

OWNERSHIP AND ENCUMBRANCE UPDATE

SINCE: Previous Ownership & Encumbrance Report dated March 20, 2017 at 7:59 A.M.

DESCRIPTION:

Government Lots 1 and 2 and E $\frac{1}{2}$ NW $\frac{1}{4}$, comprising the NW $\frac{1}{4}$, Section 7, Township 158 North, Range 51 West of the 5th P.M., Walsh County, North Dakota, LESS a parcel described as follows: Beginning 33 feet east of the NW corner of said NW $\frac{1}{4}$, thence south 160 rods; thence east 2 rods; thence north 160 rods; thence west 2 rods to the Point of Beginning.

WALSH COUNTY ABSTRACT COMPANY, P.O. Box 111, Grafton, North Dakota states that upon examination of the records in the office of the County Recorder, Clerk of District Court and County Treasurer of Walsh County, North Dakota, it finds, with reference to the above-described lands, the following:

VESTING DEED:

WARRANTY DEED dated Sept. 27, 1897 and recorded April 23, 1900 at 9:30 AM in Book 12 Deeds page 423 as Document No. 12949 from George B. Hutchison, a married man but the land described is not claimed nor occupied as a homestead, to Walsh County. (above exception, **shown for reference only**)

LETTERS TESTAMENTARY dated March 1, 1995 and recorded October 10, 1995 at 3:15 PM in Book 84 MR page 545 as Document No. 234826 appointing Vernon Kees personal representative of the estate of Donald Kees, Deceased.

WARRANTY DEED dated March 1, 1995 and recorded October 10, 1995 at 3:15 PM in Book 142 Deeds page 656 as Document No. 234827 from Vernon Kees, Personal Representative of the Estate of Donald Kees aka Donald R. Kees, deceased, to Eugene P. Keeley and John Keeley. (NW $\frac{1}{4}$)

WARRANTY DEED dated Aug. 7, 1998 and recorded Aug. 10, 1998 at 10:30 AM as Document No. 241478 from John Keeley, a single person, to Eugene P. Keeley and Judy Keeley. (E $\frac{1}{2}$ NW $\frac{1}{4}$)

WARRANTY DEED dated Aug. 17, 1998 and recorded Aug. 17, 1998 at 3:50 PM as Document No. 241548 from Eugene P. Keeley and Judy Keeley, husband and wife, to John Keeley. (Gov. Lots 1 and 2, aka W $\frac{1}{2}$ NW $\frac{1}{4}$)

WARRANTY DEED dated July 2, 2003 and recorded Jul. 7, 2003 at 10:00 AM as Document No. 254340 from Eugene P. Keeley and Judy Keeley, husband and wife, to John Keeley. (E $\frac{1}{2}$ NW $\frac{1}{4}$)

WARRANTY DEED dated July 2, 2003 and recorded Jul. 7, 2003 at 10:00 AM as Document No. 254341 from John Keeley and Dawn Keeley, husband and wife, to John Keeley and Dawn Keeley, as joint tenants with rights of survivorship. (NW $\frac{1}{4}$)

REAL ESTATE TAXES for the years 2016, 2017 and the first half of 2018 are delinquent; real estate taxes for the second half of 2018 are due but not delinquent.

TAX PARCEL NO.: 04 0000 00861 010

	2016	2017	2018
Net Gen.	\$1955.25	\$2167.26	\$1678.50
Specials	59.40	0.00	58.21
Penalty	<u>556.67</u>	<u>282.99</u>	<u>53.85</u>
Total	\$2571.32	\$2450.25	\$1790.56

Penalties increase daily for 2016 and 2017; penalty increases July 1 for the first half of 2018.

No search made for special assessments not yet certified to for collection.

