

B. J. Kadrmas, Inc.

PROSPECT NAME: Milo Leiss	COUNTY: Dunn, ND	PREPARED BY: MJT	REVIEWED BY: TMD
PROPERTY DESCRIPTION: T143N-R95W, Sec. 6: Auditor's Lots 1 (5.72), 2 (4.81), and 5 (5.59) of the Original Townsite of Manning Containing 16.12 acres, more or less			
PERIOD COVERED: Patent through June 13, 2025 @ 12:00 P.M.			

RUNSHEET

VIEW DOC	BOOK/ PAGE/ DOC.	INSTRUMENT DATED FILED	GRANTOR/ LESSOR	GRANTEE/ LESSEE	LEGAL DESCRIPTION	SPECIAL PROVISIONS/ LANDMAN COMMENTS
	3-111 Doc. 12927	Warranty Deed 2/21/1908 3/4/1908	J. G. Quinlivan (a single man)	Dunn County Land Co.	T143N-R95W Sec. 6: E2SW4 AOL	"... do by these presents grant, bargain, sell and convey... all tract or parcel of land... described as follows, to-wit:" No reservations
	4-157 Doc. 161	Warranty Deed 9/2/1908 9/22/1908	Northern Pacific Railway Company	James G. Quinlivan	T143N-R95W Sec. 6: E2SW4 AOL	"... does grant, bargain, sell and convey... the following described tract of land..." Pursuant to contract dated 11/7/1907
	3-169 Doc. 267	Deed of Release 10/1/1908 11/25/1908	The Mercantile Trust Company	Northern Pacific Railway Company, successor in interest to the Northern Pacific Railroad Company	T143N-R95W Sec. 30: E2SW4 AOL	<i>Releases mortgage dated 11/10/1896 for the construction of railroad</i>
	2-325 Doc. 401	Patent 6/29/1908 1/22/1909	United States of America	Northern Pacific Railway Company, successor in interest to the Northern Pacific Railroad Company	T143N-R95W Sec. 6: E2SW4 AOL	"... do give and grant... the tracts of land selected as aforesaid and described in the foregoing, to have and to hold the said tracts with the appurtenances thereof..." No Patent Number shown AOC: 5/31/1870 No reservations
	3M-150 Doc. 10724	Order Confirming Sale of Land 3/3/1914 3/3/1914	Hon. Chas. Bugbee, Judge of Dunn County In the Matter of the Estate of W.P. Owens, deceased	G. N. Owens, Administrator of the Estate	Lots 13-14 of Block 4 of the village of Manning	Orders the conveyance of the said lands unto the D. J. Price, as purchaser of the property at the estate sale
	7-532 Doc. 10768	Warranty Deed 12/30/1912 3/26/1914	The Dunn County Land Co.	W.P. Owens	Lots 13-14 of Block 4 of the town of Manning	"... does hereby grant, bargain, sell and convey... all that tract or parcel of land... described as follows, to-wit:" No reservations

