



Detailed Parcel Report

Parcel Number: 20-0-020500

General Information

Township/City: MACVILLE TWP
Taxpayer Name: DUNHAM, MARY LOU ETAL
Taxpayer Address: 34784 605TH LN
HILL CITY MN 55748
Property Address:
Township: 51 Lake Number: 0
Range: 26 Lake Name:
Section: 13 Acres: 41.64
Green Acres: No School District: 2.00
Plat:
Brief Legal Description: SE OF SW

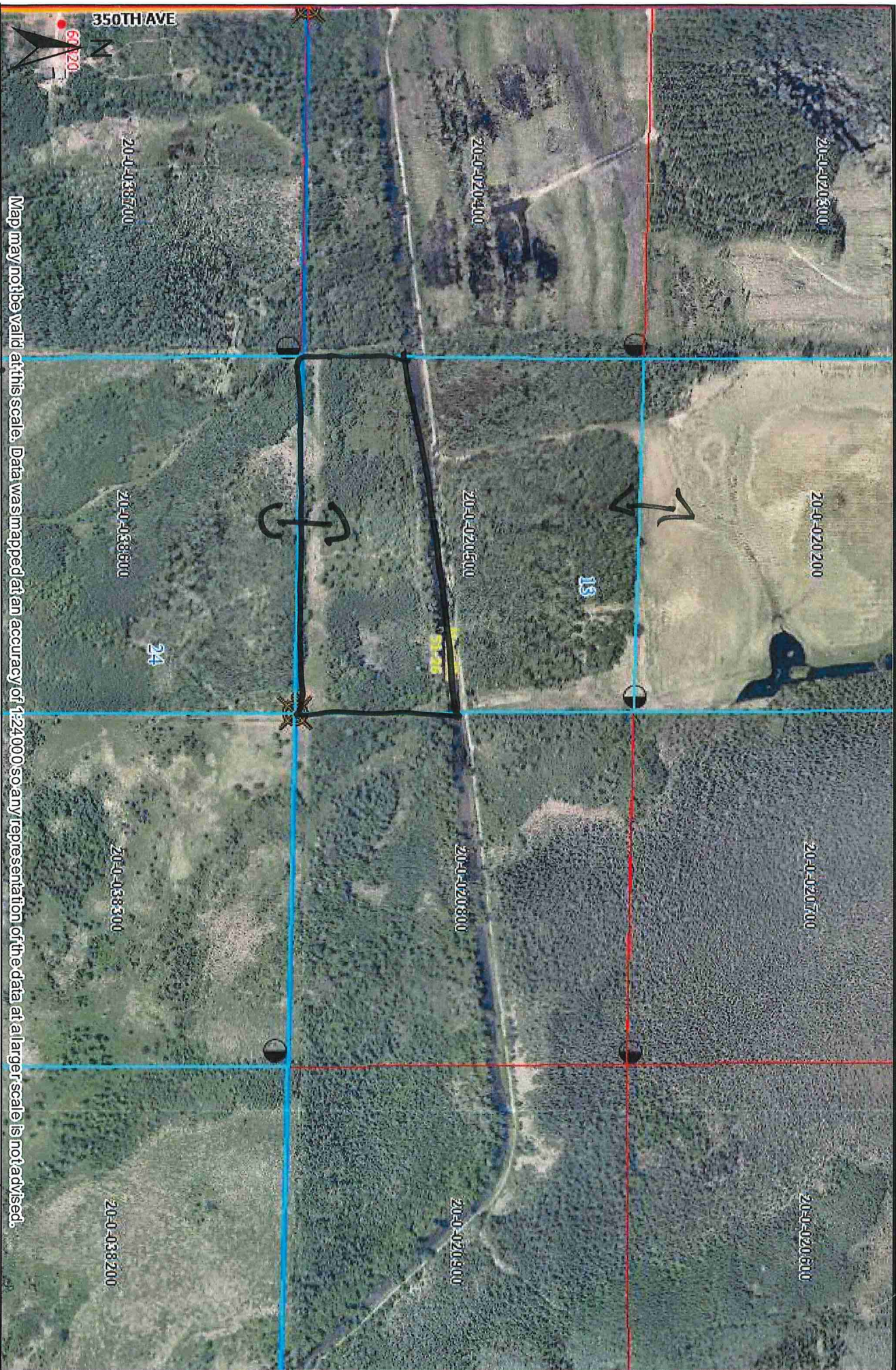
Tax Information

Class Code 1: Ag Non-Prod Contig Special Relative
Class Code 2: Unclassified
Class Code 3: Unclassified
Homestead: Relative Homestead
Assessment Year: 2023

Estimated Land Value:	\$58,800.00
Estimated Building Value:	\$0.00
Estimated Total Value:	<u>\$58,800.00</u>
Prior Year Total Taxable Value:	\$48,900.00
Current Year Net Tax (Specials Not Included):	\$60.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$0.00
Delinquent Taxes:	No

* For more information on delinquent taxes, please call the Aitkin County Treasurer's Office at 218-927-7325.

