

Application to Repurchase after Forfeiture

PIN: **32-29-22-41-0152**
Legal Description: **WILLIUS SUB OF B57 LYMAN DAYTO LOT 21 BLK 57**
Address: **702 Wilson Ave, Saint Paul**
Forfeiture Date: **08/03/2021**

I, the undersigned, hereby make application to repurchase the above described parcel of land, located in Ramsey County, from the State of Minnesota, and understand that pursuant to Minnesota Statutes, section 282.241:

- The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may file an application to repurchase any parcel of land claimed by the state to be forfeited to the state for unpaid property taxes, unless sold or conveyed to a third party.
- The property may be repurchased for the sum of all:
 - Cancelled taxes, including all delinquent real property taxes, plus penalties, accrued interest and costs attributable to the taxes.
 - All property taxes plus penalties, interest and costs on those taxes for the taxes payable year following the year of the forfeiture and all subsequent years through the year of repurchase.
 - All delinquent special assessments cancelled at the time of forfeiture, plus penalties, accrued interest and costs attributable to those assessments.
 - Special assessments not levied between the date of forfeiture and the date of repurchase.
 - Any additional costs and interest relating to taxes or assessments accrued between the date of forfeiture and the date of repurchase.
 - Extra costs related to repurchase and recording of deed.
 - As provided for by Minnesota Statutes, Section 282.251.
- A \$250.00 administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted.
- All maintenance costs accrued on the property while under the management of Ramsey County, Tax Forfeited Land, from the date of forfeiture until the adoption of a resolution by the Ramsey County Board of Commissioners, are to be paid by the applicant.
- If Applicant is currently occupying the property they are responsible for its maintenance, security and utility payments throughout the repurchase process.

Contract Terms

Applicant (check which applies) Requests Does not Request contract terms as provided for by Minnesota Statutes, Section 282.261 if applicable.

Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

Well Disclosure Statement

Please check the appropriate box below:

There are one or more wells on this property. There are no wells on this property.

Well disclosure certificate (WDC) number if applicable: _____

NOTICE PERTAINING TO APPLICATION TO REPURCHASE TAX FORFEITED PROPERTY

In making application to repurchase tax-forfeited property you will be asked to supply information to the Ramsey County Department of Property Tax, Records and Election Services that is considered public data under Minn. Stat. § 13.03, subd. 1. Some of the information may be of a personal nature. That information includes the personal circumstances of the owner(s) that led to the property being forfeited to the State of Minnesota, and could include financial, medical or disability information

This information will be part of the documentation provided to the Ramsey County Board of Commissioners for their review at a public meeting in considering your application to repurchase property. The information you provide will be considered public data.

I have read the above NOTICE. With full knowledge of its intended use I have voluntarily provided information as part of the application to repurchase tax-forfeited property and agree to its use solely in supporting my application for repurchase. I understand that the information I have provided in the application will be public information.

The reason or circumstances that led to the forfeiture of the property is (describe hardship):

See attached Exhibit A

Return application to: Department of Property Tax, Records and Election Services, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

If application is approved, please check the ownership status which applies:

Single ownership Co-ownership: joint tenancy Co-ownership: tenancy in common
 Co-ownership: other

All recorded documents require a marital status of the individual or individuals signing a document. Please indicate your marital status:

- Single (includes if you are single and unmarried, divorced or widowed)
- Married

Applicant Name: Resolution Home Buyers, LLC - Cory D Johnson

Applicant's relationship to the property: Ownership interest via Quit Claim Deeds

Mailing Address: PO Box 19560

City, State, Zip: Minneapolis, MN 55419

If a Corporation/Company – signor's official title: Chief Manager

Business type: Corporation: Limited Liability Company (LLC): Other:

Signature: [Signature] Date: 2/2/2022

Phone: 651-283-7084

E-mail Address: cory@renovaproperty.com

The foregoing instrument was acknowledged before me this 2nd day of February, 2022, by Cory D. Johnson.

