



# Board of County Commissioners Agenda Request

**2T**  
Agenda Item #

**Requested Meeting Date:** January 24, 2023

**Title of Item:** Eric Eckstrom application to repurchase tax-forfeited property

<input type="checkbox"/> REGULAR AGENDA <input checked="" type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	<b>Action Requested:</b> <input type="checkbox"/> Approve/Deny Motion <input checked="" type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing*
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<b>Submitted by:</b> DJ Thompson	<b>Department:</b> Land
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<b>Presenter (Name and Title):</b> DJ Thompson, Land Commissioner	<b>Estimated Time Needed:</b> NA
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**Summary of Issue:**

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.

Hunter Eckstrom, heir 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:

Parcel # 12-0-040700    SW SW    Sect: 23    Twp: 52    Rge: 26

Property will revert to the owner at the time of forfeiture.

**Alternatives, Options, Effects on Others/Comments:**

**Recommended Action/Motion:**  
Adopt resolution allowing repurchase of tax forfeited property

**Financial Impact:**

Is there a cost associated with this request?     Yes     No

What is the total cost, with tax and shipping? \$

Is this budgeted?     Yes     No    *Please Explain:*

By Commissioner: xxx

20230124-xxx

**Eckstrom Repurchase Tax – Forfeited Land**

WHEREAS, Hunter Eckstrom, Heir 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 # 12-0-040700            SW SW   Section 23   Township 52   Range 26

and WHEREAS, said Applicants has set forth in his application that:

A. Hardship and injustice has resulted because of forfeiture of said land, for the following reasons, to-wit:

Eric Eckstrom passed away in March 2022 and we were going through probate and did not receive notice of the taxes being past due.

B. That the repurchase of said land by me will promote and best serve the public interest because:

It is connected to all the other property and is used as hunting land.

and WHEREAS, the Applicants have made payment of all delinquent taxes of properties

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

NOW, THEREFORE BE IT RESOLVED, That the application of Hunter Eckstrom 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.

Commissioner xxx moved the adoption of the resolution and it was declared adopted upon the following vote

FIVE MEMBERS PRESENT

All Members Voting Yes

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

I, Jessica Seibert, County Administrator, Aitkin County, Minnesota do hereby certify that I have compared the foregoing with the original resolution filed in the Administration Office of Aitkin County in Aitkin, Minnesota as stated in the minutes of the proceedings of said Board on the 24<sup>th</sup> day of January 2023, and that the same is a true and correct copy of the whole thereof.

**Witness my hand and seal this 24<sup>h</sup> day of January 2023**

\_\_\_\_\_

Jessica Seibert – County Administrator

\_\_\_\_\_

J. Mark Wedel – County Board Chair

\_\_\_\_\_

Kirk Peysar – County Auditor



## AITKIN COUNTY LAND DEPARTMENT

502 Minnesota Ave N.  
Aitkin, MN 56431

acld@co.aitkin.mn.us  
phone: 218-927-7364

November 22, 2022

Eric Eckstrom  
c/o Tanya Nelson  
65977 US Highway 169  
Hill City, MN. 55748

RE: PID 12-0-040700

The above property forfeited to Aitkin County on 8/11/2022 for the nonpayment of real estate taxes. The property is now owned by Aitkin County and is the responsibility of this department.

You, as 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.

Prior to the County Board considering a repurchase request, the following must be received in this office:

1. A copy of any document, preferably the deed, that shows you have a legal interest in this property and what type of ownership you hold on the property, whether it be previous owner, mortgagee, heir or representative of heir. If you do not have title to the property, we will not be able to accept an application from you.
2. Original fully completed, notarized and signed repurchase application form (enclosed).
3. Certified check or money order for the full amount of the repurchase made payable to Aitkin County. The repurchase amount due on Parcel #12-0-040700 is **\$1,290.96**. This amount includes the real estate taxes that have not been paid and all repurchase costs. These are due before 12/31/2022 to be eligible to put in a repurchase application for this amount. An application received after this date will need to be refigured for the cost.

FULLY complete the enclosed application. This is the only information the County Board of Commissioners has as to why they should approve the repurchase. The County Board can approve the repurchase only if it is determined that:

- An undue hardship or injustice resulting from the forfeiture will be corrected by the repurchase.
- The repurchase will promote the use of such lands that will best serve the public interest.