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	8-300 Doc. 10769	Administrator's Deed 3/21/1914 3/26/1914	G.N. Owens, Administrator of the Estate of W.P. Owens, deceased	D.J. Price	Lots 13-14 of Block 4 of the village of Manning	"... does grant, bargain, sell and convey... all the right, title, interest and estate of the said W. P. Owens, deceased, at the time of his death and also all of the right, title and interest that the said estate... may have acquired other than or in addition to that of the said deceased at the time of his death, in and to all of the certain lots, pieces or parcels of land... described as follows, to-wit:" No reservations
	7-533 Doc. 10882	Warranty Deed 11/17/1913 4/8/1914	Dunn County Land Co.	David J. Price	Lots 15 of Block 4 of the village of Manning	"... does hereby grant, bargain, sell and convey... all that tract or parcel of land... described as follows, to-wit:" No reservations
	6M-297 Doc. 30991	Contract for Deed 12/24/1918 11/28/1919	Dunn County Land Co.	John H. Brown	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i>	Matures 9/25/1920
	15-514 Doc. 37938	Warranty Deed 10/22/1920 4/29/1922	Dunn County Land Co.	John H. Brown	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i>	"... does hereby grant, bargain, sell and convey... all that tract or parcel of land... described as follows, to-wit:" No reservations
	48-281 Doc. 43727	Mortgage 4/18/1924 4/19/1924	John H. Brown and Mary K. Brown, his wife		Lots 13-15 of Block 4 of the town of Manning	<i>released in Bk. 61, Pg. 73</i>
	19-283 Doc. 43777	Warranty Deed 4/14/1924 4/24/1924	D. J. Price and Mildred F. Price, husband and wife	John H. Brown	Lots 13-15 of Block 4 of the town of Manning	"... does by these presents grant, bargain, sell and convey... all the tract or parcel of land... described as follows, to-wit:" No reservations
	20-514 Doc. 49589	Auditor's Tax Deed to County 6/7/1926 7/8/1926	L.M. Johnson, as County Auditor of Dunn County	Dunn County	Lots 16-18 of Block 4 of the Original Townsite of Manning; Lots 1-24 of Block 5 of the First Addition to the Town of Manning AOL	"... does grant, bargain, sell and convey... the tract or parcel of land... described as follows, to-wit:" No reservations
	22-55 Doc. 50857	Tax Deed 6/24/1926 2/26/1927	Dunn County	J. Brown	Lots 16-18 of Block 4 of the Original Townsite of Manning; Lots 1-24 of Block 5 of the First Addition to the Town of Manning AOL	"... does hereby grant... the certain real property... described as follows, to-wit:" No reservations
	14M-557 Doc. 50897	Vacation of Plat 3/3/1927 3/4/1927	J.H. Brown	The Public	Lots 13-18 of Block 4 and Lots 1-24 of Block 5 in the Town of Manning	"... do vacate all that part of Original Townsite of the town of Manning... described as follows, to-wit:"

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	16M-487 Doc. 56790	Sheriff's Notice of Levy to Defendant 2/21/1931 2/27/1931	L. C. Ross, Sheriff of Dunn County	J. H. Brown, Mary Brown, and Allis-Chalmers Manufacturing Company	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i>	"... by virtue of certain writ of Special Execution duly issued [in action between L. R. Baird, H. E. Skauge, and J. P. Cain, as Trustees for the Geo. Heaton Lumber Company, Plaintiffs vs. J. H. Brown, Mary Brown, and the Allis-Chalmers Manufacturing Company, Defendants]... I have this day levied upon the following described real property..."
	16M-552 Doc. 56995	Affidavit of Publication 2/21/1931 4/20/1931	L. H. Rosborough, foreman of the Killdeer Herald	The Public	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i>	Foreclosure of action dated 2/21/1931 against J. H. Brown and Mary Brown and Allis Chalmers Manufacturing Company
	16M-553 Doc. 56999	Sheriff's Certificate 4/13/1931 4/20/1931	L. C. Ross, Sheriff of Dunn County	L. R. Baird, H. E. Skauge, and J. P. Cain, as Trustees for the Geo. Heaton Lumber Company	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i>	Foreclosure of action dated 2/21/1931 against J. H. Brown and Mary Brown and Allis Chalmers Manufacturing Company
	24-592 Doc. 58672	Sheriff's Deed 9/7/1932 9/7/1932	L. C. Ross, Sheriff of Dunn County	L. R. Baird, H. E. Skauge, and J. P. Cain, as Trustees for the Geo. Heaton Lumber Company	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i>	"... doth grant, bargain, sell, convey and confirm... the following described piece or parcel of land... to-wit:" No reservations Pursuant to Mechanic's Lien at Bk. 1, Pg. 14 in Clerk of Court's records Case #1697, Ordered 2/21/1931 Sheriff Certificate at Bk. 16M, Pg. 553
	33-86 Doc. 69506	Quitclaim Deed 11/7/1941 1/28/1941	John H. Brown	L. F. Gehrt	<u>T143N-R95W</u> Sec. 6: 4.36 acre tract in NE4SW4	"... does grant, bargain, sell, release and quit claim... all right title, interest, claim or demand in and to the tract or parcel of land... described as follows, to-wit:" No reservations
	32-133 Doc. 69393	Warranty Deed 4/19/1931 11/5/1941	L. R. Baird, H. E. Skauge, and J. P. Cain, as Trustees for the Geo. Heaton Lumber Company	Louis F. Gehrt	<u>T143N-R95W</u> Sec. 6: 6.5 acre tract in SW4 <i>698.5 ft. x 405.7 ft. tract</i> <i>Coincides with Auditor's Lot 1</i>	"... does hereby grant, bargain, sell and convey... all that tract or parcel of land... described as follows, to-wit:" No reservations
	33-267 Doc. 70924	Quit Claim Deed 4/8/1942 9/24/1942	Dunn County Land Company, a corporation dissolved	First National Bank of Dickinson	<u>T143N-R95W</u> Sec. 6: Auditor's Lot 5 AOL	"... does hereby grant, bargain sell, remise, release, quit-claim and convey... all those tracts or parcels of land... described as follows, to wit:" No reservations
	32-367 Doc. 71049	Warranty Deed 10/13/1942 10/23/1942	First National Bank of Dickinson	L. F. Gehrt	<u>T143N-R95W</u> Sec. 6: Auditor's Lot 5 in E2SW4 Containing 5.59 acres, more or less	"... does hereby grant, bargain, sell and convey... all that tract or parcel of land... described as follows, to-wit:" No reservations