Given under my hand and official seal of this
2nd day of February, 2022
[Signature]
Signature of Notary Public



Notary Commissioner Expires 01/31/2023

Exhibit A – Description Of Circumstances

The title for this property is an absolute mess and I had been working on trying to figure out how to purchase it from Connie Rongitsch who was one of the last parties in title and who received a Transfer on Death Deed from Robert Wicker. Robert Wicker was the tax payer prior to the tax forfeiture and passed away 2017. There was no probate and he has no surviving heirs. I eventually realized that there was a problem with Connie's position in title and that the last parties to have clear ownership were Mary C. Bentley (AKA Mary C. McCall, AKA Mary C. McCall Anderson) and Citizens Bank from decades earlier.

I was able to formulate a plan to purchase the property and clear title via contract for deed cancellations and a quiet title action and was planning to pay off the back taxes before August 20th as I believed that to be the date when the forfeiture would occur based on a previous conversation with the County. I'm not sure if I was given incorrect info or if it was my mistake and I confused the dates but I tried to contact both Michael Wolf and Nathan (I don't recall his last name) on August 2nd about bringing the taxes current but got their voicemails. Because I believed I had plenty of time I didn't leave messages and planned to try them again later. I was able to speak to Michael on August 3rd and he informed me that the forfeitures actually happen on August 2nd and that I had just missed the deadline.

I explained the situation to him with respect to my confusion about the forfeiture dates, the multiple title issues, what I had been working on and my hope to purchase this property in order to fix it up and make it livable again. He believed that I had sufficient grounds to request the right to repurchase the property and put me in touch with Abby Majeske who has assisted me with payoff figures and the application process.

Mary had originally sold the property to Gary Holmgren on a contract for deed (the start of the chain of CDs) then subsequently filed a cancellation of contract for deed and also quit claimed the property to Citizens Bank. I have Quit Claim Deeds from Mary C. Bentley, Citizens Bank and Gary Holmgren to Resolution Home Buyers, LLC (attached) which hopefully provides me with sufficient interest in the property to grant the repurchase request. If approved, I will work with my attorney to clear the title via the Courts after which I'll be able to rehab the house. Thanks for your time and consideration.

(Top 3 inches reserved for recording data)

**QUIT CLAIM DEED
Individual(s) to Business Entity**

**Minnesota Uniform Conveyancing Blanks
Form 10.3.2 (2011)**

DEED TAX DUE: \$ _____

DATE: 11/22/2021
(month/day/year)

FOR VALUABLE CONSIDERATION, Gary M. Holmgren, unmarried
(insert name and marital status of each Grantor)

("Grantor"),

hereby conveys and quitclaims to Resolution Home Buyers, LLC
(insert name of Grantee)

a limited liability company under the laws of Minnesota ("Grantee"),

real property in Ramsey County, Minnesota, legally described as follows:

Lot 21, Block 57 of Willius Subdivision of Lyman Dayton's Addition to St. Paul - according to the plat thereof on file and of record with the recorder in and for said county and state.

Consideration for this conveyance is \$3,000 or less.

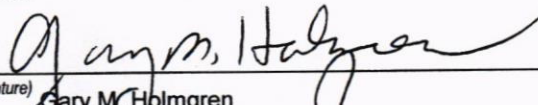
Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor


(signature) Gary M. Holmgren

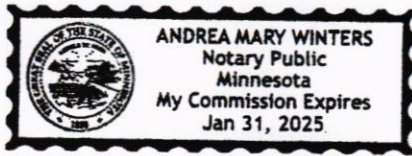
(signature)

State of Minnesota, County of Hennepin

This instrument was acknowledged before me on 11/22/2021, by Gary M. Holmgren, unmarried
(month/day/year)

(insert name and marital status of each Grantor)

(Stamp)



Andrea Winters
(signature of notarial officer)
Title (and Rank): Notary Public
My commission expires: 01/31/2025
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Cory Johnson
PO Box 19560
Minneapolis, MN 55419

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)
Resolution Home Buyers, LLC
PO Box 19560
Minneapolis, MN 55419

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.3.2 (2018)

eCRV number: _____

DEED TAX DUE: \$ 1.70 _____

DATE: 7/16/2021
(month/day/year)

FOR VALUABLE CONSIDERATION, Mary C. Bentley, widowed and a single person
(insert name and marital status of each Grantor)

_____ ("Grantor"),

hereby conveys and quitclaims to Resolution Home Buyers, LLC

(insert name of Grantee)
a limited liability company _____ under the laws of Minnesota _____ ("Grantee"),

real property in Ramsey County, Minnesota, legally described as follows:

LOT TWENTY-ONE (21) OF WILLIUS' SUBDIVISION OF BLOCK FIFTY-SEVEN (57), LYMAN DAYTON'S ADDITION TO ST. PAUL,- ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD WITH THE RECORDER IN AND FOR SAID COUNTY AND STATE.

