



Detailed Parcel Report

Parcel Number: 01-0-071001

General Information

Township/City: AITKIN TWP
 Taxpayer Name: MEITZ, DAVID
 Taxpayer Address: BOVY, JOHN
 3308 W 55TH ST
 EDINA MN 55410
 Property Address: 35065 445th Ave
 Township: 47 Lake Number: 1020900
 Range: 27 Lake Name: CEDAR LAKE (AITKIN/FI TWPS)
 Section: 29 Estimated Acres: 0.52
 Green Acres: No School District: 1.00
 Plat:
 Brief Legal Description: .14 AC IN LOT 2 & .38 AC IN SW-SE IN DOC 198928

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:	\$323,600.00
Estimated Building Value:	\$306,900.00
Estimated Total Value:	<u>\$630,500.00</u>
Prior Year Total Taxable Value:	\$601,300.00
Current Year Net Tax (Specials Not Included):	\$3,826.00
Total Special Assessments:	\$0.00
**Current Year Balance Not Including Penalty:	\$1,913.00
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)

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 an undivided one-half interest to David C. Meitz and Suzanne M. Meitz, as joint tenants and an undivided one-half interest to John P. Bovy ** ("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:

** and Michelle M. Bovy, as joint tenants.

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:

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 legal name and residential or business address of Grantee)*

John Bovy et.al.
3308 W 55th Street
Edina, MN 55410

EXHIBIT A

PARCEL A

That part of the Southwest Quarter of the Southeast Quarter, Section 29, Township 47, Range 27, Aitkin County, Minnesota, described as follows: Beginning at the most easterly corner of Lot 1, Weitnauer's Addition 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; thence North 81 degrees 35 minutes 29 seconds East, a distance of 10.44 feet; thence North 26 degrees 58 minutes 30 seconds West, a distance of 59.88 feet; thence North 41 degrees 22 minutes 06 seconds West, a distance of 28.48 feet to the south easterly line of the platted road as shown on said recorded plat of Weitnauer's Addition; thence South 42 degrees 58 minutes 20 seconds West, a distance of 13.54 feet to the point of beginning.

Aitkin County, Minnesota
(Abstract)



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 David C. Meitz, Suzanne M. Meitz, John P. Bovy + michelle M. Bovy

PARCEL ID NUMBER

BRIEF LEGAL (FROM YOUR TAX STATEMENT)

01-0-071001

.14 Ac lot 2 + .38 Ac in SW-SE

new parcel

(use back of this form if 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.