

WARRANTY DEED - MINERALS
Life Estate Reserved

This deed is made by **Leeta Aanderud, a/k/a Leeta A. Aanderud**, a widow, Grantor, to **Michael Aanderud**, whose post office address is 8407 Northstar Road, Rapid City, SD 57702 and **Tamara Bogo**, whose post office address is 5801 Lakeshore Estates, Unit 25, Beulah, ND 58523, Grantees.

For valuable consideration, Grantor grants and conveys to Grantees all of her interest in the oil, gas, coal, and other minerals owned by Grantor on or underlying the following described property located in Mercer County, North Dakota:

Township 143 North, Range 88 West

Section 20: An overriding royalty of twenty five cents (\$.25) per cubic yard for all commercially processed grades of scoria or sand and gravel, extracted from the NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$

Section 20: And an overriding royalty for all coal mined and sold from the NE $\frac{1}{4}$ NW $\frac{1}{4}$. Such overriding royalty shall be at the rate of 1 and $\frac{1}{2}$ cents (\$.015) per ton (2,000 lbs.) of coal mined and sold.

And Grantor's complete interest in the oil gas and other minerals received by Grantor by mineral deed dated March 3, 2011 and recorded March 17, 2011 in Book 150 Deeds page 395 and more fully described in Exhibit 1 hereto.

Grantor reserves a life estate in the interests conveyed, which shall include all mineral revenues whether denominated as rentals, royalties, or bonuses.

(Required for metes and bounds description only.)

The legal description was obtained from: previously recorded instrument or prepared by Gregory L. Lange, of Lange Donovan & Kaffar, PLLP, P.O. Box 488, Hazen, ND 58545-0488.

Grantor covenants that she is well seized in fee of the premises, which she has the right to sell and convey, and which are free from encumbrances except those of record. Further, she covenants that she will warrant and defend the premises in the quiet and peaceable possession of the Grantees.

Dated this 27th day of April, 2016.

GRANTOR:

State of North Dakota)
)ss.
County of Mercer)

Leeta Aanderud
Leeta Aanderud, a/k/a Leeta A. Aanderud

On this 27th day of April, 2016 before me, a notary public, personally appeared **Leeta Aanderud, a/k/a Leeta A. Aanderud**, a widow, who acknowledged to me her execution of the foregoing instrument.

Gregory L. Lange
Notary Public
My commission expires:

GREGORY L LANGE
Notary Public
State of North Dakota
My commission expires Nov 15, 2019

I certify the requirement for a report of statement of full consideration paid does not apply because this deed is for one of the transactions exempted by Subdivision "c" of Subsection 7 of Section 11-18-02.2 NDCC.

Signed: Greg Lange
(GRANTEE OR AGENT)

Dated: 4-27-2016

Exhibit 1

Lots 1 through 24 in Block 1; Lots 1 through 24 in Block 2; Lots 1 through 24 in Block 3; Lots 1 and 2, 5 through 9, and 17 through 24 in Block 5; and Lots 1 through 24 in Block 6; in the townsite of Krem, according to the recorded plat thereof.

Township 145 North, Range 86 West

Section 11: The following described parcels therein:

Tract 1: Beginning at a point 1254 feet North, 399 feet West of the SE corner of said Section 11; thence 216 feet North; thence 150 feet West; thence 216 feet South; thence 150 feet East to the point of beginning, said parcel of land containing .74 acres.

Tract 2: A tract of land situated in the SE/4SE/4 of said Section 11, described by metes and bounds as follows: Beginning at a point 207.0 feet North of the SE corner of said Section 11; thence North 535.5 feet; thence West 297.0 feet; thence South 742.5 feet; thence 50.0 feet East; thence North 207.0 feet; thence East 247.0 feet to the point of beginning, containing 3.889 acres, more or less.

Tract 3: The S/2SE/4 of said Section 11, except 10.06 acres, described as follows: Commencing at the SE corner of the SE/4 of said Section 11, thence North 90 rods, thence West 18 rods; thence South 90 rods; thence East 18 rods to the point of beginning, containing 70 acres more or less.

Tract 4: A tract of land situated in the SE/4SE/4 of said Section 11, described by metes and bounds as follows: Beginning at a point 952 feet North of the SE corner of said Section 11; thence 233 feet West, thence 150 feet North; thence 233 feet East; thence 150 feet South to the point of beginning, containing .80 acres.

Tract 5: Beginning at a point 886 feet North of the SE corner of said Section 11; thence 300 feet West; thence 66 feet North; thence 300 feet East; thence 66 feet South to the point of beginning.

Tract 6: NW/4SE/4NE/4SE/4 and W/2NE/4SE/4NE/4SE/4, in said Section 11 (2.50 acres and 1.25 acres)

Township 145 North, Range 86 West

Section 12: The following described parcels therein:

Tract 1: SW/4

Tract 2: That part of the SW/4SW/4, described by metes and bounds as follows: Beginning at a point 1102 feet North of the SW corner of said Section 12, thence 333 feet East; thence 216 feet North; thence 333 feet due West; thence 216 feet South to the point of beginning, containing 1.65 acres, more or less.

Tract 3: Beginning at a point 165 feet South of the NW corner of SW/4 of said Section 12, running along the section line South 25 feet; thence East 145 feet; thence North 25 feet; thence West 145 feet to the point of beginning.

Tract 4: Beginning at a point 50 feet South of a point situated 32 rods 8 feet South of the middle corner on the West line of said Section 12; thence 150 feet East; thence 50 feet North; thence 150 feet West; thence 50 feet South to the point of beginning, containing 7500 square feet.

Tract 5: Beginning at a point 190 feet South of the NW corner of the SW/4 of said Section 12, running along the section line South 25 feet; thence East 145 feet thence North 25 feet; thence West 145 feet; thence North 25 feet; thence West 145 feet to the point of beginning.

Tract 6: A tract of land located in the SW/4 of said Section 12, described by metes and bounds as follows: Beginning at a point 886 feet North of the SW corner of said Section 12; thence 183 feet East; thence 66 feet North; thence 333 feet West; thence 216 feet South to the point of beginning, containing 1.40 acres.

Tract 7: A tract of land located in the SW/4 of said Section 12, described by metes and bounds as follows: Beginning at a point 1102 feet North of the SW corner of said Section 12, thence 333 feet East; thence 22 feet North; thence 333 feet West; thence 22 feet South to the point of beginning.

Tract 8: A tract of land located in the SW/4 of said Section 12, described by metes and bounds as follows: Beginning 788 feet North of the SW corner of said Section 12, thence 173 feet East; thence 100 feet North; thence 173 feet West; thence 100 feet South to the point of beginning, containing .39 acres, more or less.

Tract 9: A tract of land located in the SW/4SW/4 of said Section 12; described by metes and bounds as follows: Beginning 713 feet North of the Southwest corner of said Section 12, thence running 183 feet East; thence 75 feet North; thence 183 feet West; thence 75 feet South to the point of beginning, containing .30 acres, more or less.

Township 145 North, Range 86 West

Section 34: SE/4

MORTGAGEE
MORTGAGOR
INDEXED ✓

STATE OF NORTH DAKOTA
COUNTY OF MERCER

211078
OFFICE OF
COUNTY RECORDER

I hereby certify that the within instrument was filed in this office for record this 4/29/2016 at 9:23 AM, and was duly recorded as Book 163 DEED on Page 583 Fee: \$16.00

County Recorder *Brenda L. Cook*

By Deputy

Return To: LANGE, DONOVAN & KAFFAR, PLLP, ATTORNEYS AT
chq PO BOX 488 HAZEN, ND 58545

