



Finance Office

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December 10, 2021

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

Re: Sale of Lots to Cities

Dear Commissioners:

The annual sale of tax-forfeited property was held on November 16, 2021. Lots not sold at the sale were offered to the cities in which they are located. The attached deeds are deeds to the cities of Fargo, Page, and Hunter

The cities have paid the \$1 agreed upon price of the parcels and the recording fee of \$20.

Sincerely,

A handwritten signature in black ink that reads "B Madrigga".

Brandy Madrigga
Cass County Finance Director

SUGGESTED MOTION:

Move to authorize the Chairman to sign deeds to the cities of Fargo, Page, and Hunter.

COUNTY DEED

This indenture made on December 7, 2021, between the County of Cass, North Dakota, party of the first part, and City of Hunter, Cass County, North Dakota, whose post office address is PO Box 56, Hunter, ND 58048, 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 One Thousand, Three Hundred, Seventy-Seven and 46/100 (\$1,377.46);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on December 7, 2021, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One and 00/100 dollar (\$1.00), which has been paid in full;

NOW, THEREFORE, Cass 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 Two (2) of the Southwest Quarter (SW1/4) of Section Twenty-Four (24); and a tract of ground Twenty-Five (25) by One Hundred Forty (140) feet lying immediately south of said Lot Two (2), more fully described as follows: Commencing at a point Four Hundred (400) feet east of the Northwest corner of said Southwest Quarter (SW1/4) of Section Twenty-Four (24) and Twenty-Five (25) feet south thereof; thence East One Hundred Forty (140) feet; thence South Twenty-Five (25) feet; thence West One Hundred Forty (140) feet; thence North Twenty-Five (25) feet to the point of beginning; all located in the Southwest Quarter (SW1/4) of Section Twenty-Four (24) in Township One Hundred Forty-Three (143) North of Range Fifty-Two (52) West, Cass County, North Dakota; Tax Parcel 16-0700-13418-000;

Tax Parcel Number 16-0700-13418-000; and

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, City of Hunter, heirs and assigns forever, in as full and ample manner as the said county Finance Director of said county is empowered by law to sell the same, and said real property, fixtures and structures are being transferred "AS IS" with no warrants or representation of any kind.

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 13th 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) (e).

Grantee or Agent

Signed: _____ Date

COUNTY DEED

This indenture made on December 7, 2021, between the County of Cass, North Dakota, party of the first part, and City of Hunter, Cass County, North Dakota, whose post office address is PO Box 56, Hunter, ND 58048, 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 Seven Hundred, Fifty-Seven and 23/100 (\$757.23);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on December 7, 2021, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One and 00/100 dollar (\$1.00), which has been paid in full;

NOW, THEREFORE, Cass 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:

Orig. Lot 10 Blk 2 Original Town Site City of Hunter Cass County ND

Tax Parcel Number 16-0200-13224-000; and

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, City of Hunter, heirs and assigns forever, in as full and ample manner as the said county Finance Director of said county is empowered by law to sell the same, and said real property, fixtures and structures are being transferred "AS IS" with no warrants or representation of any kind.

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 13th 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) (e).

Grantee or Agent

Signed: _____ Date

COUNTY DEED

This indenture made on November 29 , 2021, between the County of Cass, North Dakota, party of the first part, and City of Fargo, Cass County, North Dakota, whose post office address is 225 4th St N, Fargo, ND 58102, 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 Forty Two Thousand, Two Hundred, Eighty-Four and 94/100 (\$42,284.94);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 29, 2021, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One and 00/100 dollar (\$1.00), which has been paid in full;

NOW, THEREFORE, Cass 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: 30 Block: 1 Addition: Cottagewood 1st Addition Additional: COTTAGEWOOD 1ST
LT 30 BLK 1

Tax Parcel Number 01-8517-00300-000; and

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, City of Fargo, heirs and assigns forever, in as full and ample manner as the said county Finance Director of said county is empowered by law to sell the same, and said real property, fixtures and structures are being transferred "AS IS" with no warrants or representation of any kind.

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 13th 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) (e).

Grantee or Agent

Signed: _____ Date

COUNTY DEED

This indenture made on November 29 , 2021, between the County of Cass, North Dakota, party of the first part, and City of Fargo, Cass County, North Dakota, whose post office address is 225 4th St N, Fargo, ND 58102, 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 Forty Six Thousand, Six Hundred, Sixty and 91/100 (\$46,660.91);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 29, 2021, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One and 00/100 dollar (\$1.00), which has been paid in full;

NOW, THEREFORE, Cass 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: 1 Block: 2 Addition: Cottagewood 1st Addition Additional: COTTAGEWOOD 1ST LT
1 BLK 2

Tax Parcel Number 01-8517-00460-000; and

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, City of Fargo, heirs and assigns forever, in as full and ample manner as the said county Finance Director of said county is empowered by law to sell the same, and said real property, fixtures and structures are being transferred "AS IS" with no warrants or representation of any kind.

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 13th 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) (e).

Grantee or Agent

Signed: _____ Date

COUNTY DEED

This indenture made on November 24 , 2021, between the County of Cass, North Dakota, party of the first part, and City of Page, Cass County, North Dakota, whose post office address is PO Box 62, Page, North Dakota 58064-0062, 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 Four Thousand, Five Hundred, Twenty-Four and 25/100 (\$4,524.25);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 24, 2021, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One and 00/100 dollar (\$1.00), which has been paid in full;

NOW, THEREFORE, Cass 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 West 2 feet of Lot 13, and all of Lots 14 and 15, Block 4, Original Townsite to the City of Page, Cass County, North Dakota.

Tax Parcel Number 05-0100-01173-000; and

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, City of Page, heirs and assigns forever, in as full and ample manner as the said county Finance Director of said county is empowered by law to sell the same, and said real property, fixtures and structures are being transferred "AS IS" with no warrants or representation of any kind.

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) (e).

Grantee or Agent

Signed: _____ Date

COUNTY DEED

This indenture made on November 24 , 2021, between the County of Cass, North Dakota, party of the first part, and City of Page, Cass County, North Dakota, whose post office address is PO Box 62, Page, North Dakota 58064-0062, 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 Nine Thousand, Six Hundred, Eighteen and 26/100 (\$9,618.26);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 24, 2021, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One and 00/100 dollar (\$1.00), which has been paid in full;

NOW, THEREFORE, Cass 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 Seven, Eight and Nine, in Block Eighteen, Original Townsite to the City of Page, Situate in the County of Cass and the State of North Dakota: ORIG LOTS 7 TO 9 BLK 18

Tax Parcel Number: 05-0100-01263-000; and

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, City of Page, heirs and assigns forever, in as full and ample manner as the said county Finance Director of said county is empowered by law to sell the same, and said real property, fixtures and structures are being transferred "AS IS" with no warrants or representation of any kind.

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.

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Rick Steen, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

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

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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) (e).

Grantee or Agent

Signed: _____ Date