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	36-465 Doc. 76271	Warranty Deed 11/4/1946 11/4/1946	Louis F. Gehrt and Kathryn Gehrt, his wife	Anton Leiss and Barbara Leiss, husband and wife, as joint tenants	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1-2, 5 Containing 16.12 acres, more or less	"... does by these presents grant, bargain, sell and convey... all the tracts or parcels of land... described as follows, to-wit:" No reservations
	39-568 Doc. 83836	Warranty Deed 11/27/1951 11/28/1951	Anton Leiss and Barbara Leiss, his wife	Raymond C. Walker and Marie A. Walker, husband and wife, as joint tenants	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, 5 <i>Containing approx. 16.12 acres, more or less</i>	"... do by these presents grant, bargain, sell and convey... all the tract or parcel of land... described as follows, to wit:" No reservations
	55-241 Doc. 105097	Quit Claim Deed 11/8/1961 11/9/1961	Raymond C. Walker, husband of Marie A. Walker	Marie A. Walker, wife of Raymond C. Walker	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1-2, 5 AOL	"... does by these presents bargain, sell, remise, release and quit-claim... all the right, title and interest in and to the following described lots, pieces or parcels of land... described as follows, to-wit:" No reservations
	76M-399 Doc. 109052	Affidavit 7/10/1964 9/17/1964	R. W. Sweetman	The Public	<u>T143N-R95W</u> Sec. 6: E2SW4 AOL	States that J. G. Quinlivan and James G. Quinlivan are one and the same person
	72-83 Doc. 119101	Warranty Deed 9/17/1968 9/16/1971	Marie A. Walker and Raymond C. Walker, wife and husband	James J. Leiss and Lillian Faye Leiss, husband and wife, as joint tenants	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1-2, 5	"... do by these presents grant, bargain, sell and convey... all those tracts or parcels of land... described as follows, to-wit:" No reservations
	112M-534 Doc. 128482	Marketable Record Title Act Affidavit 9/17/1974 9/26/1974	James J. Leiss and Lillian Faye Leiss	The Public	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1-2, 5	Claims unbroken chain of title to the described lands for more than 20 years
	91-514 Doc. 153367	Warranty Deed 12/6/1982 1/19/1983	James J. Leiss and Lillian Faye Leiss, husband and wife	State of North Dakota, for the use and benefit of the State Highway Department	<u>T143N-R95W</u> Sec. 6: a 100 ft. wide strip of land in Auditor's Lots 1-2 of NE4SW4	"... do by these presents grant, bargain, sell and convey... all that tract or parcel of land... described as follows, to-wit:" "Excepting and reserving to the grantors herein... all oil, oil rights, natural gas, natural gas rights and other fluid minerals that may be within or under the parcel of land herein described..."
	122-74 Doc. 198992	Warranty Deed 4/30/1998 5/7/1998	James J. Leiss and Lillian Faye Leiss, husband and wife	Robert Cuskelly and Jodi Cuskelly, as joint tenants	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, 5, less parcel deeded in Book 91, Page 514	"... do hereby grant... the following real property... described as follows, to-wit:" "Reserving all oil, gas, and other minerals..."