After the completed application and full payment of the repurchase amount has been received in this office, the application will be submitted to the Aitkin County Board for consideration. If the County Board approves the repurchase of the property, the property will go back into the same status as before any forfeiture. In other words, if there are any liens on the property they will all be reinstated. The fees that you are paying here cover only the forfeiture and real estate tax costs. The money that you send to us will be cashed if the County Board approves the repurchase. If they do not approve the repurchase, the money will be returned to you.

If you have any questions, please feel free to contact me.

Dennis Thompson  
Land Commissioner  
Aitkin County Land Department  
502 Minnesota Ave North  
Aitkin, MN 56431  
[acld@co.aitkin.mn.us](mailto:acld@co.aitkin.mn.us)  
218-927-7364

To the Honorable Board of County Commissioners of  
Aitkin County, Minnesota.

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

Hunter Eckstrom is the son of Eric Eckstrom.

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:

Eric Eckstrom Passed away in March 2022 and we were going through Probate and did not Receive notice of the taxes being Past due.

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

It is Connected to all the other property and is used as Hunting Land.

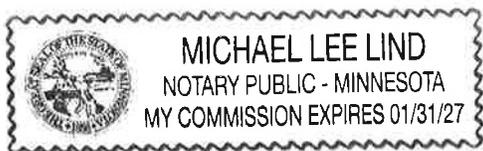
Hunter Eckstrom  
Owner-Mortgagee-Heir-Representative of Heirs

State of Minnesota  
County of Aitkin

The foregoing instrument was acknowledged before me this 19 day of December, 2022, by

[Signature]  
Signature of person taking acknowledgement

Notarial Seal



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*

PROBATE DIVISION

DISTRICT COURT

NINTH JUDICIAL DISTRICT

STATE OF MINNESOTA

COUNTY OF AITKIN

Estate of

Court File No. 01-PR-22-584

Eric J. Eckstrom,

**LETTERS TESTAMENTARY**

Decedent

1. The Decedent died on March 26, 0222.
2. Tanya Nelson has been appointed Personal Representative of Decedent's Estate in an unsupervised administration and is now qualified to act as Personal Representative of the Estate and has authority to administer the Estate according to law.

Dated: August 30, 2022



Davies, Heidi  
2022.08.30 11:39:43  
-05'00'

Referee of District Court



Sanchez, Patricia  
Aug 30 2022 12:13:54

Judge of District Court

**LAST WILL AND TESTAMENT  
OF  
ERIC ECKSTROM**

I, Eric Eckstrom, a resident of the County of Aitkin, State of Minnesota, do hereby, publish and declare this my Last Will and Testament, hereby revoking all former Wills and Codicils made by me.

**ARTICLE I.**

**DEBTS, EXPENSES, TAXES**

I direct the Personal Representative of my estate to pay as soon after my death as it deems advisable, all the just debts allowed against my estate, the expenses of administration of my estate, the expenses of my last illness, and funeral as the Personal Representative may deem proper.

**ARTICLE II.**

**SPECIFIC DEVICES**

I give all of my tangible personal property to the extent provided therein, in accordance with any written list, signed by me and dated, and otherwise prepared in accordance with the provisions of Minnesota Statutes, Section 524.2-513. The most recent written list shall control if there are inconsistent dispositions. I give all tangible personal property not disposed of by the provisions of any such written list to such children of mine as shall survive me. to be divided among them as nearly in equal shares as practicable, as they shall agree, or if they fail to agree within six (6) months after my death, in such manner as my personal representative shall determine, which determination shall be conclusive.

  
Eric Eckstrom

## ARTICLE III.

### DISTRIBUTION OF RESIDUE

A. I give, devise and bequeath the residue of my estate to my son, Hunter L. Eckstrom, if he survives me pursuant to Article III.B. below. If Hunter does not survive me, I give the residue of my estate to his issue by right of representation. For example, if Hunter has children (my grandchildren), then his share shall be distributed in equal shares to those grandchildren.

B. **CONTINGENT TRUST** - If any beneficiary under this Article has not attained age twenty-five (25), then the share for that beneficiary shall be distributed to Tanya Evenson as trustee for that beneficiary. If Tanya is unable or unwilling to serve as trustee for any reason, then I appoint Shelly Kingsley to serve as successor trustee.