THE FOLLOWING INSTRUMENTS HAVE BEEN RECORDED IN THE OFFICE OF THE WALSH COUNTY RECORDER SINCE **March 20, 2017 at 7:59 A.M.:**

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289746 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated May 16, 2011 and recorded May 27, 2011 as document number 274335 and amended by Modification of Mortgage dated July 1, 2015, recorded July 7, 2015 as document number 284304 to EUGENE KEELEY and JUDY KEELEY (Assignee).

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289747 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated November 14, 2013 and recorded November 21, 2013 as document number 280544 to EUGENE KEELEY and JUDY KEELEY (Assignee).

EASEMENT (FOR DISTRIBUTION LINE CONSTRUCTION) dated September 12, 2017 and recorded 4/12/2018 at 11:15 AM as Document No. 290015 from John Keeley to Nodak Electric Cooperative, Inc., Grand Forks, North Dakota, its successors and assigns, granting the right to enter in and upon the grantor's real property located in the N½NW¼ of Section 7, Twp. 158 N, Range 51 W.

QUIT CLAIM DEED dated Sept. 4, 2018 and recorded 10/1/2018 at 9:05 AM as Document No. 291175 from Dawn Keeley, a single person, to John Keeley, a single person. (NW¼) Note: Divorce in Walsh County, Case No. 50-2017-DM-00007.

ASSIGNMENT OF MORTGAGE dated October 25, 2018 and recorded 1/18/2019 at 10:40 AM as Document No. 291754 from Judy Keeley (Assignor) to ERIK AHLGREN, as chapter 7 trustee for the bankruptcy estate of John Keeley and Dawn Keeley in bankruptcy #17-30526, or his successors or assigns (Assignee). As collateral security for the payment of \$400,000.00 that assignor owes assignee, assigns mortgage dated May 16, 2011 made by JOHN KEELEY and DAWN KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded May 27, 2011 as document number 274335, as amended by Modification of Mortgage dated July 1, 2015, recorded on July 7, 2015 as document number 284304. Said Mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289746. Document No. 291754 also assigns mortgage dated November 14, 2013, made by JOHN T. KEELEY and DAWN M. KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded November 21, 2013 as Doc. No. 280544. Said mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289747.

CORRECTIVE ASSIGNMENT OF MORTGAGE BY PERSONAL REPRESENTATIVE dated April 30, 2019 and recorded 5/1/2019 at 8:00 AM as Document No. 292294 from Judy Keeley, Personal Representative of the Estate of EUGENE P. KEELEY, deceased (Assignor) to JUDY KEELEY (Assignee), assigning all the mortgage interest of Eugene Keeley in and to the mortgage recorded as Doc. No. 274335, amended by Doc. No. 284304 and assigned as Doc. No. 289746, AND in the mortgage recorded as Doc. No. 289747 (Abstracter's Note: the underline Document No. should be 280544.) and assigned as Doc. 289747. Letters Testamentary recorded herewith. This Corrective Assignment corrects the legal descriptions as shown on the Assignment of Mortgage by Personal Representative recorded as Document No. 291753 (not included on this search) to accurately represent the land on the Assignments of Mortgages from Bell Bank to Eugene and Judy Keeley.

THE NAMES SEARCHED ARE: **Dawn Keeley, John Keeley.**

Federal or State Tax Liens: NONE

ND Child Support Registry Liens: NONE

Judgments in Walsh County:

**JUDGMENT Case No. 50-2015-CV-00389 docketed 11/24/2015 at 2:59 PM,
Debtors - G & K Farms, Thomas Grabanski, Dawn Keeley and John Keeley,
Creditor - Crop Production Services, Inc., Current Principal and Costs Due -
\$1,610,442.00.**

No Financing Statements, Indicating a fixture filing and including a legal description by lot and block, government survey, or metes and bounds have been filed; no search made for statements without such description.

SEARCH DATE **May 2, 2019 at 7:59 A.M.**

WALSH COUNTY ABSTRACT CO.