TOGETHER WITH THE RIGHTS UNDER AN AGREEMENT DATED MARCH 31, 1947, AND RECORDED JULY 3, 1970. IN BOOK 2237. RAMSEY COUNTY RECORDS, PAGE 714.

The total consideration for this transfer of property is \$3,000.00 or less.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Mary C. Bentley
(signature) Mary C. Bentley

(signature)

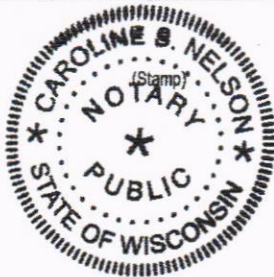
(signature)

(signature)

STATE OF WISCONSIN
 State of ~~Minnesota~~, County of ST. CROIX

This instrument was acknowledged before me on July 16 2021, by _____
(month/day/year)

Mary C. Bentley, widowed and a single person
(insert name and marital status of each Grantor)



[Signature]
(signature of notarial officer)

Title (and Rank): Consumer Banker

My commission expires: 04.09.2025
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Richard A. Glassman
 Glassman Law Firm
 222 S. Ninth Street, Suite 1600
 Minneapolis, MN 55402
 612-337-9559

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)
 Resolution Home Buyers, LLC
 PO Box 19500
 Minneapolis, MN 55419

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Business Entity to Individual(s)

Minnesota Uniform Conveyancing Blanks
Form 10.3.4 (2016)

eCRV number: _____

DEED TAX DUE: \$1.70 _____

DATE: 7-19-21
(month/day/year)

FOR VALUABLE CONSIDERATION, Citizens State Bank
(insert name of Grantor)

a corporation _____ under the laws of Wisconsin ("Grantor"),

hereby conveys and quitclaims to Mary C. Bentley
(insert name of each Grantee)

_____ ("Grantee"), as

(Check only one box.) tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)
 joint tenants,

real property in Ramsey County, Minnesota, legally described as follows:

LOT TWENTY-ONE (21) OF W11LIUS' SUBDIVISION OF BLOCK FIFTY-SEVEN (57), LYMAN DAYTON'S ADDITION TO ST. PAUL.- ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD WITH THE RECORDER IN AND FOR SAID COUNTY AND STATE.

TOGETHER WITH THE RIGHTS UNDER AN AGREEMENT DATED MARCH 31, 1947, AND RECORDED JULY 3, 1970. IN BOOK 2237. RAMSEY COUNTY RECORDS, PAGE 714.

The total consideration for this transfer of property is \$3,000.00 or less.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Citizens State Bank

(name of Grantor)

By: [Signature]
(signature)

Its: SVP/CCO
(type of authority)

By: Maria Machtemes
(signature)

Its: AVP Retail Banking
(type of authority)

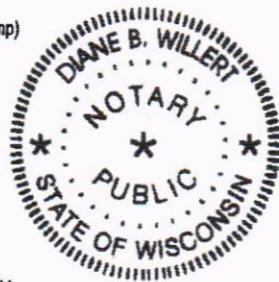
State of Wisconsin, County of St. Croix

This instrument was acknowledged before me on 7-19-2021 by Shawn Tyler
(month/day/year) (name of authorized signer)

and by Maria Machtemes as SVP/CCO
(name of authorized signer) (type of authority)

as AVP of Citizens State Bank
(type of authority) (name of Grantor)

(Stamp)



Diane B. Willert
(signature of notarial officer)

Title (and Rank): AVP

My commission expires: 1-6-2023
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Richard A. Glassman
Glassman Law Firm
222 S. Ninth Street, Suite 1600
Minneapolis, MN 55402
612-337-9559

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Mary C. Bentley
PO BOX 19540
Minneapolis, MN 55419

AFFIDAVIT OF IDENTIFICATION AND NON-MILITARY SERVICE

STATE OF WISCONSIN)
) ss.
COUNTY OF WISCONSIN)

I, Mary C. Bentley, being first duly sworn on oath, depose and state as follows:

1. That I make this Affidavit to clear title to the real estate legally described on Exhibit A attached hereto and incorporated herein by reference.