** Balance Due on a parcel does not include late payment penalties.



Map may not be valid at this scale. Data was mapped at an accuracy of 1:24,000 so any representation of the data at a larger scale is not advised.

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Split 2
 Split w/ Deed Restrictions
 Croatt

19,028

0 0.05 0.1 mi 1 inch = 762 feet

Atkin County

Date: 1/17/2024

QUIT CLAIM DEED

Individual(s) to Individual(s)

eCRV number:

DEED TAX DUE: **\$1.65**

DATE: **March 28, 2024**

Consideration less than \$3,000.00

FOR VALUABLE CONSIDERATION, **Mary Lou Dunham and Tyrone Richard Dunham, a married couple; Jeannie M. Croatt and Luke A. Croatt, a married couple; Julie DeRosier and Michael DeRosier, a married couple; Pam Pierce and Kurt Pierce, a married couple; and John Biskey, a single person (“Grantor”)**, hereby conveys and quitclaims to **Mary Lou Dunham, Jeannie M. Croatt, Julie DeRosier, Pam Pierce and John Biskey (“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 **Aitkin** County, Minnesota, legally described as follows:

That part of the Southeast One Quarter of the Southwest One Quarter (SE¼ of SW¼) of Section Thirteen (13), Township Fifty One (51), Range Twenty Six (26), Aitkin County, Minnesota lying South of State Ditch 93 (SD 93).

The above-described real property shall not be sold or conveyed independently from the following described real property:

The Northeast One Quarter of the Northwest One Quarter (NE¼ of NW¼) of Section Twenty Four (24), Township Fifty One (51), Range Twenty Six (26).

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 Lou Dunham

Mary Lou Dunham

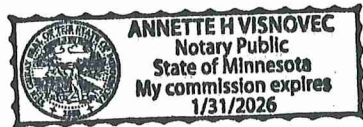
Tyrone Richard Dunham

Tyrone Richard Dunham

State of Minnesota, County of Witkin

This instrument was acknowledged before me on April 9, 2024, by **Mary Lou Dunham and Tyrone Richard Dunham, a married couple.**

(Stamp)



Annette H Visnovec

(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1-31-2026
(month day year)

Grantor:

Jeannie M. Croatt
Jeannie M. Croatt

Luke A. Croatt
Luke A. Croatt

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on April 10, 2024, by Jeannie M. Croatt and Luke A. Croatt, a married couple.

(Stamp)



Leah J. Espeseth
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1-31-26
(month day year)

Grantor:

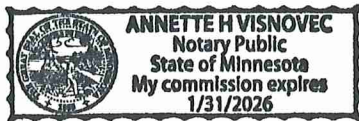
Julie DeRosier
Julie DeRosier

Michael B. DeRosier
Michael DeRosier

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on **March 28, 2024**, by **Julie DeRosier and Michael DeRosier, a married couple.**

(Stamp)



[Signature]
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1-31-2026
(month day year)

Grantor:

Pam Pierce

Kurt Pierce

State of _____, County of _____

This instrument was acknowledged before me on **April ____**, 2024, by **Pam Pierce and Kurt Pierce, a married couple.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month day year)

Grantor:

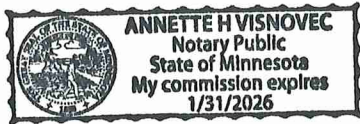
John C. Biskey

John Biskey

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on ~~April~~ ^{March} 28 2024, by John Biskey, a single person.