By Marjorie K. Johnson
Marjorie K. Johnson, Licensed Abstracter

OWNERSHIP AND ENCUMBRANCE UPDATE

SINCE: Previous Ownership & Encumbrance Report dated March 20, 2017 at 7:59 A.M.

DESCRIPTION:

A tract in Government Lot 7, Section 3, Township 158 North, Range 52 West of the 5th P.M., Walsh County, North Dakota, described as follows: Beginning at the SW corner of the SE¼ of said Section 3; thence N 0°27' E along the quarter line, 858.0 feet; thence S 89°55' E, 660.0 feet; thence S 0°27' W, 858.0 feet to the East-West Section line between Sections 3 and 10 of said Township 158 North, Range 52 West; thence N 89°55' W and along the Section line, 660.0 feet to the Point of Beginning.

WALSH COUNTY ABSTRACT COMPANY, P.O. Box 111, Grafton, North Dakota states that upon examination of the records in the office of the County Recorder, Clerk of District Court and County Treasurer of Walsh County, North Dakota, it finds, with reference to the above-described lands, the following:

VESTING DEED AND FOLLOWING INSTRUMENTS OF RECORD PRIOR TO SINCE DATE:

WARRANTY DEED dated July 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 135 Deeds page 181 as Document No. 227522 from Lucille N. Young and Donald Young, wife and husband, to John Keeley, **an undivided 1/3rd interest.**

LETTERS OF GUARDIANSHIP dated Dec. 14, 1989 and recorded July 31, 1992 at 11:30 AM in Book 80 MR page 173 as Document No. 227525 appointing Lucille Young guardian of the person and estate of Judith Helland, a person of limited capacity.

GUARDIAN'S DEED dated July 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 135 Deeds page 183 as Document No. 227523 from Lucille Young, Guardian of Judith Helland, a single person, to John Keeley, **an undivided 1/3rd interest.**

LETTERS OF ADMINISTRATION dated Jan. 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 80 MR page 175 as Document No. 227526 appointing Donald Young personal representative of the estate of Glenn Helland, deceased.

DEED OF PERSONAL REPRESENTATIVE dated July 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 135 Deeds page 185 as Document No. 227524 from Donald Young, Personal Representative of the Estate of Glenn Helland, deceased, to John Keeley, **an undivided 1/3rd interest.**

REAL ESTATE TAXES for the years 2016, 2017 and the first half of 2018 are delinquent; real estate taxes for the second half of 2018 are due but not delinquent.

TAX PARCEL NO.: 08 0000 01894 000

	2016	2017	2018
Net Gen.	\$ 94.43	\$104.69	\$216.08
Specials	4.96	0.00	4.86
Penalty	<u>76.01</u>	<u>14.62</u>	<u>6.77</u>
Total	\$175.40	\$119.31	\$227.71

Penalties increase daily for 2016 and 2017; penalty increases July 1 for the first half of 2018.

No search made for special assessments not yet certified to for collection.

THE FOLLOWING INSTRUMENTS HAVE BEEN RECORDED IN THE OFFICE OF THE WALSH COUNTY RECORDER SINCE **March 20, 2017 at 7:59 A.M.:**

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289746 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated May 16, 2011 and recorded May 27, 2011 as document number 274335 and amended by Modification of Mortgage dated July 1, 2015, recorded July 7, 2015 as document number 284304 to EUGENE KEELEY and JUDY KEELEY (Assignee).

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289747 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated November 14, 2013 and recorded November 21, 2013 as document number 280544 to EUGENE KEELEY and JUDY KEELEY (Assignee).

QUIT CLAIM DEED dated Sept. 4, 2018 and recorded 10/1/2018 at 9:05 AM as Document No. 291173 from Dawn Keeley, a single person, to John Keeley, a single person. Note: Divorce in Walsh County, Case No. 50-2017-DM-00007.