1. The trustee shall hold the beneficiary's share in trust until the beneficiary attains age 25.
2. Until the beneficiary reaches age 18, my trustee shall use so much of the net income and principal as my trustee deems necessary or advisable to provide for the support, education, health and maintenance of the beneficiary, taking into account any other income or resources of the beneficiary known to my trustee.
3. When the beneficiary attains the age of 18, income from his or her trust assets, as described by the Minnesota Uniform Principal and Income Act, shall be distributed to the beneficiary outright. Until the beneficiary reaches age 25, my trustee shall use so much of the principal as my trustee deems necessary or advisable to provide for the support, education, health and maintenance of the beneficiary, taking into account any other income or resources of the beneficiary known to my trustee. When the beneficiary attains the age of 25, the trust for that beneficiary shall terminate, and all assets of that trust shall be distributed to him or her outright.
4. In addition to other distributions allowed to be made to beneficiaries under the terms of this trust agreement, my trustee(s), at any time or from time to time, may pay to a beneficiary, upon

  
Eric Eckstrom

the beneficiary's written request, any sum from the principal and/or income of the trust that my trustee(s) deem reasonable and proper to assist the beneficiary in purchasing a personal residence, or to engage in or enter into a business through which the beneficiary would have a reasonable opportunity for gainful employment. In the exercise of this discretion, the decision of my trustee(s) as to the propriety and amount of these payments shall be conclusive, and my trustee(s) shall not be required to look into how these payments are used. Any payments shall be considered an advancement against the beneficiary's ultimate share. It is my intent that these advancements not unreasonably jeopardize the purpose of the trust(s).

5. If a beneficiary should die before reaching the age of 25, his or her share shall be distributed to that beneficiary's children, if any, in equal shares; otherwise, to that beneficiary's surviving brothers and sisters in equal shares; otherwise, to that beneficiary's estate.
6. My trustee shall have all the powers granted to trustees under Minnesota Statutes 501C.
7. I expressly waive any requirement that this trust be qualified or supervised by any Court, that my trustee be appointed, bonded, qualified, supervised or confirmed by any Court, or that any accounting be reviewed or confirmed by any Court; however, any interested party may petition for Court supervision and approval.
8. No interest in a trust share shall be assignable by any beneficiary, or be subject to any claims of creditors of a beneficiary, including claims for alimony, support, property settlement, separate maintenance, or governmental assistance reimbursement.
9. The trustee shall have the power to sell, exchange, mortgage, lease, convey, encumber, pledge or otherwise distribute any real, personal or other property for any period, upon any terms and conditions, to any person, entity, beneficiary or agent.
10. The trustee may terminate any trust, whenever such termination is deemed advisable by such trustee, by distributing the assets to the beneficiary to whom income may then be distributed.
11. This trust, if not sooner terminated pursuant to the provisions of this Will, shall terminate twenty-one (21) years after the death of

  
Eric Eckstrom

the last to die of all my descendants who are living on the date of my death. The trust assets shall then be distributed to the then permissible recipients of trust income.

C. If there shall not be in existence anyone who is or might become entitled to receive benefits from my estate as provided in this Will, then any portion of my estate then remaining shall be paid over and distributed to my heirs-at-law in the proportions and determined as though I had then died without a Will, a resident of the State of Minnesota, in accordance with the laws of descent of personal property of the State of Minnesota in effect at the time of my death.

#### **ARTICLE IV.**

#### **GUARDIAN**

If Tanya Evenson does not survive me, or if Tanya is unable or unwilling to act as guardian for any reason, then I appoint Shelly Kingsley as guardian for the person of any minor child. I request that the guardian of my children remove my children, their estates and the situs of the guardianship to the guardian's place of residence, whether or not it is in the state of my residence at my death. I expressly waive any requirement the guardian be qualified, appointed, bonded or supervised by any Court, or any guardianship accountings be reviewed or confirmed by any Court; however, any interested party may petition for Court supervision.

#### **ARTICLE V.**

#### **NOMINATION OF CUSTODIAN**

I nominate Tanya Evenson as Custodian under the Minnesota Uniform Transfers to Minors Act, or any other applicable Uniform Transfers to Minors Act or applicable Uniform Gifts to Minors Act. If the Custodian named fails to serve, the Personal Representative shall designate a Custodian. If Tanya is unable to serve as Custodian then I appoint Shelly Kingsley.

