



Board of County Commissioners Agenda Request

3L
Agenda Item #

Requested Meeting Date: January 6, 2026

Title of Item: Thomas Melton application to repurchase tax-forfeited property

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA	Action Requested: <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <input type="checkbox"/> Hold Public Hearing <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Information Only
Submitted by: Dennis (DJ) Thompson		Department: Land
Presenter (Name and Title):		Estimated Time Needed:
Summary of Issue: <p>S 282.241 allows application to repurchase tax-forfeited property by an owner/heir/mortgagee/representative of heirs of a vested interest in the property at the time of forfeiture, have the privilege to make written application to the Aitkin County Board requesting to be allowed to repurchase this property.</p> <p>Thomas Melton, owner at the time of forfeiture, has made and filed an application with the County Auditor for the repurchase of the hereinafter described parcel of tax-forfeited land:</p> <p>Parcel #07-0-072202 S 600 ft of W 200 ft of SE NE Sec: 33 Twp: 46 Rge: 27</p> <p>Property will revert to the owner at the time of forfeiture.</p>		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Adopt resolution allowing repurchase of tax forfeited property.		
Financial Impact: <p><i>Is there a cost associated with this request?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>What is the total cost, with tax and shipping? \$</i></p> <p><i>Is this budgeted?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i></p>		

To the Honorable Board of County Commissioners of

AITKIN

County, Minnesota.

I, the undersigned owner-mortgagee-heir-representative of heirs THOMAS C. MELTON, at the time of forfeiture of the parcel of land situated in the County of Aitkin, State of Minnesota, described as follows, to-wit:

PARCEL ID: 07-0-072202

S 600 FT OF W 200 FT OF SE NE. SEC 33, TWP 46, R6E27

do hereby make application for the purchase of said parcel... of land from the State of Minnesota, in accordance with the provisions of Minnesota Statutes 1945, Section 282.241, as amended.

In support of this application for the repurchase of said land I make the following statement:

(a) That hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:

I HAVE HAD TO DEAL WITH SOME HEALTH ISSUES.

(b) That the repurchase of said land by me will promote and best serve the public interest, because

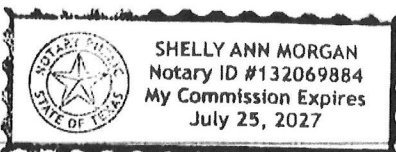
See Attached

Texas
State of ~~Minnesota~~
County of Callahan

The foregoing instrument was acknowledged before me this 9 day of September, 2025 by
Shelly Ann Morgan
Notarial Seal

Thomas C. Melton 9-9-25
Owner-Mortgagee-Heir-Representative of Heirs

Shelly Ann Morgan
Signature of person taking acknowledgement



Liz A. Harmon

From: texastcm2@aol.com
Sent: Thursday, December 18, 2025 11:50 PM
To: Liz A. Harmon; tom tom
Subject: 12-18-25 Liz from Tom Re: Repurchase application

[**NOTICE:** This message originated outside of the Aitkin County Mail System -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Liz,

This is my answer to the question you said I should answer.

A) full the repurchase of said land by me will promote and best serve the public interest, because This property has been in my Family for over 50 years and until recently the Taxes have been paid on this land each year each year in the past. Because of my health and financial problems I got behind, however I am sending the Taxes due. Thank You.

I do appreciate helping me.

Please let me know you received this.

Sincerely.

Tom

On Wednesday, December 17, 2025 at 02:42:17 PM CST, Liz A. Harmon <liz.harmon@aitkincountymn.gov> wrote:

The question I need filled in is at the bottom...

b) that the repurchase of said land by me will promote and best serve the public interest, because

Let me know if you have any questions. Thanks!

Liz Harmon

Aitkin County Land Department

Filed in my office this _____
day of _____, 19 _____

County Auditor

Resolution authorizing repurchase adopted
this _____ day of _____, 19 _____

County Auditor

Repurchase made this _____ day of
_____, 19 _____

County Auditor

Certificate of purchase forwarded to
Commissioner of Taxation this _____ day of
_____, 19 _____

County Auditor

Transfer entered on	
May 3	2006
Neil Brown	
County Auditor	
by	Judith Blomberg
	Deputy

373777

FILED MAY 03 '06 AT 11M

Diane M. Lafferty, County Recorder

STATE OF TEXAS

COUNTY OF CALLAHAN

NAME OF DECEDENT

Cheryl A. Trenary a/k/a Cheryl Ann Trenary

I, Thomas C. Melton, PO Box 729, Cross Plains, TX 76443 being first duly sworn, on oath state from personal knowledge:

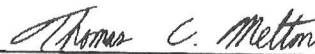
That the above named decedent is the person named in the certified copy of Certificate of Death attached hereto and made a part hereof.

That the name of the survivor is Thomas C. Melton.

That said decedent on date of death was an owner as a joint tenant of the land legally described as follows:

- That part of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) and Government Lot Four (4) of Section Thirty-three (33), Township Forty-six (46), Range Twenty-seven (27), described as follows: The South 600 feet of the West 200 feet of said SE 1/4 of NE 1/4 and that part of Government Lot 4 lying West and North of the following described line: Beginning at the point on the North line of said Government Lot 4 which is 200 feet East of the Northwest corner of the NE 1/4 of SE 1/4 of Section 33; thence southerly 200 feet parallel with the West line of the said NE 1/4 of SE 1/4 of Section 33; thence westerly to the shore of Farm Island Lake along a line parallel with the North line of said NE 1/4 of SE 1/4 of Section 33 and said line extended West to the shore of Farm Island Lake, together with a right of way for ingress and egress along the existing road across the foregoing described exception in said Government Lot 4, and a right of ingress and egress along the existing roads to the dock area of Farm Island Lake, and to the shore area of Apple Lake.

as shown by instrument recorded as Document No. 330295 in the office of the County Recorder of Aitkin County, Minnesota.