(Stamp)



[Signature]
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1-31-2026
(month day year)

THIS INSTRUMENT WAS DRAFTED BY:

Heinrich A. Brucker
Ryan & Brucker, Ltd.
201 Minnesota Avenue North
P.O. Box 388
Aitkin, MN 56431
(218) 927-2136
Atty. Reg. No. 025695X

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

Mary Lou Dunham, et.al.
34784 605th Lane
Hill City, MN 55748

QUIT CLAIM DEED

Individual(s) to Individual(s)

eCRV number:

DEED TAX DUE: **\$1.65**

Consideration less than \$3,000.00

DATE: **March 28, 2024**

FOR VALUABLE CONSIDERATION, **Mary Lou Dunham and Tyrone Richard Dunham, a married couple; Jeannie M. Croatt and Luke A. Croatt, a married couple; Julie DeRosier and Michael DeRosier, a married couple; Pam Pierce and Kurt Pierce, a married couple; and John Biskey, a single person (“Grantor”)**, hereby conveys and quitclaims to **Mary Lou Dunham, Jeannie M. Croatt, Julie DeRosier, Pam Pierce and John Biskey (“Grantee”)**, as

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real property in **Aitkin** County, Minnesota, legally described as follows:

That part of the Southeast One Quarter of the Southwest One Quarter (SE¼ of SW¼) of Section Thirteen (13), Township Fifty One (51), Range Twenty Six (26), Aitkin County, Minnesota lying North of State Ditch 93 (SD 93).

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:

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Grantor:

Mary Lou Dunham

Mary Lou Dunham

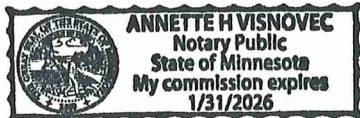
Tyrone Richard Dunham

Tyrone Richard Dunham

State of Minnesota, County of Hickman

This instrument was acknowledged before me on April 9, 2024, by **Mary Lou Dunham and Tyrone Richard Dunham, a married couple.**

(Stamp)



Annette H. Visnovec

(signature of notarial officer)

Title (and Rank):

Notary Public

My commission expires:

1-31-2026

(month day year)

Grantor:

Jeannie M. Croatt
Jeannie M. Croatt

Luke A. Croatt
Luke A. Croatt

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on April 10, 2024, by Jeannie M. Croatt and Luke A. Croatt, a married couple.

(Stamp)



Leah Jespeeth
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1-31-26
(month day year)

Grantor:

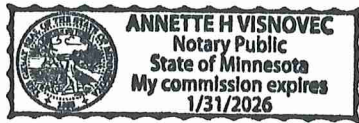
Julie DeRosier
Julie DeRosier

Michael B. DeRosier
Michael DeRosier

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on March 28, 2024, by **Julie DeRosier and Michael DeRosier, a married couple.**

(Stamp)



[Signature]
(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: 1-31-2026
(month day year)

Grantor:

Pam Pierce

Kurt Pierce

State of _____, County of _____

This instrument was acknowledged before me on **April ____**, 2024, by **Pam Pierce and Kurt Pierce, a married couple.**

(Stamp)

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____
(month day year)

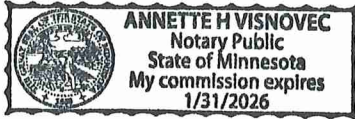
Grantor:

John C. Biskey
John Biskey

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on ^{March} ~~April~~ 28, 2024, by John Biskey, a single person.

(Stamp)



[Signature]
(signature of notarial officer)
Title (and Rank): Notary Public
My commission expires: 1-31-2026
(month day year)

THIS INSTRUMENT WAS DRAFTED BY:

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P.O. Box 388
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Atty. Reg. No. 025695X

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Mary Lou Dunham, et.al.
34784 605th Lane
Hill City, MN 55748



AITKIN COUNTY PARCEL COMBINE FORM

Pursuant to M.S.272.46, Subd. 2, I/We hereby request the following parcels be combined in Aitkin County. Parcel numbers and descriptions are as follows:

OWNER/TAXPAYER NAMES Mary Lou Dunham, Leanne M. Croatt, Julie DeRosier, Pam Pierce, John Biskey

PARCEL ID NUMBER

BRIEF LEGAL (FROM YOUR TAX STATEMENT)

20-0-02020D

NE 1/2 of SW 1/4 Sec. 13, TWP 51, Rge. 86

New parcel

That part SE 1/4 of SW 1/4 lying North SD 93

(use back of this form is more space is needed)

I/We understand that the parcels must be contiguous with matching ownership, school district, plat, section, township, etc.

I/We understand that if I/we wish to sell one parcel later, it will then be considered a split and subject to County or City subdivision requirements.

I/We understand it is my responsibility to notify the mortgage company if taxes are escrowed on one or more parcels.

I/We understand that all delinquent and current year taxes must be paid in full before parcels can be combined.

John C. Biskey
Owner Signature

Julie DeRosier
Owner Signature

Date

Phone Number

Please sign and return this form to: Aitkin County Assessors Office
Attn: Lori Tibbetts
307 2nd Street NW Rm 120
Aitkin MN 56431

Please call 218-927-7310 if you have any questions or concerns.