  
Eric Eckstrom

**ARTICLE VI.**

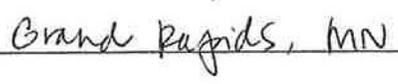
**PERSONAL REPRESENTATIVE**

I appoint Tanya Evenson as the personal representative of my estate. If Tanya is unable or unwilling to serve, I appoint Shelly Kingsley to serve instead. No bond shall be required for my personal representative. My personal representative shall have the power to sell, exchange, lease or mortgage any property of my estate, and I direct my personal representative to do everything necessary and proper to carry out the provisions of this Will.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand to this, my Last Will and Testament, consisting of five (5) typewritten pages, including this page, and each bearing my signature this 14<sup>th</sup> day of February, 2017.

  
Eric Eckstrom

**THIS INSTRUMENT**, was on the day of the date thereof, signed, published and declared by the said Testator, Eric Eckstrom, to be his Last Will and Testament, in our presence, who, at his request have subscribed our names thereto as witnesses, in his presence and in the presence of each other.

 residing at   
 residing at 

WILL AFFIDAVIT

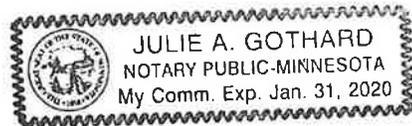
STATE OF MINNESOTA )  
 )ss.  
COUNTY OF ITASCA )

We, Eric Eckstrom, JOSEPH C. STAUFFER and Allison Schwindeman the maker of the attached Will and the witnesses, respectively, being first duly sworn, declare to the undersigned notary that (1) the maker signed and executed the instrument as his Last Will, (2) the maker signed willingly and executed it as the maker's free and voluntary act for the purposes expressed in this Will, (3) each of the witnesses, in the hearing and presence of the maker, signed the Will as witnesses, and (4) to the best of the witnesses' knowledge, the maker was at the time eighteen (18) or more years of age, of sound mind and under no constraint or undue influence.

Eric Eckstrom  
Eric Eckstrom  
Joseph C. Stauffer  
Allison Schwindeman

Subscribed and sworn to and acknowledged before me by the maker, Eric Eckstrom, and subscribed and sworn to before me by the witnesses, JOSEPH C. STAUFFER and Allison Schwindeman the 14<sup>th</sup> day of February, 2017.

Julie A. Gothard  
Notary Public  
My commission expires:



**STATE OF MINNESOTA**  
**CERTIFICATION OF VITAL RECORD**

**CERTIFICATE OF DEATH**

STATE FILE NUMBER 2022-MN-012795

DECEDENT ERIC JOHAN ECKSTROM  
LAST NAME BEFORE FIRST MARRIAGE  
ALSO KNOWN AS  
SOCIAL SECURITY NUMBER 475 - 98 - 0690  
SEX MALE  
BORN NOVEMBER 05, 1967  
PLACE OF BIRTH GRAND RAPIDS MINNESOTA

DATE OF DEATH MARCH 26, 2022  
PLACE OF DEATH ESSENTIA HEALTH DULUTH-MILLER DWAN BLDG  
DULUTH SAINT LOUIS MINNESOTA

MARITAL STATUS NEVER MARRIED  
SPOUSE  
LAST NAME BEFORE FIRST MARRIAGE  
RESIDENCE HILL CITY AITKIN MINNESOTA  
PARENT SYLVIA EVANGELINE PORTER  
PARENT DUANE VICTOR ECKSTROM  
FUNERAL HOME ROWE FUNERAL HOME AND CREMATION  
DISPOSITION BURIAL

CAUSE OF DEATH IMMEDIATE HIGH GRADE METASTATIC NEOPLASM  
UNDERLYING PROGRESSIVE RESPIRATORY FAILURE DUE TO METASTATIC DISEASE

OTHER CONTRIBUTING CONDITIONS ACUTE RENAL FAILURE

MANNER NATURAL  
MEDICAL CERTIFIER JOSHUA DAVID WIEDERIN, M.D.  
502 E 2ND STREET, DULUTH, MINNESOTA, 55805

THIS RECORD HAS NOT BEEN AMENDED

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

MR&C Certificate ID  
13874364



31A-000099991

FILED: MARCH 27, 2022

*Molly Mulcahy Crawford*

Molly Mulcahy Crawford  
STATE REGISTRAR

ISSUED: MARCH 28, 2022

ITASCA COUNTY RECORDER

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



DEED TAX DUE: \$636.57

e-CRV ID: \_\_\_\_\_

Date: **February 11, 2014**

**Form No. 1-M-WARRANTY DEED**

Individual(s) to Individual(s)

FOR VALUABLE CONSIDERATION, **Jean R. Anderson, a single person** Grantor, hereby conveys and warrants to **Eric J. Eckstrom, a single person** Grantee, real property in **Aitkin** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- 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.

