

Mineral Ownership Report
Land in
Township 10 North, Range 04 West
Lewis & Clark County, Montana

Mineral Ownership:

All Minerals and Hydrocarbons:

Section 23: Portion A of Block 307 Bellevue Addition; Blocks 4,5,6 & 9 Highland Park Addition;
SW1/4SW1/4

William Whyte Estate

100%

The analyses, opinions, and conclusions are my personal unbiased professional conclusions.

I have no present or prospective interest whether direct or indirect, pecuniary or non-pecuniary in the property that is the subject of this report, and I have no personal interest or bias whether direct or indirect, pecuniary or non-pecuniary with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined direction that favors the cause of the client.

This Mineral Title Search shall not be construed as a Certificate of Title, Title Insurance Commitment or Title Insurance Policy. It is limited to the records as are recorded in Lewis & Clark County, Montana.

Braiden Burns
September 23, 2020

October 29, 1908, (Patent Book 3P, Page 623; Recorded 7/24/1909)

Grantor: United States of America

Grantee: Santa Fe Pacific Railroad Company

10 North 4 West 23 SW1/4SW1/4

Reservation: Ditches & Canals

July 16, 1909, (Quit Claim Deed Book 59, Page 547; Recorded 7/24/1909)

Grantor: Santa Fe Pacific Railroad Company

Grantee: Jeremiah Collins

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

July 16, 1909, (Deed Book 59, Page 548; Recorded 7/24/1909)

Grantor: Santa Fe Pacific Railroad Company

Grantee: M.H. Jerry Jr.

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

June 13, 1924, (Deed Book 78, Page 321; Recorded 6/19/1924)

Grantor: Jeremiah Collins

Grantee: The Collins Land Company

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

November 10, 1931, (Deed Book 104, Page 115; Recorded 11/13/1931)

Grantor: The Collins Land Company

Grantee: Lewis & Clark County

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

December 10, 1926, (Tax Deed Book 123, Page 124; Recorded 10/15/1926)

Grantor: M.H. Jerry Jr.

Grantee: Lewis & Clark County

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

November 10, 1931, (Easement Book 108, Page 44; Recorded 2/25/1932)

Grantor: Lewis & Clark County

Grantee: William W. Staplin

10 North 4 West 23 All of Block 307 Bellevue Addition; SW1/4SW1/4 Section 23

Reservation: Easement to construct, maintain, operate and remove pipe lines for the transmission of gas and oil

April 12, 1950, (Bargain & Sale Deed Book 157, Page 322; Recorded 5/5/1950)

Grantor: Lewis & Clark County

Grantee: William Whyte & Margaret Whyte

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

December 20, 1954, (Bargain & Sale Deed Book 181, Page 345; Recorded 12/21/1954)

Grantor: Lewis & Clark County

Grantee: William Whyte & Margaret Whyte

10 North 4 West 23 1/2 Interest in SW1/4SW1/4

Reservation: None

August 31, 1971, (Decree Book 265, Page 262; Recorded 8/31/1971)

Grantor: Anna L. Craven, Susan D. Smedes, Wilda Hannell & C.C. Hannell, ETAL

Grantee: William Whyte & Margaret Whyte, Plaintiffs

10 North 4 West 23 All of Block 307 Bellevue Addition; Blocks 4 to 9 Highland Park Addition; SW1/4SW1/4 Section 23

Reservation: None

August 5, 2015, (Notice of Lis Pendens Book M 10, Page 7545; Recorded 8/5/2015)

Grantor: William Whyte, Deceased

Grantee: Shane Whyte, Michelle Whyte, Jill Whyte, Patsy Speer, Margaret Whyte,
Bill Sikkenga

10 North 4 West 23 All of Blocks 307 Bellevue Addition; Blocks 4 to 9 Highland Park
Addition; SW1/4SW1/4 Section 23

Reservation: Ownership Dispute

June 16, 1909, (Release of Notice of Lis Pendens Book; Recorded 6/19/2017)

Grantor: Bill Sikkenga

Grantee: William Whyte Estate

10 North 4 West 23 All of Block 307 Bellevue Addition; Blocks 4 to 9 Highland Park
Addition; SW1/4SW1/4 Section 23

Reservation: Removal of Ownership Dispute