ASSIGNMENT OF MORTGAGE dated October 25, 2018 and recorded 1/18/2019 at 10:40 AM as Document No. 291754 from Judy Keeley (Assignor) to ERIK AHLGREN, as chapter 7 trustee for the bankruptcy estate of John Keeley and Dawn Keeley in bankruptcy #17-30526, or his successors or assigns (Assignee). As collateral security for the payment of \$400,000.00 that assignor owes assignee, assigns

mortgage dated May 16, 2011 made by JOHN KEELEY and DAWN KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded May 27, 2011 as document number 274335, as amended by Modification of Mortgage dated July 1, 2015, recorded on July 7, 2015 as document number 284304. Said Mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289746. Document No. 291754 also assigns mortgage dated November 14, 2013, made by JOHN T. KEELEY and DAWN M. KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded November 21, 2013 as Doc. No. 280544. Said mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289747.

CORRECTIVE ASSIGNMENT OF MORTGAGE BY PERSONAL REPRESENTATIVE dated April 30, 2019 and recorded 5/1/2019 at 8:00 AM as Document No. 292294 from Judy Keeley, Personal Representative of the Estate of EUGENE P. KEELEY, deceased (Assignor) to JUDY KEELEY (Assignee), assigning all the mortgage interest of Eugene Keeley in and to the mortgage recorded as Doc. No. 274335, amended by Doc. No. 284304 and assigned as Doc. No. 289746, AND in the mortgage recorded as Doc. No. 289747 (Abstracter's Note: the underline Document No. should be 280544.) and assigned as Doc. 289747. Letters Testamentary recorded herewith. This Corrective Assignment corrects the legal descriptions as shown on the Assignment of Mortgage by Personal Representative recorded as Document No. 291753 (not included on this search) to accurately represent the land on the Assignments of Mortgages from Bell Bank to Eugene and Judy Keeley.

THE NAME SEARCHED IS: **John Keeley.**

Federal or State Tax Liens: NONE

ND Child Support Registry Liens: NONE

Judgments in Walsh County:

**JUDGMENT Case No. 50-2015-CV-00389 docketed 11/24/2015 at 2:59 PM,
Debtors - G & K Farms, Thomas Grabanski, Dawn Keeley and John Keeley,
Creditor - Crop Production Services, Inc., Current Principal and Costs Due -
\$1,610,442.00.**

No Financing Statements, Indicating a fixture filing and including a legal description by lot and block, government survey, or metes and bounds have been filed; no search made for statements without such description.

SEARCH DATE **May 2, 2019 at 7:59 A.M.**

WALSH COUNTY ABSTRACT CO.

By Marjorie K. Johnson
Marjorie K. Johnson Licensed Abstracter

OWNERSHIP AND ENCUMBRANCE UPDATE

SINCE: Previous Ownership & Encumbrance Report dated March 20, 2017 at 7:59 A.M.

DESCRIPTION:

SW $\frac{1}{4}$ of Section 4, Township 158 North, Range 52 West of the 5th P.M., Walsh County, North Dakota, EXCEPT a tract in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 4, described as follows: Beginning at the SW corner of said Section, thence north along the West line of said Section, 697.85 feet; thence S 88°00'39" E, 692.06 feet; thence S 1°34'01" W, 699.16 feet to a point on the South line of said Section; thence west along said South line, 672.98 feet to the Point of Beginning.

WALSH COUNTY ABSTRACT COMPANY, P.O. Box 111, Grafton, North Dakota states that upon examination of the records in the office of the County Recorder, Clerk of District Court and County Treasurer of Walsh County, North Dakota, it finds, with reference to the above-described lands, the following:

VESTING DEED AND FOLLOWING INSTRUMENTS OF RECORD PRIOR TO SINCE DATE:

WARRANTY DEED dated July 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 135 Deeds page 181 as Document No. 227522 from Lucille N. Young and Donald Young, wife and husband, to John Keeley, **an undivided 1/3rd interest.**

LETTERS OF GUARDIANSHIP dated Dec. 14, 1989 and recorded July 31, 1992 at 11:30 AM in Book 80 MR page 173 as Document No. 227525 appointing Lucille Young guardian of the person and estate of Judith Helland, a person of limited capacity.

