



Finance Office

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November 26, 2024

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 Thirteen properties up for sale on November 19, 2024. Of those properties, eleven have been sold for a grand total of **\$328,250.00**. The two properties that remain are located in the cities of Fargo and Mapleton and will be offered to their respective cities for purchase.

Parcel Number	Jurisdiction	Sale Price
01-0501-00160-060	Fargo	\$ 32,425.00
05-0100-01211-000	Page	\$ 25,000.00
06-0100-11226-000	Alice	\$ 1,125.00
06-0100-11239-000	Alice	\$ 1,125.00
12-0200-12508-000	Davenport	\$ 92,000.00
17-0400-13693-010	Leonard	\$ 21,000.00
32-0000-03059-000	Davenport Township	\$ 70,000.00
33-0000-03302-020	Dows Township	\$ 25,975.00
33-0000-03302-040	Dows Township	\$ 34,000.00
48-0200-00010-000	Hunter Township	\$ 25,325.00
60-0200-03190-000	Reed Township	\$ 275.00
		\$ 328,250.00

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 eleven properties sold at the annual sale.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Franklin Howse, whose post office address is 34836 Bridge St, Livonia, Michigan 48152-1136, 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 2021, with interest and penalties, amounting to the sum of One Thousand Seven Hundred Ninety-two and 46/100ths (\$1,792.46) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Thirty-two Thousand Four Hundred Forty-five and no/100ths (\$32,425.00) 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 Exhibit "A"

Tax Parcel Number: 01-0501-00160-060

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, Franklin Howse, his heirs and assigns forever.

Exhibit "A"

Apartment and Garage "F", Country Club Condominium, a condominium created under a Declaration of Condominium recorded in Book "R-4" of Misc., page 189, et seq., and Amendment of Declaration recorded in Book "Q-5" of Misc., page 56, et seq., and Amendment to Declaration recorded in Book "A-6" of Misc., page 9, et seq., erected upon: The South Sixty-seven feet of Lot Seventeen, all of Lot Sixteen and the North Eight feet of Lot Fifteen, in Block Two, of Country Club Acres Addition, situate in the County of Cass and the State of North Dakota, together with the undivided interest in the common elements declared appurtenant to such unit.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Braxton Meehan and Angela Meehan, whose post office address is 411 4th St, Page, North Dakota 58064-4011, 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 2021, with interest and penalties, amounting to the sum of One Thousand Four Hundred Eight and 26/100ths (\$1,408.26) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Twenty-five Thousand and no/100ths (\$25,000.00) 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:

Lots Five and Six, in Block Ten, Original Townsite to Page, situate in the
County of Cass and the State of North Dakota

Tax Parcel Number: 05-0100-01211-000

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, Braxton Meehan and Angela Meehan, their heirs and assigns forever.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Ashley Hieb, whose post office address is 113 Highway 38, Alice, North Dakota 58031-5010, 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 2021, with interest and penalties, amounting to the sum of One Hundred Fifteen and 75/100ths (\$115.75) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Thousand One Hundred Twenty-five and no/100ths (\$1,125.00) 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:

Lots Six (6) through Ten (10), inclusive, in Block B, Blasl's Townsite to the
City of Alice, Cass County, North Dakota

Tax Parcel Number: 06-0100-11239-000

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, Ashley Hieb, their heirs and assigns forever.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Daniel Boyd Gartner, whose post office address is 115 Highway 38, Alice, North Dakota 58031-5010, 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 2021, with interest and penalties, amounting to the sum of One Hundred Seven and 79/100ths (\$107.79) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of One Thousand One Hundred Twenty-five and no/100ths (\$1,125.00) 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:

Lots One (1) through Four (4), inclusive, in Block A, Blasl's Addition (aka Blasl's Townsite) to the City of Alice, Cass County, North Dakota

Tax Parcel Number: 06-0100-11226-000

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, Daniel Boyd Gartner, his heirs and assigns forever.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Stephen Beauclair and Darla Beauclair, whose post office address is PO Box 243, Davenport, North Dakota 58021-0243, 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 2021, with interest and penalties, amounting to the sum of Two Thousand One Hundred Fifty-two and 87/100ths (\$2,152.87) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Ninety-two Thousand and no/100ths (\$92,000.00) 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:

Lots Nine, Ten, Eleven, Twelve, and Thirteen, in Block Twelve, Original Townsite to the City of Davenport, situate in the County of Cass and the State of North Dakota

Tax Parcel Number: 12-0200-12508-000

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, Stephen Beauclair and Darla Beauclair, their heirs and assigns forever.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Teagan Lende, whose post office address is 4361 152nd Ave SE, Wheatland, North Dakota 58079-9722, 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 2021, with interest and penalties, amounting to the sum of Eighty-Four and 86/100ths (\$84.86) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Twenty-one Thousand and no/100ths (\$21,000.00) 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 Exhibit "A"

Tax Parcel Number: 17-0400-13693-010

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, Teagan Lende, his heirs and assigns forever.