SIGNATURE OF AFFIANT

Subscribed and sworn to before me this 18th day of April, 2006.

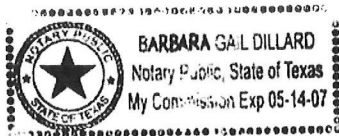


SIGNATURE OF NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS)

Jeffrey J. Haberkorn
Haberkorn Law Offices, Ltd.
Attorneys at Law
122 2nd St. NW
Aitkin, MN 56431
(218) 927-6913

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)



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

Thomas C. Melton
PO Box 729
Cross Plains, TX 76443

Owner Name(s) Thomas Melton
Parcel Number(s): 07-0-072202
Number of Parcels 1
Property Classification: non-homestead
Forfeiture date: 8/15/2025
Calculated to: 12/31/2025

Repurchase Amount	\$	376.70
State Deed(s)	\$	25.00
Forfeiture Process Cost	\$	100.00
Recording	\$	46.00
Deed tax **	0.33%	\$ 1.65
Well Certificate	\$	-
Sheriff Cost	\$	40.00
Land Department Cost	\$	200.00
Court Letter Fee-Auditor	\$	6.90
Insurance	\$	-
Repurchase Cost	\$	796.25

	TC	RM	SC	Special	Tax &		Interest			
	<u>Tax</u>			<u>Assessments</u>	<u>Specials</u>	<u>Penalty *</u>	<u>Fees</u>	<u>Subtotal</u>	<u>As of</u>	<u>Total</u>
									<u>12/31/2025</u>	
Parcel #1										
2025	112.00				112.00	14.00		126.00	-	126.00
2024	82.00			-	82.00	10.25	-	92.25	7.38	99.63
2023	-			-	-	-	-	-	-	-
2022	16.15			-	16.15	2.02	-	18.17	4.72	22.89
2021	66.00			-	66.00	8.25	20.00	94.25	33.93	128.18
2020	-			-	-	-	-	-	-	-
2019	-			-	-	-	-	-	-	-
2018	-			-	-	-	-	-	-	-
Total	276.15			-	276.15	34.52	20.00	330.67	46.03	376.70
Parcel #2										
2025	-			-	-	-	-	-	-	-
2024	-			-	-	-	-	-	-	-
2023	-			-	-	-	-	-	-	-
2022	-			-	-	-	-	-	-	-
2021	-			-	-	-	-	-	-	-
2020	-			-	-	-	-	-	-	-
2019	-			-	-	-	-	-	-	-
2018	-			-	-	-	-	-	-	-
Total	-			-	-	-	-	-	-	-
Parcel #3										
2025	-			-	-	-	-	-	-	-
2024	-			-	-	-	-	-	-	-
2023	-			-	-	-	-	-	-	-
2022	-			-	-	-	-	-	-	-
2021	-			-	-	-	-	-	-	-
2020	-			-	-	-	-	-	-	-
2019	-			-	-	-	-	-	-	-
2018	-			-	-	-	-	-	-	-
Total	-			-	-	-	-	-	-	-



Member FDIC

CASHIER'S CHECK

No. [REDACTED]

December 24, 2025

REMITTER: THOMAS MELTON

CISCO 210 MM

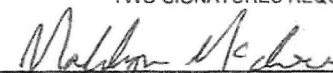
PAY TO THE ORDER OF: AITKIN COUNTY

\$796.25

**** SEVEN HUNDRED NINETY SIX AND 25/100****

DOLLARS

TWO SIGNATURES REQUIRED



AUTHORIZED SIGNATURE



AUTHORIZED SIGNATURE

NOTICE TO CUSTOMERS
THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED
BEFORE THIS CHECK WILL BE REPLACED OR REFUNDED IN
THE EVENT IT IS LOST, MISPLACED OR STOLEN



Resolution #20260106-xxx Thomas Melton Repurchase

WHEREAS, Thomas Melton was the owner at the time of forfeiture. (Applicant)

WHEREAS, the Applicant has made and filed an application with the County Auditor for the repurchase of the hereinafter described parcel of tax-forfeited land, in accordance with the provisions of Minnesota Statutes 1945, Section 282.241, of amended, which land is situated in the County of Aitkin, Minnesota and described as follows, to-wit:

Parcel #07-0-072202

S 600 ft of W 200 ft of SE NE Sec: 33 Twp: 46 Rge: 27

WHEREAS, said Applicant has set forth in their application that:

- A. Hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit: I have had to deal with some health issues.
- B. That the repurchase of said land by me will promote and best serve the public interest because: Repurchase of said land by me will promote and best serve the public interest because this property has been in my family for over 50 years and until recently the taxes have been paid on this land each year in the past. Because of my health and financial problems, I got behind however I am sending the taxes due.

WHEREAS, the Applicant has made payment of all delinquent taxes of properties.

WHEREAS, this board is of the opinion that said application should be granted for such reasons.

NOW, THEREFORE BE IT RESOLVED, that the application of Thomas Melton for the purchase of the above-described parcel of tax-forfeited land be and the same is hereby granted and the County Auditor is hereby authorized and directed to permit such repurchase according to the provisions of Minnesota Statutes 1945, Section 282.241, as amended.

Adopted this 6th Day of January, 2026 By The Aitkin County Board of Commissioners.

Attest:

J. Mark Wedel
County Board Chair

David J. Minke, County Administrator
Clerk to the County Board

**STATE OF MINNESOTA}
COUNTY OF AITKIN}**