GUARDIAN'S DEED dated July 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 135 Deeds page 183 as Document No. 227523 from Lucille Young, Guardian of Judith Helland, a single person, to John Keeley, **an undivided 1/3rd interest.**

LETTERS OF ADMINISTRATION dated Jan. 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 80 MR page 175 as Document No. 227526 appointing Donald Young personal representative of the estate of Glenn Helland, deceased.

DEED OF PERSONAL REPRESENTATIVE dated July 8, 1992 and recorded July 31, 1992 at 11:30 AM in Book 135 Deeds page 185 as Document No. 227524 from Donald Young, Personal Representative of the Estate of Glenn Helland, deceased, to John Keeley, **an undivided 1/3rd interest.**

REAL ESTATE TAXES for the years 2016, 2017 and the first half of 2018 are delinquent; real estate taxes for the second half of 2018 are due but not delinquent.
TAX PARCEL NO.: 08 0000 01900 000

	2016	2017	2018
Net Gen.	\$1879.92	\$2097.40	\$2845.83
Specials	2235.46	2176.28	2234.26
Penalty	<u>1147.36</u>	<u>622.33</u>	<u>219.44</u>
Total	\$5262.74	\$4896.01	\$5299.53

Penalties increase daily for 2016 and 2017; penalty increases July 1 for the first half of 2018.

No search made for special assessments not yet certified to for collection.

THE FOLLOWING INSTRUMENTS HAVE BEEN RECORDED IN THE OFFICE OF THE WALSH COUNTY RECORDER SINCE **March 20, 2017 at 7:59 A.M.:**

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289746 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated May 16, 2011 and recorded May 27, 2011 as document number 274335 and amended by Modification of Mortgage dated July 1, 2015, recorded July 7, 2015 as document number 284304 to EUGENE KEELEY and JUDY KEELEY (Assignee).

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289747 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated November 14, 2013 and recorded November 21, 2013 as document number 280544 to EUGENE KEELEY and JUDY KEELEY (Assignee).

QUIT CLAIM DEED dated Sept. 4, 2018 and recorded 10/1/2018 at 9:05 AM as Document No. 291174 from Dawn Keeley, a single person, to John Keeley, a single person. Note: Divorce in Walsh County, Case No. 50-2017-DM-00007.

ASSIGNMENT OF MORTGAGE dated October 25, 2018 and recorded 1/18/2019 at 10:40 AM as Document No. 291754 from Judy Keeley (Assignor) to ERIK AHLGREN, as chapter 7 trustee for the bankruptcy estate of John Keeley and Dawn Keeley in bankruptcy #17-30526, or his successors or assigns (Assignee). As collateral security for the payment of \$400,000.00 that assignor owes assignee, assigns mortgage dated May 16, 2011 made by JOHN KEELEY and DAWN KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded May 27, 2011 as document number 274335, as amended by Modification of Mortgage dated July 1, 2015, recorded on July 7, 2015 as document number 284304. Said Mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289746. Document No. 291754 also assigns mortgage dated November 14, 2013, made by JOHN T. KEELEY and DAWN M. KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded November 21, 2013 as Doc. No. 280544. Said mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289747.

CORRECTIVE ASSIGNMENT OF MORTGAGE BY PERSONAL REPRESENTATIVE dated April 30, 2019 and recorded 5/1/2019 at 8:00 AM as Document No. 292294 from Judy Keeley, Personal Representative of the Estate of EUGENE P. KEELEY, deceased (Assignor) to JUDY KEELEY (Assignee), assigning all the mortgage interest of Eugene Keeley in and to the mortgage recorded as Doc. No. 274335, amended by Doc. No. 284304 and assigned as Doc. No. 289746, AND in the mortgage recorded as Doc. No. 289747 (Abstracter's Note: the underline Document No. should be 280544.) and assigned as Doc. 289747. Letters Testamentary recorded herewith. This Corrective Assignment corrects the legal descriptions as shown on the Assignment of Mortgage by Personal Representative recorded as Document No. 291753 (not included on this search) to accurately represent the land on the Assignments of Mortgages from Bell Bank to Eugene and Judy Keeley.

