



Finance Office

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November 26, 2024

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

Re: Quit Claim Deeds – Redeemed Properties

Dear Commissioners:

Over the course of the foreclosure procedure previous owners are given the opportunity to redeem their properties up to the day of the annual auction. Six former owners have redeemed their properties subsequent to the county foreclosing on the parcels for non-payment of 2021 taxes in October 2024. The former owner maintains their right to redeem their property as long as the property is owned by the county by paying all the taxes due on the property.

Parcel Number	Jurisdiction
01-2340-00700-000	Fargo
01-2340-00710-000	Fargo
01-6600-00093-000	Fargo
02-0300-00741-007	West Fargo
02-0710-00330-010	West Fargo
02-4151-00980-000	West Fargo

Sincerely,

Brandy Madrigga
Cass County Finance Director

SUGGESTED MOTION:

Move to authorize the chairman to sign Quit Claim Deeds for the six properties redeemed by their former owners.

QUIT CLAIM DEED

THIS INDENTURE, made this 2nd day of December, 2024, between CASS COUNTY, Grantor, and Daniel S Hokanson, Grantee, whose post office address is 1405 4th Ave N Fargo, ND 58102-4233.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, Grantor does 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:

Those portions of Lots 21, 22, 23 and 24, in Block 8, Reeve's Addition to the City of Fargo, Cass County, North Dakota, According to the plat thereof on file and recorded in the office of the Register of Deeds in and for said County, lying North of the South 127 feet of said lots. Together with all right title and interest, if any, in and to the Southerly one-half of the alley lying contiguous to said lots.

Tax Parcel Number: 01-2340-00700-000

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: _____

Tony Grindberg, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga
County Finance Director

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 2nd day of December, 2024, by Chad Peterson, Chairperson of the Cass County Board of Commissioners, and Brandy Madrigga, County Finance Director, Cass County, North Dakota.

Notary Public
Cass County, North Dakota
My Commission Expires:

QUIT CLAIM DEED

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WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, Grantor does 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 South One Hundred Twenty-seven feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), in Block Eight (8), of Reeve's Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota

Tax Parcel Number: 01-2340-00710-000

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: _____

Tony Grindberg, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga
County Finance Director

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Notary Public
Cass County, North Dakota
My Commission Expires:

QUIT CLAIM DEED

THIS INDENTURE, made this 2nd day of December, 2024, between CASS COUNTY, Grantor, and Marc D Fossaa, Grantee, whose post office address is 4239 39th Ave S Fargo, ND 58104-7525.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, Grantor does 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:

See Exhibit "A"

Tax Parcel Number: 01-6600-00093-000

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: _____

Tony Grindberg, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga
County Finance Director

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Notary Public
Cass County, North Dakota
My Commission Expires:

Exhibit "A"

All of Lot 9, Block 1, Creekside Addition to the City of Fargo, Cass County, North Dakota, according to the plat on file in the office of the County Recorder:
EXCEPT

Beginning at the northeast corner of said Lot 9; thence South 01 degree 53 minutes 00 seconds East, assumed bearing along the east line of said Lot 9, a distance of 134.53 feet to the southeast corner of said Lot 9; thence northwesterly 37.10 feet along the south line of said Lot 9 and along a non-tangential curve concave to the southwest having a central angle of 21 degrees 15 minutes 31 seconds, a radius of 100.00 feet and a chord bearing of North 67 degrees 03 minutes 43 seconds West; thence North 02 degrees 11 minutes 03 seconds East 119.05 feet to the north line of said Lot 9; thence North 88 degrees 07 minutes 20 seconds East 34.11 feet along the north line of said Lot 9 to the point of beginning. Subject to easements, restrictions, or reservations of record, if any.

QUIT CLAIM DEED

THIS INDENTURE, made this 2nd day of December, 2024, between CASS COUNTY, Grantor, and Danny Priebe, Grantee, whose post office address is 418 6th St E Apt 7 West Fargo, ND 58078-2841.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, Grantor does 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:

See Exhibit "A"

Tax Parcel Number: 02-0300-00741-007

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: _____

Tony Grindberg, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga
County Finance Director

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STATE OF NORTH DAKOTA)
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Notary Public
Cass County, North Dakota
My Commission Expires:

Exhibit "A"

Unit Seven, Broadmoor Arms Condominium, a condominium created pursuant to Declaration Establishing a Plan for Condominium Ownership recorded as Document No. 886992, and erected upon: The North 20 feet of Lot Thirty-one and all of Lots Thirty-two and Thirty-three, in Block Three, of Eastridge Second Addition to the City of West Fargo, 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.

QUIT CLAIM DEED

THIS INDENTURE, made this 2nd day of December, 2024, between CASS COUNTY, Grantor, and Mary Jane Martens, Grantee, whose post office address is 825 8th Ave E APT 1 West Fargo, ND 58078-3138.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, Grantor does 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:

See Exhibit "A"

Tax Parcel Number: 02-0710-00330-010

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: _____

Tony Grindberg, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga
County Finance Director

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STATE OF NORTH DAKOTA)
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Notary Public
Cass County, North Dakota
My Commission Expires:

Exhibit "A"

Unit Number One (1), of Patricia Kay Condominium, created under a Declaration of Condominium Ownership recorded in Book "V-7" of Misc., on page 253, et. seq., erected upon:

All of Lots One (1) and Seventeen (17), Block Three (3), and that part of Lots Two (2) and Sixteen (16), Block Three (3) of Halverson's Addition to the City of West Fargo, Cass County, North Dakota, described as follows:

Beginning at the Northeast corner of said Lot Sixteen (16); thence S 0°10'40" W for a distance of Thirty and Seventy Hundredths (30.70) feet; thence N 89°49'20" W for a distance of One Hundred Thirty-seven and Thirty-six Hundredths (137.36) feet; thence N 62°17'11" W for a distance of Sixty and Seventy-seven Hundredths (60.77) feet; thence North along the West line of said Lot Two (2) for a distance of Twenty-one and Seventeen Hundredths (21.17) feet, to the Northwest corner of said Lot Two (2); thence S 78°57'05" E along the North line of said Lot Two (2) for a distance of Ninety-five and Sixty-two Hundredths (95.62) feet; thence S 89°49'20" E along the North line of said Lot Sixteen (16) for a distance of Ninety-two and Sixty-seven Hundredths (92.67) feet to the point of beginning; together with the undivided interest in the common elements declared appurtenant to such unit.

QUIT CLAIM DEED

THIS INDENTURE, made this 2nd day of December, 2024, between CASS COUNTY, Grantor, and Jason & Linzey Erickson, Grantee, whose post office address is 2414 Harbor Ln West Fargo, ND 58078-8515.

WITNESSETH, For and in consideration of the sum of one and no/100 Dollars, Grantor does 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:

Lot One, in Block Six, of Brooks Harbor Second Addition to the City of West Fargo, situate in the County of Cass and the State of North Dakota

Tax Parcel Number: 02-4151-00980-000

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: _____

Tony Grindberg, Chairperson
Cass County Commission

ATTEST:

Brandy Madrigga
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