

2015 OCT 26 AM 11:58

CITY CLERK  
DEPARTMENT

October 23, 2015

Minneapolis City Clerk's Office  
c/o T&PW Committee Coordinator  
350 South 5<sup>th</sup> Street, Room 304  
Minneapolis, Minnesota 55415-1382

Dear Transportation and Public Works Committee:

We respectfully object to the \$456.50 assessment against the property 2900 Portland Avenue for snow removal by city crews on January 24<sup>th</sup>, 2015 (tracking number 2015 SI-37).

We purchased the vacant lot at the Hennepin County tax forfeited land auction on December 5<sup>th</sup>, 2014, but did not receive documents to prove ownership of the property until late February. A copy of the state deed recorded January 22<sup>nd</sup>, 2015 is enclosed, along with the envelope showing a postmark date of February 20<sup>th</sup>, 2015.

We were not able to hire a management company to handle snow removal and lawn maintenance until we could prove ownership of the property. We contacted the County several times for documents, but the County told us that we had to wait to get official documentation in the mail. When we contacted the City of Minneapolis about the property, the City said that we had to have title to the property to do anything on the property.

After receiving the assessment, we contacted the City and were told that the sidewalk was public property, so we would be free to shovel the public property, even without title. But the management company would not sign a contract to work only on public property. This proved to be a catch-22 situation for the months of December, January, and February.

After we received documentation from Hennepin County in February, we hired a management company to take care of snow removal and maintenance. We have not had any issues at the property since that time.

Sincerely,



Amir Mehralian  
Car Care Clinic LLC

C.V. filed  C.V. not req. \_\_\_\_\_

No delinquent taxes

Transfer Entered

Jan 22, 2015 10:00 AM

Hennepin County, Minnesota  
Mark Chapin  
County Auditor and Treasurer



Doc No **A10157236**

Certified, filed and/or recorded on  
Jan 22, 2015 10:00 AM

Office of the County Recorder  
Hennepin County, Minnesota  
Martin McCormick, County Recorder  
Mark Chapin, County Auditor and Treasurer

Deputy 30

Pkg ID 119854

CRV# 303041

Doc Name: **State Deed**

Conservation Fee	\$5.00
Document Recording Fee	\$46.00
Environmental Response Fund (SDT .0001)	\$1.80
State Deed Tax (.0033 rate)	\$59.40

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**Document Total** \$112.20

**PID(s)**

34-029-24-44-0060

34 029 24 44 0060

### Conveyance of Forfeited Lands Issued Pursuant to Minnesota Statute, Chapter 282

Deed Tax Due: \_\_\_\_\_  
Date: \_\_\_\_\_

Commissioner's Deed No. **0209713**

**WHEREAS**, the real property described below has become duly forfeited to the State of Minnesota to be held in trust in favor of the taxing districts for the nonpayment of taxes or otherwise, and,

**WHEREAS**, pursuant to Minnesota Statutes section 282.01, subdivision 1a, paragraph (b) or subdivision 3 or subdivision 7a and related provisions, the Grantee has purchased the real property described below, and

**WHEREAS**, the Commissioner of Revenue has determined that the Grantee has fully complied with the conditions for said conveyance and is entitled to an appropriate conveyance of the real property, and,

**NOW, THEREFORE**, for valuable consideration and pursuant to said laws, the Commissioner of Revenue, acting on behalf of the State of Minnesota, a sovereign body ("Grantor"), does hereby convey and quitclaim to CAR CARE CLINIC LLC ("Grantee"), real property in Hennepin County, State of Minnesota legally described as follows:

LOT 001 BLOCK 001 HANCES ADDITION TO MINNEAPOLIS  
CITY OF MINNEAPOLIS  
34 029 24 44 0060,

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

together with all hereditaments and appurtenances belonging thereto , but excepting and reserving to the said state, in trust of the taxing districts concerned, all mineral rights, as provided by law.

*Check applicable box:*

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

**NOTE: The State of Minnesota is issuing this deed for the county and other taxing jurisdictions and in reliance on the Auditor's certification stating the above.**

THE MONETARY CONSIDERATION FOR THIS CONVEYANCE IS \$500 OR LESS.

**BY STATE OF MINNESOTA, CYNTHIA BAUERLY, Commissioner of Revenue**

By: *Deborah E. Volkert*  
DEBORAH E. VOLKERT, duly appointed representative of the Commissioner of Revenue.

State of Minnesota  
County of Ramsey

This instrument was acknowledged before me on 9th day of January, 2015, by DEBORAH E. VOLKERT, duly appointed representative of the Commissioner of Revenue, on behalf of the State.

*Cynthia Childers Moen*



THIS INSTRUMENT WAS DRAFTED BY:  
Minnesota Department of Revenue  
600 North Robert Street, 4th Floor  
St. Paul, MN 55146

RETURN TO:  
H C TAXPAYER SERVICES  
TAX-FORFEITED LAND  
348-3734  
Deputy  
BOX 708

Tax statements for the real property described in this document should be sent to:  
Name: CAR CARE CLINIC LLC.  
Address: P O BOX 24552  
EDINA, MN 55424



**Hennepin County  
Taxpayer Services Department**

A-600 Hennepin County Government Center  
Minneapolis, Minnesota 55487-0060

PID: 34 029 24 44 0060  
CAR CARE CLINIC LLC  
PO BOX 24552  
EDINA MN 55424

RGUL5B 55424



Presort  
First Class Mail  
ComBasPrice



POSTNET  
\$ 000.38<sup>1</sup>