

**COPY**

original recorded document is filed → 8/2/18  
w/ Zenas Baer (real estate) file

PARTIAL ASSIGNMENT QUIT CLAIM MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS that **Donald Vizenor, Personal Representative and Special Representative, respectively, of the Estate of Carolyn Vizenor and the Estate of Leonard J. Vizenor**, 18382 County Road 590, Pengilly, MN 55775, in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby sell, remise and quit claim unto **Zenas Baer**, P.O. Box 249, Hawley, MN 56549, Grantors' right, title and interest in and to all minerals of every kind and nature now owned by the Grantors, including but not limited to oil, gas, uranium, coal, gravel, clay and scoria, in and under the following described property located in **Hettinger** County, North Dakota:

Township 135 North, Range 96 West of the 5<sup>th</sup> P.M.:

Section Eleven (11)	Southwest Quarter (SW1/4)
Section Fourteen (14)	Northwest Quarter (NW1/4)
Section Fifteen (15)	East Half (E1/2)
Section Twenty (20)	Southeast Quarter (SE1/4)
Section Twenty-eight (28)	South Half of Southwest Quarter (S1/2 SW1/4)
	Northwest Quarter of Southwest Quarter (NW1/4 SW1/4)
Section Twenty-nine (29)	Southwest Quarter (SW1/4)
Section Thirty (30)	Southeast Quarter (SE1/4)
	Northwest Quarter (NW1/4)

together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for all of the above described minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of such Grantee's property and improvements. This conveyance and assignment to **Zenas Baer** shall, on its own terms, extinguish following the payment of a sum of **\$60,000.00**, reflective of unpaid legal fees incurred in the probate of the above reference estates and the prosecution of claims which generated the vesting of the above mineral rights in the estates above identified. The estates currently have insufficient assets with which to pay the attorney's fees. The outstanding attorney's fees in the sum of **\$60,000.00** shall accrue interest at a rate of **3% per annum**, beginning on January 1, 2013. This assignment and Quit Claim Mineral Deed shall continue to be effective until the financial obligation as described in this deed is satisfied, whereupon the assignment shall cease.

This sale/assignment is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that the Grantee shall have, receive and enjoy all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers Grantee's interest in the above described real estate from and after the date hereof to the extent of the financial obligation, precisely as if the Grantee herein had been at the date of the making of this lease the owner of a similar undivided interest in and to the lands described therein.

In the event the Grantors enter into a lease of the above properties and revenue is generated, the amount payable on the obligation owed to Grantee shall be limited to 50% of the monies generated from the leasehold interest owned by the Grantors until such obligation is paid in full.

TO HAVE AND TO HOLD, the above described property and easement with all and singular the rights, privileges and appurtenances there unto or in anywise appertaining unto the Grantees has hereinbefore stated, their heirs, successors, personal representatives, administrators, executors and assigns, FOREVER.

WITNESS the hand of the Grantors this 8 day of March, 2017.

Donald Vizenor  
Donald Vizenor, as Personal Representative  
of the Estate of Carolyn Vizenor

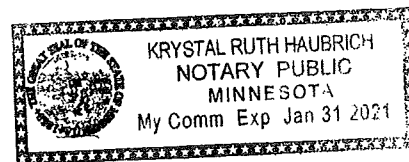
Donald Vizenor  
Donald Vizenor, as Special Administrator  
of the Estate of Leonard J. Vizenor

STATE OF MINNESOTA )  
(SS.  
COUNTY OF Itasca )

Before me, the undersigned, a notary public in and for said county and state, on the 8th day of March, 2017, personally appeared **Donald Vizenor, as Personal Representative of the Estate of Carolyn Vizenor, and as Special Administrator of the Estate of Leonard J. Vizenor**, known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes there set forth.

Krystal Haubrich  
Notary public,

Deed prepared by:  
Zenas Baer  
Zenas Baer Law Office  
331 6<sup>th</sup> St., Box 249  
Hawley, MN 56549



43513 Fee: \$18.00 Page 2 of 3  
HETTINGER COUNTY, FILED 3/29/2017  
RETURN TO: ZENAS BAER LAW OFFICE  
P. O. BOX 249 331 6TH ST HAWLEY MN 56549