Exhibit "A"

Beginning at a point which lies 100.00 feet West and 33.00 feet South of the Northeast corner of Section 28, Township 137, North, Range 52, West of the Fifth Principal Meridian, said Point of Beginning being also located on the West Right-of-Way line of North Dakota State Highway Number 18; thence South along said West Right-of-Way line a distance of 500.00 feet; thence West parallel to the North line of said Section 28, a distance of 500.00 feet; thence North parallel to the aforementioned West Highway Right-of-Way line a distance of 500.00 feet; thence East parallel to the said North line of said Section 28, a distance of 500.00 feet, more or less to the Point of Beginning. Said Tract of land contains 5.739 acres, more or less.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Emden Partners LLLP, whose post office address is PO Box 11096, Fargo, North Dakota 58106-1096, 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 2021, with interest and penalties, amounting to the sum of Nine Hundred Twenty-four and 96/100ths (\$924.96) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Seventy Thousand and no/100ths (\$70,000.00) 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:

The East Half of the West Half of the Southeast Quarter (E1/2 of W1/2 of SE1/4) of Section Thirteen (13), Township One Hundred Thirty-seven (137), Range Fifty-one (51)

Tax Parcel Number: 32-0000-03059-000

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, Emden Partners LLLP, their heirs and assigns forever.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Benjamin John Bring, whose post office address is 417 Prairie Ave E, Galesburg, North Dakota 58035-3507, 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 2021, with interest and penalties, amounting to the sum of Nine Hundred Twenty-seven and 90/100ths (\$927.90) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Twenty-five Thousand Nine Hundred Seventy-five and no/100ths (\$25,975.00) 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 Exhibit "A"

Tax Parcel Number: 33-0000-03302-020

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, Benjamin John Bring, his heirs and assigns forever.

Exhibit "A"

A parcel of land located in the Northeast Quarter (NE ¼) of Section One (1), Township 143, Range 53, Cass County, North Dakota, more particularly described as follows: Commencing at the northeast corner of said Section 1; thence in a westerly direction along the north boundary line of Section 1 for a distance of 1,690 feet to the Point of Beginning; thence continuing along the said north boundary line for a distance of 300 feet; thence at right angles in a southerly direction parallel to the east boundary line of Section 1 for a distance of 300 feet; thence at right angles in an easterly direction parallel to the north boundary line of Section 1 for a distance of 300 feet; thence at right angles in a northerly direction parallel to the east boundary line of said Section 1 for a distance of 300 feet to the Point of Beginning, said tract contains 2.06 acres, more or less.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and L & H Dwellings LLC, whose post office address is 34836 Bridge St, Livonia, Michigan 48152-1136, 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 2021, with interest and penalties, amounting to the sum of Six Hundred Seventy-seven and 54/100ths (\$677.54) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Thirty-four Thousand and no/100ths (\$34,000.00) 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 Exhibit "A"

Tax Parcel Number: 33-0000-03302-040

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, L & H Dwellings LLC, their heirs and assigns forever.

Exhibit "A"

A parcel of land located in the Northeast Quarter (NE1/4) of Section One (1), Township 143, Range 53, Cass County, North Dakota, More particularly described as follows: Commencing at the northeast corner of said Section 1; thence in a westerly direction along the north boundary line of Section 1 for a distance of 1,290 feet to the Point of Beginning; thence continuing along the said north boundary line for a distance of 1,100 feet; thence at right angles in a southerly direction parallel to the east boundary line of said Section 1 for a distance of 800 feet; thence at right angles in an easterly direction parallel to the north boundary line of Section 1 for a distance of 1,100 feet; thence at right angles in a northerly direction parallel to the east boundary line of Section 1 for a distance of 800 feet to the Point of Beginning; LESS

A parcel of land located in the Northeast Quarter (NE ¼) of Section One (1), Township 143, Range 53, Cass County, North Dakota, more particularly described as follows: Commencing at the northeast corner of said Section 1; thence in a westerly direction along the north boundary line of Section 1 for a distance of 1,690 feet to the Point of Beginning; thence continuing along the said north boundary line for a distance of 300 feet; thence at right angles in a southerly direction parallel to the east boundary line of Section 1 for a distance of 300 feet; thence at right angles in an easterly direction parallel to the north boundary line of Section 1 for a distance of 300 feet; thence at right angles in a northerly direction parallel to the east boundary line of said Section 1 for a distance of 300 feet to the Point of Beginning, said tract contains 2.06 acres, more or less.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Jason Richtsmeier, whose post office address is 15129 15th St SE, Hunter, North Dakota 58048-9761, 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 2021, with interest and penalties, amounting to the sum of Seven Hundred Forty-eight and 68/100ths (\$748.68) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Twenty-five Thousand Three Hundred Twenty-five and no/100ths (\$25,325.00) 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 1, Block 1, Schmuser Subdivision situated in part of the Northeast Quarter of Section 7, Township 143 North, Range 52 West of the 5th Principle Meridian, Cass County, North Dakota

Tax Parcel Number: 48-0200-00010-000

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, Jason Richtsmeier, his heirs and assigns forever.

COUNTY DEED

This indenture made on December 2nd 2024, between the County of Cass, North Dakota, party of the first part, and Arnold Ruud whose post office address is 4652 39th Ave N, Reiles Acres, North Dakota 58102-6260, 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 2021, with interest and penalties, amounting to the sum of Sixty-six and 94/100ths (\$66.94) dollars; and

WHEREAS, the real property was offered for sale, and sold, pursuant to authority of law, on November 19th, 2024, and at the sale, the second party became the purchaser of the whole thereof, for the sum of Two Hundred Seventy-five and no/100ths (\$275.00) 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 Exhibit "A"

Tax Parcel Number: 60-0200-03190-000

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, Arnold Ruud, his heirs and assigns forever.

Exhibit "A"

That part of Block 3 of Cole's Subdivision of a part of the SE1/4 of Section 7, Township 140, Range 49, Cass County, North Dakota, described as follows: Commencing at the northwest corner of Lot 20 of said subdivision, thence West 25 feet; thence North 35 feet to the point of beginning; thence South 60 feet; thence West 120 feet, more or less, to the center line of the Sheyenne River; thence northwesterly along the center line of the Sheyenne River to a point due west of the point of beginning; thence east 130 feet more or less to the point of beginning, consisting of .17 acres, more or less.