



Finance Office

Telephone: 701-241-5600

Fax: 701-241-5728

SMB-FIN@casscountynd.gov

June 3, 2024

Cass County Commission
211 9th Street South
Fargo ND 58103

Re: Quit Claim Deed/Satisfaction of Contract for Deed on Tax-Forfeited Property

Dear Commissioners:

Cass County is the owner of a property forfeited for back taxes in 2020 previously owned by Lawrence Schuler. The county executed a Contract for Deed with the owner so he was able to keep his home. Lawrence Schuler has fully paid and satisfied the contract.

The Title Team has been working with Lawrence Schuler on selling this property and closing is scheduled for June 4, 2024. Taxes will be paid in full upon closing.

A Satisfaction of Contract for Deed and Quit Claim Deed for the property has been drafted for your consideration.

Sincerely,

Alicia Hildebrand
Treasury Manager

SUGGESTED MOTION:

Move to authorize the chairperson and finance director to sign the Quit Claim Deed and Satisfaction of Contract for Deed for a tax-forfeited property in the City of Hunter redeemed by the former owner.

QUIT CLAIM DEED

THIS INDENTURE, Made this ____ day of _____, 2024, between CASS COUNTY, Grantor, and Lawrence Schuler, Grantee, whose post office address is 320 2nd St E, Hunter, ND 58048.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, grantors do hereby QUIT CLAIM to the grantee, all of the following real property lying and being in the County of Cass and the State of North Dakota, and described as follows, to-wit:

A parcel of property located in the plat of First Addition to the City of Hunter, sometimes referred to as Hubbard's First Addition to the City of Hunter described as follows: Commencing at the intersection of the South boundary line of Block 6, Original addition to Hunter, (extended), with the East line of said Townsite, thence North along the Townsite line 300 feet; thence East at 90° 300 feet; thence South 90° 300 feet; thence; West 90° 300 feet to the place of beginning, which is all of Block One less the south 40 feet thereof; and includes Lots One and Two, Block One, First Addition to the City of Hunter, Cass County North Dakota, Tax Parcel 16-0500-13360-000.

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: _____

Grantee or Agent: _____

Chad Peterson, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga, Finance Director
Cass County, North Dakota

The legal description was obtained from a previously recorded instrument.

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Chad Peterson, Chairperson of the Cass County Board of Commissioners, and Brandy Madrigga, Finance Director, Cass County, North Dakota.

Notary Public
Cass County, North Dakota
My Commission Expires:



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Cass County Commission
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Fargo ND 58103

Re: Quit Claim Deed/Satisfaction of Contract for Deed on Tax-Forfeited Property

Dear Commissioners:

Cass County is the owner of a property forfeited for back taxes in 2020 previously owned by School District 97. The county executed a Contract for Deed with Lawrence & Cheryl Schuler who were living on the property so they were able to maintain their residence. Lawrence & Cheryl Schuler have fully paid and satisfied the contract.

The Title Team has been working with Lawrence Schuler on selling this property and closing is scheduled for the end of May 2024. Taxes will be paid in full upon closing.

A Satisfaction of Contract for Deed and Quit Claim Deed for the property has been drafted for your consideration.

Sincerely,

Alicia Hildebrand
Treasury Manager

SUGGESTED MOTION:

Move to authorize the chairperson and finance director to sign the Quit Claim Deed and Satisfaction of Contract for Deed for a tax-forfeited property in the City of Hunter redeemed by the former owner.



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Cass County Commission
211 9th Street South
Fargo ND 58103

Re: Quit Claim Deed/Satisfaction of Contract for Deed on Tax-Forfeited Property

Dear Commissioners:

Cass County is the owner of a property forfeited for back taxes in 2020 previously owned by Shaun Roche. The county executed a Contract for Deed with the owner so he was able to keep his home. Mr. Roche has fully paid and satisfied the contract.

Mr. Roche is currently behind on his taxes but is actively trying to obtain a loan to pay them off. His hope and our hope is that he can get his taxes current as soon as possible.

A Satisfaction of Contract for Deed and Quit Claim Deed for the property has been drafted for your consideration.

Sincerely,

Alicia Hildebrand
Treasury Manager

SUGGESTED MOTION:

Move to authorize the chairperson and finance director to sign the Quit Claim Deed and Satisfaction of Contract for Deed for a tax-forfeited property in the City of Fargo redeemed by the former owner.

QUIT CLAIM DEED

THIS INDENTURE, Made this ____ day of _____, 2024, between CASS COUNTY, Grantor, and Shaun Roche, Grantee, whose post office address is 1810 3rd St N, Fargo, ND 58102.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, grantors do hereby QUIT CLAIM to the grantee, all of the following real property lying and being in the County of Cass and the State of North Dakota, and described as follows, to-wit:

The North 25 feet of Lot Three Hundred Forty-three and all of Lot Three Hundred Forty-four, North Broadway Addition to the City of Fargo, Cass County, North Dakota. Subject to easements, restrictions, and reservations of record, if any. Tax Parcel 01-2100-02180-000.

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: _____

Grantee or Agent: _____

Chad Peterson, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga, Finance Director
Cass County, North Dakota

The legal description was obtained from a previously recorded instrument.

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Chad Peterson, Chairperson of the Cass County Board of Commissioners, and Brandy Madrigga, Finance Director, Cass County, North Dakota.

Notary Public
Cass County, North Dakota
My Commission Expires:

SATISFACTION OF CONTRACT FOR DEED

This certifies that certain Contract for Deed, bearing the date of November 10, 2020, made and executed by Cass County Government and Repurchaser, Shaun E Roche, covering and describing the following property:

The North 25 feet of Lot Three Hundred Forty-three and all of Lot Three Hundred Forty-four, North Broadway Addition to the City of Fargo, Cass County, North Dakota. Subject to easements, restrictions, and reservations of record, if any. Tax Parcel 01-2100-02180-000.

And recorded in the office of the County Recorder in and for Cass County, North Dakota, as Document 1613007 on November 18, 2020 is fully paid and satisfied.

Cass County Government hereby authorizes and directs the County Recorder for Cass County, North Dakota, to discharge the same upon the records thereof according to the statutes.

Witness my hand this 3rd day of June, 2024

Cass County Government

Chad Peterson, Chairperson
Cass County Commission

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

On this 3rd day of June, 2024, personally appeared before me, a notary public within the aforesaid county and state, Chad Peterson, to me personally known to be the Chairperson of the Board of County Commissioners of said county, and acknowledged to me that he executed the foregoing for and on behalf of said county.

Notary Public
Cass County, North Dakota
My Commission Expires: