to hold the above described real property with all of the appurtenances thereunto belonging to the party of the second part, Donald Krueger, heirs and assigns forever.

IN WITNESS WHEREOF, Rick Steen and Brandy Madrigga, Chairman of the Cass County Board of County Commissioners and Cass County Finance Director, respectively, of Cass County hereby do set their hands the day and year first above written and do cause the seal of said County to be affixed thereto.

Cass County, North Dakota

Rick Steen, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 6th day of December, 2021, personally appeared before me, a notary public within the aforesaid County and State, Rick Steen and Brandy Madrigga, to me personally known to be the Chairman of the Board of County Commissioners and the County Finance Director, respectfully, of Cass County, and acknowledged to me that they executed the foregoing deed for and on behalf of Cass County.

Notary Public
Cass County, North Dakota

I certify that the requirement for a report or statement of full consideration paid is exempted by NDCC 11-18-02.2(6) (h).

Date

Signed: _____
Grantee or Agent

COUNTY DEED

This indenture made on December 6, 2021, between the County of Cass, North Dakota, party of the first part, and Sarah P. Ramsey, whose post office address is 1489 172 ½ Ave SE, Gardner, ND 58042 party of the second part, witnesseth:

WHEREAS, the real property hereinafter described was acquired by the county through tax deed proceedings for the nonpayment of taxes levied and extended against the property for the years of 2018 to 2020 inclusive, with interest and penalties, amounting to the sum of Five Thousand, Five Hundred, Ninety-eight and 40/100 (\$5,598.40) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 16, 2021 and at the sale, the second party became the purchaser of the whole thereof, for the sum of Twenty Nine Thousand, Eight Hundred, Fifty and 00/100 (\$29,850.00), which has been paid in full;

NOW, THEREFORE, the county as party of the first part, in consideration of the premises, and pursuant to authority of law, hereby does grant, bargain, sell, and convey to the second party, the second party's heirs and assigns, that certain real property situated in the County of Cass, North Dakota, described as follows:

A part of the SE 1/4 of Section 2, Township 142 N, Range 50 W, Cass County, North Dakota, described as follows: Beginning 33 feet South and 504.7 feet East of the point of intersection of the South line of the Original Townsite of Gardner, North Dakota with the East line of the right of way of the Great Northern Railroad through the SE 1/2 of Section 2, in Township 142 N, Range 50 W, Cass County, North Dakota, thence due South 123.92 feet; thence East parallel with the said line of said Townsite 118.52 feet; thence North 123.92 feet; thence West 118.52 feet to the point of beginning.

Tax Parcel Number: 13-0200-12684-000

The legal description was obtained from a previously recorded instrument.

To have and to hold the above described real property with all of the appurtenances thereunto belonging to the party of the second part, Sarah P. Ramsey, heirs and assigns forever.

IN WITNESS WHEREOF, Rick Steen and Brandy Madrigga, Chairman of the Cass County Board of County Commissioners and Cass County Finance Director, respectively, of Cass County hereby do set their hands the day and year first above written and do cause the seal of said County to be affixed thereto.

Cass County, North Dakota

Rick Steen, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 6th day of December, 2021, personally appeared before me, a notary public within the aforesaid County and State, Rick Steen and Brandy Madrigga, to me personally known to be the Chairman of the Board of County Commissioners and the County Finance Director, respectfully, of Cass County, and acknowledged to me that they executed the foregoing deed for and on behalf of Cass County.

Notary Public
Cass County, North Dakota

I certify that the requirement for a report or statement of full consideration paid is exempted by NDCC 11-18-02.2(6) (h).

Date

Signed: _____
Grantee or Agent

COUNTY DEED

This indenture made on December 6, 2021, between the County of Cass, North Dakota, party of the first part, and Jane Keys, whose post office address is 424 Barr St, Erie, ND 58029 party of the second part, witnesseth:

WHEREAS, the real property hereinafter described was acquired by the county through tax deed proceedings for the nonpayment of taxes levied and extended against the property for the years of 2018 to 2020 inclusive, with interest and penalties, amounting to the sum of Ninety-five and 38/100 (\$95.38) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 16, 2021 and at the sale, the second party became the purchaser of the whole thereof, for the sum of Six Hundred, Fifty and 00/100 (\$650.00), which has been paid in full;

NOW, THEREFORE, the county as party of the first part, in consideration of the premises, and pursuant to authority of law, hereby does grant, bargain, sell, and convey to the second party, the second party's heirs and assigns, that certain real property situated in the County of Cass, North Dakota, described as follows:

Commencing at southeast corner of lot 8, thence south 150 feet; thence west 100 feet; thence North 150 feet; thence East 100 feet to beginning

Tax Parcel Number: 37-0000-04710-000

The legal description was obtained from a previously recorded instrument.

To have and to hold the above described real property with all of the appurtenances thereunto belonging to the party of the second part, Jane Keys, heirs and assigns forever.

IN WITNESS WHEREOF, Rick Steen and Brandy Madrigga, Chairman of the Cass County Board of County Commissioners and Cass County Finance Director, respectively, of Cass County hereby do set their hands the day and year first above written and do cause the seal of said County to be affixed thereto.

Cass County, North Dakota

Rick Steen, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 6th day of December, 2021, personally appeared before me, a notary public within the aforesaid County and State, Rick Steen and Brandy Madrigga, to me personally known to be the Chairman of the Board of County Commissioners and the County Finance Director, respectfully, of Cass County, and acknowledged to me that they executed the foregoing deed for and on behalf of Cass County.

Notary Public
Cass County, North Dakota

I certify that the requirement for a report or statement of full consideration paid is exempted by NDCC 11-18-02.2(6) (h).

Date

Signed: _____
Grantee or Agent