



Finance Office

Telephone: 701-241-5600

Fax: 701-241-5728

SMB-FIN@casscountynd.gov

December 4, 2023

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 five properties up for sale on November 21, 2023. Of those properties, four have been sold for a grand total of **\$335,209**.

The properties sold includes two in Argusville and one in each Fargo, Hunter and Tower City.

Parcel Number	Jurisdiction	Sales Price
01-1160-02360-000	Fargo	\$ 45,000
09-0100-11882-000	Argusville	\$ 100,000
09-0100-11883-000	Argusville	\$ 185,000
16-0700-13416-043	Hunter	\$ 3,709
19-0100-14000-000	Tower City	\$ 1,500

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 five properties sold at the annual sale.

COUNTY DEED

This indenture made on December 4th 2023, between the County of Cass, North Dakota, party of the first part, and Sheyenne Apartments LLC, whose post office address is 234 E Main St Valley City, ND 58072, 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 year of 2019, with interest and penalties, amounting to the sum of Eight Hundred Thirty-Eight and 28/100ths (\$838.28) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 21, 2023, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Hundred Thousand and no/100ths (\$100,000) dollars, 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 Seven (7) to Twelve (12) Block Nine (9) of the Original Townsite to the City of Argusville, Cass County, North Dakota.

Tax Parcel Number: 09-0100-11882-000

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, Sheyenne Apartments LLC, his heirs and assigns forever.

COUNTY DEED

This indenture made on December 4th 2023, between the County of Cass, North Dakota, party of the first part, and Sheyenne Apartments LLC, whose post office address is 234 E Main St Valley City, ND 58072, 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 year of 2019, with interest and penalties, amounting to the sum of One Thousand Four Hundred Eighty and 54/100ths (\$1,480.54) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 21, 2023, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Hundred Eighty-Five Thousand and no/100ths (\$185,000) dollars, 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 Thirteen (13) to Twenty Four (24) Block Nine (9) of the Original Townsite to the City of Argusville, Cass County, North Dakota.

Tax Parcel Number: 09-0100-11883-000

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, Sheyenne Apartments LLC, his heirs and assigns forever.

COUNTY DEED

This indenture made on December 4th 2023, between the County of Cass, North Dakota, party of the first part, and Sheyenne Apartments LLC, whose post office address is 234 E Main St Valley City, ND 58072, 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 year of 2019, with interest and penalties, amounting to the sum of One Thousand Seventy-Two and 55/100ths (\$1,072.55) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 21, 2023, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Three Thousand Seven Hundred Nine and no/100ths (\$3,709) dollars, 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:

See Attached Exhibit "A"

Tax Parcel Number: 16-0700-13416-043

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, Sheyenne Apartments LLC, his heirs and assigns forever.

Exhibit A

All that land lying in the Southwest Quarter of Section 24, Township 143 North, Range 52 West of the Fifth Principal Meridian Cass County, North Dakota lying north of the centerline of the south branch of the Elm River, east of the easterly right of way of North Dakota State Highway Number 18, west of a line that lies east and parallel with the centerline of said State Highway a distance of 437.21 feet and south of the southerly line of that exception listed in Book of Deeds 474, Page 657 a personal representative Warranty Deed, said exception further described as follows:

Commencing at the intersection point of the east line of said Great Northern Railway Company's right-of-way and the north line of the SW $\frac{1}{4}$ of Section 24 aforesaid, and being 130 feet east of the Northwest corner of said SW $\frac{1}{4}$ of Section 24, as a point of beginning, running thence east 841 feet along the north line of said quarter section to a point which is 971 feet east of the Northwest corner of said SW $\frac{1}{4}$ of Section 24, thence south 119 $\frac{1}{3}$ ft, thence west 365 feet; thence north 25 feet, thence west 326 feet, thence south 200 feet, thence Southwest along a public highway 312 feet to a point on the east line of said railway right-of-way and 530 feet south of the north line of said quarter section, thence north 530 feet along the east line of said right-of-way, to the point of beginning.

COUNTY DEED

This indenture made on December 4th 2023, between the County of Cass, North Dakota, party of the first part, and Sheyenne Apartments LLC, whose post office address is 234 E Main St Valley City, ND 58072, 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 year of 2019, with interest and penalties, amounting to the sum of Sixty and 03/100ths (\$60.03) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 21, 2023, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Thousand Five Hundred and no/100ths (\$1,500) dollars, 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:

Begin Thirty-Three feet (33') West of the Southeast corner of Lot One (1) Block One (1) Original Townsite to the City of Tower City, thence North parallel to East line for One hundred Forty feet (140'), thence West Fifty feet (50'), South One hundred Forty feet (140'), East Fifty feet (50') to the place of beginning according to plat on file in the office of the Register of Deeds, Cass County, North Dakota.

Tax Parcel Number: 19-0100-14000-000

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, Sheyenne Apartments LLC, his heirs and assigns forever.

COUNTY DEED

This indenture made on December 4th 2023, between the County of Cass, North Dakota, party of the first part, and Faton Javori, whose post office address is 623 22nd St E West Fargo, ND 58078, 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 year of 2020, with interest and penalties, amounting to the sum of Four Thousand Five Hundred Seventy-Three and 47/100ths (\$4,573.47) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 21st, 2023, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Forty-Five Thousand and no/100ths (\$45,000) dollars, 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 5, in Block 13, of Hector's Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota.

Tax Parcel Number: 01-1160-02360-000

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, Faton Javori, his heirs and assigns forever.