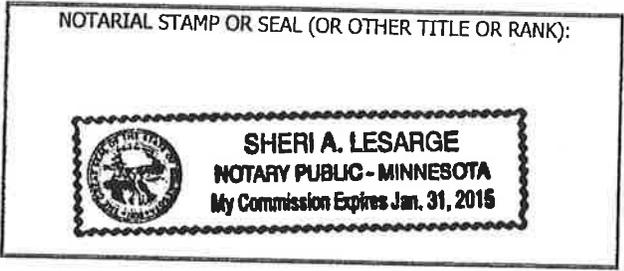
Jean R. Anderson  
Jean R. Anderson

Affix Deed Tax Stamp Here

STATE OF MINNESOTA        }  
  } ss.  
COUNTY OF ITASCA         }

This instrument was acknowledged before me on **February 11, 2014**, by **Jean R. Anderson, a single person.**

Sheri A. Lesarge  
SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL



Check here if part or all of the land is Registered (Torrens)

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

**Itasca County Abstract Company / First American  
Title Company  
430 Northeast Third Avenue  
Grand Rapids, MN 55744  
1337295A**

**Eric J. Eckstrom  
65977 US Highway 169  
Hill City, MN 55748**

EXHIBIT 'A'

Northeast Quarter of Northwest Quarter less highway and except the South 4 rods, in Section 26,  
Township 52, Range 26, Aitkin County, Minnesota.

DEED TAX DUE: **\$1.65**

**Form No. 1-M-WARRANTY DEED**

Individual(s) to Individual(s)

Date: **February 11, 2014**

FOR VALUABLE CONSIDERATION, **Jean R. Anderson, a single person** Grantor, hereby conveys and warrants to **Eric J. Eckstrom, a single person** Grantee, real property in **Aitkin** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- 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.



EXHIBIT 'A'

The South 4 Rods of the Northeast Quarter of the Northwest Quarter of Section 26, Township 52  
Range 26;

AND

The Southwest Quarter of the Southwest Quarter of Section 23, Township 52, Range 26;

AND

South One-Half of the Southeast Quarter of the Southwest Quarter, Section 23, Township 52,  
Range 26.

Eckstrom, Eric

November 21, 2022

012-0-040700

Interest calc December 31, 2022  
(Subject to change)

Year	Tax	Cost	Interest	Penalty	Total
2018	\$ 110.00	\$ 20.00	\$ 55.52	\$ 8.80	\$ 194.32
2019	\$ 136.00		\$ 44.06	\$ 10.88	\$ 190.94
2020	\$ 144.00		\$ 31.10	\$ 11.52	\$ 186.62
2021	\$ 146.00		\$ 15.77	\$ 11.68	\$ 173.45
2022	\$ 118.00		\$ -	\$ 7.08	\$ 125.08
Total:	\$ 654.00	\$ 20.00	\$ 146.46	\$ 49.96	\$ 870.42

Total:	870.42
St Deed Tax	2.87
Forf Proc Cost	100.00
Well Cert	
Sheriff Cost	40.00
Deed	25.00
Land Dept Cost	200.00
Rec Fee	46.00
Crt Letter Fee-Auditor	6.67
Insurance	0.00
Total:	\$ 1,290.96

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

# CASHIER'S CHECK

0932902452

0009329 11-24  
Office AU # 1210(8)

Remitter: HUNTER ECKSTROM  
Operator I.D.: u867266 u514190

December 19, 2022

PAY TO THE ORDER OF \*\*\*AITKIN COUNTY\*\*\*

**\*\*One Thousand Two Hundred Ninety and 96/100 -US Dollars \*\***

**\*\*\$1,290.96\*\***

Payee Address:  
Memo:

VOID IF OVER US \$ 1,290.96

WELLS FARGO BANK, N.A.  
220 NW 1ST AVE  
GRAND RAPIDS, MN 55744  
FOR INQUIRIES CALL (480) 394-3122

*Munira Khan*  
CONTROLLER

Parcel # 12-0-040700

⑈0932902452⑈ ⑆121000248⑆4861 511806⑈

Security Features Included. Details on Back.