2. That my legal name is Mary C. Bentley and I was previously known as Mary C. McCall Anderson and also Mary McCall Anderson, all of which are one and the same person.

3. That the purpose for this Affidavit of Identification is to clarify the discrepancies in deeds filed of record against the property described on Exhibit A and all of the documents filed with those names are one and the same person and refers to me.

FURTHER YOUR AFFIANT SAYETH NOT.

I declare under penalty of perjury that everything I have stated in this document is true and correct.

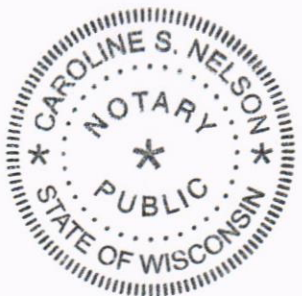
Dated: 2/1/2022, 2022.


Mary C. Bentley

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF WISCONSIN)

The foregoing instrument was acknowledged before me this 1 day of February, 2022
2022 by Mary C. Bentley, a single person.



[Handwritten Signature]

Notary Public

Drafted by:
Richard A. Glassman
Glassman Law Firm
222 S. Ninth Street, Suite 1600
Minneapolis, MN 55402

612-337-9559

EXHIBIT A

THE REAL PROPERTY IN RAMSEY COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

LOT TWENTY-ONE (21) OF WILLIUS' SUBDIVISION OF BLOCK FIFTY-SEVEN (57), LYMAN DAYTON'S ADDITION TO ST. PAUL,- ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD WITH THE RECORDER IN AND FOR SAID COUNTY AND STATE.

TOGETHER WITH THE RIGHTS UNDER AN AGREEMENT DATED MARCH 31, 1947, AND RECORDED JULY 3, 1970. IN BOOK 2237. RAMSEY COUNTY RECORDS, PAGE 714.

Acct: xxxxxxxx43 Teller: 1801 Date: 02/02/22 Time: 1:49pm

See receipt for reference

Check Number: 00 1000506817

Purpose : 702 WILSON AVE

Amount : \$250.00

RAMSEY COUNTY

RAMSEY COUNTY PTRES
RECEIVED

FEB 02 2022

KM
PROPERTY TAX SERVICES

DETACH AND RETAIN THIS COPY

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

TRUSTONE
FINANCIAL

14601 27th Avenue North, Suite 104 | Plymouth, MN 55447
763.544.1517 | 800.862.1998 | TruStoneFinancial.org



No. 1000506817
17-7506
2910

CASHIER'S CHECK

PAY *** TWO HUNDRED FIFTY DOLLARS AND 00 CENTS ***

02/02/22

\$250.00

RAMSEY COUNTY

TO THE
ORDER
OF

Dale C. Luu

OFFICIAL SIGNATURE(S)

TWO SIGNATURES ARE REQUIRED FOR AMOUNTS OVER \$50,000.00. THIS CHECK VOID AFTER 180 DAYS

REF 702 WILSON AVE
32.29.22.41.0152

⑈ 1000506817⑈ ⑆ 29 02 5080⑆ 0 0073 0 004⑈



ENDORSE CHECK HERE

X

DO NOT WRITE, SIGN OR STAMP BELOW THIS LINE



DocuGuard 04521 - 1 Security Features

Scratch box for
verification number



- DocuGuard checks are Check-21 compliant
- Prints "VOID" on front when duplicated
- Patterned background highlights alterations
- Security warning is printed on front of check
- Watermark on back can be seen when check is held on an angle
- Coin-reactive ink on watermark changes color when scratched with a coin
- Check verification number is part of the watermark
- Microtext print contains the DocuGuard name and is difficult to copy
- Anti-splice backer deters splicing of information
- Endorsement area prints "VOID" when duplicated
- Security Features Box lists tamper-resistant attributes

Absence of any of these features may indicate alteration.

® Padlock icon is a registered mark of the Check Payment Systems Association.