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	Doc. 3034062	Oil and Gas Lease 12/3/2008 1/23/2009	James J. Leiss and Lillian Faye Leiss, individually and as husband and wife	Empire Oil Company	<u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, 5, including the adjacent west half of the Manning Avenue, less part of a 0.407-acre tract of land in Lot 1, Block 1 of 4th Addition to Manning Containing 17.180 acres, more or less	Term: 3 years Royalty: 1/6 Paid Up
	Doc. 3066373	Personal Representative's Mineral Deed w/ Letters Testamentary 6/24/2013 6/25/2013 Letters Certified: 6/24/2013	Milo J. Leiss, Personal Representative of the Estate of Lillian F. Leiss Estate, deceased	Milo J. Leiss	<u>T143N-R96W</u> Sec. 26: E2 <u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, and 5 of the Original Townsite of Manning Sec. 7: S2SE4 <u>T143N-R95W</u> Sec. 30: S2	"... does convey... all the right, title and interest and Estate of Lillian F. Leiss, deceased, at the time of her death, and also all the right, title and interest that the estate, by operation of law or otherwise may have acquired other than or in addition to that of the said decedent at the time of her death, in and to all minerals of every kind and nature, including but not limited to oil, gas and all other minerals in and under the following described real property... to-wit: "It is the intent herein to convey above full mineral acres..."
	Doc. 3066374	Personal Representative's Mineral Deed w/ Letters Testamentary 6/24/2013 6/25/2013 Letters Certified: 6/24/2013	Milo J. Leiss, Personal Representative of the Estate of James J. Leiss Estate, deceased	Milo J. Leiss	<u>T143N-R96W</u> Sec. 26: E2 <u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, and 5 of the Original Townsite of Manning Sec. 7: S2SE4 <u>T143N-R95W</u> Sec. 30: S2	"... does convey... all the right, title and interest and Estate of James J. Leiss, deceased, at the time of his death, and also all the right, title and interest that the estate, by operation of law or otherwise may have acquired other than or in addition to that of the said decedent at the time of his death, in and to all minerals of every kind and nature, including but not limited to oil, gas and all other minerals in and under the following described real property... to-wit: "It is the intent herein to convey above full mineral acres..."
	Doc. 3066394	Death Certificate 8/16/2011 6/25/2013	North Dakota Department of Health	The Public	<u>T143N-R96W</u> Sec. 26: E2 <u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, and 5 of the Original Townsite of Manning Sec. 7: S2SE4 <u>T143N-R95W</u> Sec. 30: S2	Lillian Fay Leiss died on 8/2/2011

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	Doc. 3066395	Death Certificate 1/30/2013 6/25/2013	North Dakota Department of Health	The Public	<u>T143N-R96W</u> Sec. 26: E2 <u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, and 5 of the Original Townsite of Manning Sec. 7: S2SE4 <u>T143N-R95W</u> Sec. 30: S2	James J. Leiss died on 1/26/2013
	Doc. 3066725	Statement of Claim of Mineral Interest 7/10/2013 7/12/2013	Milo J. Leiss	The Public	<u>T143N-R96W</u> Sec. 26: E2 <u>T143N-R95W</u> Sec. 6: Auditor's Lots 1, 2, and 5 of the Original Townsite of Manning Sec. 7: S2SE4 <u>T143N-R95W</u> Sec. 30: S2	Claims an interest in the minerals underneath the property

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