



Detailed Parcel Report

Parcel Number: 01-0-071004

General Information

Township/City: AITKIN TWP
 Taxpayer Name: MILLARD, JERRY J & C M
 Taxpayer Address: 14529 WILLEMIPE ST NW APT 411
 RAMSEY MN 55303
 Property Address: 35055 445TH AVE
 Township: 47 Lake Number: 1020900
 Range: 27 Lake Name: CEDAR LAKE (AITKIN/FI TWPS)
 Section: 29 Estimated Acres: 0.45
 Green Acres: No School District: 1.00
 Plat:
 Brief Legal Description: A TRACT APPROX .12 AC OF LOT 2 & .33 AC OF SW SE IN DOC 159175

Tax Information

Class Code 1: Non-Comm Seasonal Residential Recreational
 Class Code 2: Unclassified
 Class Code 3: Unclassified
 Homestead: Non Homestead
 Assessment Year: 2024

Estimated Land Value:	\$328,000.00
Estimated Building Value:	\$28,100.00
Estimated Total Value:	<u>\$356,100.00</u>
Prior Year Total Taxable Value:	\$330,600.00
Current Year Net Tax (Specials Not Included):	\$1,996.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$998.00
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.

(Top 3 inches reserved for recording data)

**AFFIDAVIT OF IDENTITY AND SURVIVORSHIP FOR
JOINT TENANCY OR LIFE ESTATE**

**Minnesota Uniform Conveyancing Blanks
Form 50.2.2 (2017)**

State of Minnesota, County of _____

Name of Decedent: Jerry Jean Millard a/k/a Jerry J. Millard

I, Claudette M. Millard,

reside at 14529 Willemipe Street NW, Apt. 411, Ramsey, MN 55303,

being first duly sworn, on oath state from personal knowledge:

1. That Decedent is the person named in the certified copy of the Certificate of Death attached hereto and made a part hereof.
2. That the name(s) of the survivor(s) is/are: Claudette M. Millard
3. That on the date of death, Decedent was an owner as a joint tenant/life tenant of the land legally described as follows:

See EXHIBIT A attached hereto for legal description.

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

as shown by instrument recorded on July 5, 1995, as Document Number 290884
(or in Book _____ of _____, Page _____), in the Office of the County
Recorder Registrar of Titles of Aitkin _____ County, Minnesota. (If filed with the
Registrar of Titles, insert the Certificate of Title number _____.)

Affiant

Claudette M. Millard

Signed and sworn to before me on _____, by _____
Claudette M. Millard

(Stamp)

Title (and Rank): _____

My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:
Heinrich A. Brucker (ID# 025695X)
Ryan & Brucker, Ltd.
201 Minnesota Avenue N.
P.O. Box 388
Aitkin, MN 56431-1411
Phone: (218) 927-2136, Fax: (218) 927-6114

TAX STATEMENTS FOR THE REAL
PROPERTY DESCRIBED IN THIS INSTRUMENT
SHOULD BE SENT TO:
*(insert name and address of person to whom tax
statements should be sent)*
Claudette M. Millard
14529 Willempie Street NW, Apt. 411
Ramsey, MN 55303

EXHIBIT A

That part of Government Lot Two (2) and Southwest Quarter of Southeast Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Forty-seven (47), Range Twenty-seven (27), described as follows: Commencing at the south quarter corner of said Section 29; Thence North along the said quarter line 250 feet; Thence North 80 degrees 54 minutes East, a distance of 164.2 feet; Thence North 11 degrees 54 minutes East, a distance of 80 feet to the point of beginning of the tract to be herein conveyed; Thence continuing North 11 degrees 54 minutes East, a distance of 80 feet; Thence South 81 degrees 13 minutes West, a distance of 278 feet, more or less, to the shore of Cedar Lake; Thence Southerly along the shore of said lake, a distance of 72 feet, more or less, to its intersection with a line drawn South 81 degrees 50 feet West from the point of beginning; Thence North 81 degrees 50 minutes East along said line 246 feet, more or less, to the point of beginning; (for the purpose of this description the herein mentioned quarter line has an assumed bearing of North).

Aitkin County, Minnesota
(Abstract)

STATE OF MINNESOTA
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

STATE FILE NUMBER 2024-MN-019074

DECEDENT JERRY JEAN MILLARD
LAST NAME BEFORE FIRST MARRIAGE
ALSO KNOWN AS
SOCIAL SECURITY NUMBER 503 - 34 - 8552
SEX MALE
BORN JUNE 14, 1940
PLACE OF BIRTH ABERDEEN SOUTH DAKOTA

DATE OF DEATH MAY 19, 2024
PLACE OF DEATH THE HOMESTEAD AT ANOKA-3002
ANOKA ANOKA MINNESOTA

MARITAL STATUS MARRIED
SPOUSE CLAUDETTE MAUREEN MILLARD
LAST NAME BEFORE FIRST MARRIAGE WEITNAUER
RESIDENCE RAMSEY ANOKA MINNESOTA
PARENT MARTHA KATHERINE SPANGLER
PARENT ARTHUR MILLARD
FUNERAL HOME CRESCENT TIDE LLC
DISPOSITION CREMATION

CAUSE OF DEATH
IMMEDIATE CONGESTIVE HEART FAILURE
UNDERLYING ATHEROSCLEROTIC AND HYPERTENSIVE CARDIOVASCULAR DISEASE

OTHER CONTRIBUTING CONDITIONS RIB FRACTURES DUE TO FALL, CHRONIC OBSTRUCTIVE PULMONARY DISEASE, AND TYPE 2 DIABETES.

