



Finance Office

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January 31, 2023

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 15, 2022. 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 and West Fargo.

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 and West Fargo.

COUNTY DEED

This indenture made on February 7, 2023, 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 Street North, Fargo, ND 58102-4817, 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 2017 to 2019 inclusive, with interest and penalties, amounting to the sum of Seven Hundred Sixty-eight and 04/100 dollars (\$768.04);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on January 5, 2023, 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 Four of Amerland's Addition to the City of Fargo, Cass County, North Dakota. Tax Parcel Number: 01-0040-00040-000

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, 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, Chad Peterson 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

Chad Peterson, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

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

On this 7th day of February, 2023, personally appeared before me, a notary public within the aforesaid County and State, Chad Peterson 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

Date: _____

COUNTY DEED

This indenture made on February 7, 2023, 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 Street North, Fargo, ND 58102-4817, 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 2017 to 2019 inclusive, with interest and penalties, amounting to the sum of Eighteen Thousand Seven Hundred Twenty-eight and 50/100 dollars (\$18,728.50);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on January 5, 2023, 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 1, 2, 3, 4, and 6 of Block 2 of Riverwood 1922 First Addition to the City of Fargo, situate on the County of Cass and the State of North Dakota.

Tax Parcel Number: 01-7770-00110-000, 01-7770-00120-000, 01-7770-00130-000, 01-7770-00140-000, and 01-7770-00160-000

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, 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, Chad Peterson 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

Chad Peterson, 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

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Grantee or Agent

Date: _____

COUNTY DEED

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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 2017 to 2019 inclusive, with interest and penalties, amounting to the sum of Eight Thousand Eight Hundred Fifty-two and 53/100 dollars (\$8,852.53);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on January 5, 2023, 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 One, Block Two of South Ridge First Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota. Tax Parcel Number: 01-8615-00200-000

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, 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.

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Cass County, North Dakota

Chad Peterson, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

STATE OF NORTH DAKOTA)
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Notary Public
Cass County, North Dakota

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Grantee or Agent

Date: _____

COUNTY DEED

This indenture made on February 7, 2023, between the County of Cass, North Dakota, party of the first part, and City of West Fargo, Cass County, North Dakota, whose post office address is 800 4th Avenue East, Suite 1, West Fargo, ND 58078-2015, 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 2017 to 2019 inclusive, with interest and penalties, amounting to the sum of Fifty-one and 29/00 dollars (\$51.29);

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on December 29, 2022, 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 One, Block One of Maple Ridge at the Preserve Second Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota.
Tax Parcel Number: 02-4476-00010-000

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, City of West 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, Chad Peterson 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

Chad Peterson, Chairman
Cass County Commission

Brandy Madrigga
Cass County Finance Director

STATE OF NORTH DAKOTA)
) ss.
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