

NOTICE OF CANCELLATION OF CONTRACT FOR DEED

Date: May 17, 2018

TO: AIMI Incorporated Machine Intelligence

C/O Douglas Thorpe
113 Lindeen St
St. Paul, MN 55075

YOU ARE NOTIFIED:

1. Default has occurred in the Contract for Purchase of Tax-Forfeited Land, dated September 28, 2012, and filed for record October 23, 2012 as Document #429475, in the office of the County Recorder of Isanti County, Minnesota, in which Terry F. Treichel, Isanti County Auditor-Treasurer, acting on behalf of the state of Minnesota, sold to AIMI Incorporated Machine Intelligence, the real property in Isanti County, Minnesota, described as follows:

That part of the Southeast Quarter of the Southwest Quarter of Section Twenty-Five (25), Township Thirty-Seven (37), Range Twenty-Five (25), commencing at a point on the north and south quarter line of said Section Twenty-Five (25), a distance of 198 feet north of the south section line of said Section 25; thence north on said quarter line a distance of 90 feet; thence west at right angles, a distance of 60 feet; thence north at right angles a distance of 6 feet; thence west at right angles a distance of 10 feet; thence south at right angles a distance of 6 feet; thence west at right angles a distance of approximately 169 1/2 feet to County Ditch Number 18; thence in a southwesterly direction following the easterly line of said ditch a distance of 100 feet; thence easterly and parallel with the south section line of said Section 25, a distance of 253 1/2 feet to the point of beginning.

And the north 60 feet of the following described tract, to-wit: Commencing at the south one-quarter post of Section Twenty-Five (25), Township Thirty-Seven (37), Range Twenty-Five (25); thence west and along the section line a distance of 175 feet; thence north 12 rods; thence east 175 feet; thence south 12 rods, to the point of commencement and there to terminate.

And that part of the Southwest Quarter of the Southeast Quarter and that part of the Southeast Quarter of the Southwest Quarter, all in Section Twenty-Five (25), Township Thirty-Seven (37), Range Twenty-Five (25), Isanti County, Minnesota described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence easterly along the south line of said Southwest Quarter of the Southeast Quarter, on an assumed bearing of south 88 degrees 33 minutes 37 seconds east a distance of 478.00 feet; thence north 01 degrees 26 minutes 23 seconds east a distance of 183.00 feet; thence north 88 degrees 33 minutes 37 seconds west a distance of 220.00 feet; thence north 01 degrees 26 minutes 23 seconds east a distance of 3.00 feet; thence north 88 degrees 33 minutes 37 seconds west a distance of 237.98 feet, more or less, to the intersection with a line drawn 24.75 feet easterly of and parallel with the west line of said Southwest Quarter of the Southeast Quarter, said 24.75 feet being measured along the south line of said Southwest Quarter of the Southeast Quarter; thence northerly parallel with said west line of the Southwest Quarter of the Southeast Quarter, a distance of 153.94 feet to said point of beginning of the property to be described; thence southerly, parallel with said west line, a distance of 43 feet, more or less, to a point 297.00 feet northerly of the south line of said Southwest Quarter of the Southeast Quarter, as measured along said parallel line; thence westerly, parallel with said south line a distance of 24.75 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence southerly along said west line a distance of 9 feet, more or less, to the northeast corner of the property described in Book 62 of Deeds, Page 49, on record with the Isanti County Recorder; thence west at right angles to said west line a distance of 60 feet; thence north at right angles a distance of 6 feet; thence west at right angles a distance of 10 feet; thence south at right angles 6 feet; thence west at right angles, to the centerline of County Ditch Number 18; thence northerly along said centerline to the intersection with a line bearing south 85 degrees 55 minutes 04 seconds west from said point of beginning; thence north 85 degrees 55 minutes 04 seconds east a distance of 231.8 feet; more or less, to said point of beginning.

Subject to easements, restrictions and reservations of record, if any.

2. Property was purchased over the counter on September 28, 2012, under the terms of contract sales approved by resolution of the Isanti County Board of Commissioners.

3. The default is as follows: The monthly installments that were due on the 15th of each month have not been paid since September 28, 2015, and the real property taxes have not been paid.

4. The Auditor-Treasurer Office has received authorization from the Isanti County Board of Commissioners to cancel defaulted tax-forfeited land contract by Resolution #18/05-49, adopted May 16, 2018.

5. The County Auditor-Treasurer has begun proceedings under M.S. 559.21 to cancel your contract for deed for the reasons specified in paragraph #3 above. The contract will be canceled on August 20, 2018, unless, before that time, you pay the total amount due on the date when paid or you secure from a county or district court an order that cancellation of the contract be suspended until all your claims or defenses are finally disposed of by trial, hearing, or settlement. Your action must specifically state those facts and grounds that demonstrate your claims or defenses.

If you do not pay the total amount due or secure a court order before August 21, 2018, you will lose all the money paid under the contract, lose your right to possess the property, you may lose your right to assert any claims and defenses, and you will be evicted. If you have any questions about this notice, contact an attorney immediately.

A breakout of the total amount due if paid by May 31, 2018, is listed below:

- (a) Contract Installment Due \$ 4,975.98
- (b) Real Property Taxes Due \$ 1,520.61
- (c) Cost of Sheriff's Service \$ 70.00
- (d) Cost of Publication \$ 209.46
- (e) County Attorney Fees \$ 00.00
- (f) 2% of Amount in Default \$ 99.51
- (g) Total Due If Paid by August 21, 2018 \$6,992.68

The name, address, and telephone number of the county Auditor-Treasurer who is authorized to accept payment is listed below. Since the amounts stated above are subject to increase, please contact the county Auditor-Treasurer office at (763) 689-1644 for the exact amount required to redeem your contract and any further information concerning the impending cancellation of your contract.

/s/ Chad Struss

Isanti County Auditor-Treasurer
Isanti County Government Center
555 18th Ave. SW
Cambridge, MN 55008

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