MANNER ACCIDENT
MEDICAL CERTIFIER REBECCA J ASCH-KENDRICK, M.D.
14341 RHINESTONE STREET NW, RAMSEY, MINNESOTA, 55303- 4948

THIS RECORD HAS NOT BEEN AMENDED

THIS IS A TRUE AND CORRECT RECORD OF DEATH REGISTERED IN THE MINNESOTA OFFICE OF VITAL RECORDS.



27A-001951551

MR&C Certificate ID 15354652

FILED: MAY 20, 2024

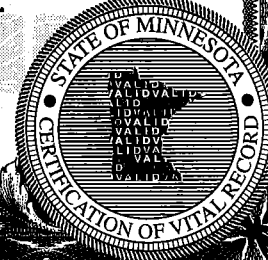
Molly Mulcahy Crawford
Molly Mulcahy Crawford
STATE REGISTRAR

ISSUED: MAY 24, 2024

HENNEPIN COUNTY SERVICE CENTER-GC

THIS CERTIFICATE IS VALID ONLY WHEN PRINTED ON OFFICIAL WATERMARKED SECURITY PAPER WITH A SECURITY THREAD AND STATE SEAL OF MINNESOTA.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE





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 Claudette M. Millard

PARCEL ID NUMBER

BRIEF LEGAL (FROM YOUR TAX STATEMENT)

01-0-071004
new parcel

.12Ac of Lot 2 + .33Ac of SW SE

(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.

Owner Signature

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.

(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: \$1.65 _____

DATE: _____

FOR VALUABLE CONSIDERATION, Catlin Properties, Inc.

_____ ,
a corporation _____ under the laws of Minnesota

(“Grantor”), hereby conveys and quitclaims to Claudette M. Millard

_____ (“Grantee”), as

(Check only one box) Tenants in Common Joint Tenants (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.)

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

See EXHIBIT A attached hereto for legal description.

Consideration is less than \$3,000.00.

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.

Grantor

A well disclosure certificate accompanies this document or has been electronically filed.

Catlin Properties, Inc.

(If electronically filed, insert WDC number: _____.)

By: _____
Timothy Edwin Catlin

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.

Its: Chief Executive Officer

By: _____
Gretchen M. Catlin

Its: Secretary-Treasurer

State of Minnesota, County of Aitkin

This instrument was acknowledged before me on _____, by _____
Timothy Edwin Catlin as Chief Executive Officer
and by Gretchen M. Catlin
as Secretary-Treasurer of Catlin Properties, Inc.

Title (and Rank): Notary Public

My commission expires: 01/31/2026

THIS INSTRUMENT WAS DRAFTED BY:
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Ryan & Brucker, Ltd.
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P.O. Box 388
Aitkin, MN 56431-1411
Phone: (218) 927-2136, Fax: (218) 927-6114

TAX STATEMENTS FOR THE REAL PROPERTY
DESCRIBED IN THIS INSTRUMENT SHOULD
BE SENT TO: *(insert legal name and residential or
business address of Grantee)*
Claudette M. Millard
14529 Willemipe Street NW, Apt. 411
Ramsey, MN 55303

EXHIBIT A

PARCEL B

That part of the Southwest Quarter of the Southeast Quarter, Section 29, Township 47, Range 27, Aitkin County, Minnesota, described as follows: Commencing at the most easterly corner of Lot 1, Weitnauer's Addition and also the most northerly corner of the property described in Document No. 356497, the south line of said Lot 1 is assumed to bear North 80 degrees 06 minutes 20 seconds East; thence South 34 degrees 04 minutes 29 seconds East, a distance of 80.12 feet to the northeast corner of the property described in Document No. 252867 and the point of beginning; thence South 12 degrees 11 minutes 47 seconds West, a distance of 79.78 feet to the northeast corner of the property described in Document No. 466321; thence North 82 degrees 18 minutes 58 seconds East, a distance of 35.64 feet; thence North 01 degree 40 minutes 53 seconds West, a distance of 31.57 feet; thence North 09 degrees 28 minutes 38 seconds West, a distance of 43.78 feet; thence South 81 degrees 35 minutes 29 seconds West, a distance of 10.44 feet to the point of beginning.

Aitkin County, Minnesota
(Abstract)