THE NAME SEARCHED IS: **John Keeley.**

Federal or State Tax Liens: NONE

ND Child Support Registry Liens: NONE

Judgments in Walsh County:

**JUDGMENT Case No. 50-2015-CV-00389 docketed 11/24/2015 at 2:59 PM,
Debtors - G & K Farms, Thomas Grabanski, Dawn Keeley and John Keeley,
Creditor - Crop Production Services, Inc., Current Principal and Costs Due -
\$1,610,442.00.**

No Financing Statements, Indicating a fixture filing and including a legal description by lot and block, government survey, or metes and bounds have been filed; no search made for statements without such description.

SEARCH DATE **May 2, 2019 at 7:59 A.M.**

WALSH COUNTY ABSTRACT CO.

By


Marjorie K. Johnson, Licensed Abstracter

OWNERSHIP AND ENCUMBRANCE UPDATE

SINCE: Previous Ownership & Encumbrance Report dated February 7, 2018 at 7:59 A.M.

DESCRIPTION:

E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Township 158 North, Range 52 West of the 5th P.M., Walsh County, North Dakota, LESS the East 60 feet.

WALSH COUNTY ABSTRACT COMPANY, P.O. Box 111, Grafton, North Dakota states that upon examination of the records in the office of the County Recorder, Clerk of District Court and County Treasurer of Walsh County, North Dakota, it finds, with reference to the above-described lands, the following:

VESTING DEED AND FOLLOWING INSTRUMENTS OF RECORD PRIOR TO SINCE DATE:

LETTERS TESTAMENTARY dated June 22, 1987 and recorded Oct. 27, 1987 at 9:30 AM in Book 73 MR page 169 as Document No. 216164 appointing Jake C. Hodny as personal representative of the estate of Sam Lamberg, Deceased.

WARRANTY DEED dated Oct. 1, 1987 and recorded Oct. 27, 1987 at 9:30 AM in Book 125 Deeds page 269 as Document No. 216165 from Jake C. Hodny, Personal Representative of the Estate of Sam Lamberg, Deceased, to Raymond J. Keeley and Nancy Keeley, an undivided $\frac{1}{2}$ interest as joint tenants, and Eugene P. Keeley and Judy Keeley, an undivided $\frac{1}{2}$ interest as joint tenants. (SE $\frac{1}{4}$)

PARTITION DEED dated 12-7-94 and recorded Jan. 25, 1995 at 9:55 AM in Book 140 Deeds page 684 as Document No. 233126 from Eugene P. Keeley and Judy Keeley, his spouse, Raymond J. Keeley, a widower, Mark Keeley, a single person, and John Keeley aka John T. Keeley, a single person to John Keeley. (E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$)

CERTIFICATE OF DEATH recorded Aug. 4, 1998 at 10:50 AM as Document No. 241434 certifying that Nancy Kay Keeley died June 7, 1989.

REAL ESTATE TAXES for the years 2016, 2017 and the first half of 2018 are delinquent; real estate taxes for the second half of 2018 are due but not delinquent.

TAX PARCEL NO.: 08 0000 01930 010

	2016	2017	2018
Net Gen.	\$ 654.89	\$ 730.65	\$ 768.00
Specials	423.25	408.80	422.96
Penalty	<u>333.34</u>	<u>161.53</u>	<u>48.42</u>
Total	\$1411.48	\$1300.98	\$1239.38

Penalties increase daily for 2016 and 2017; penalty increases July 1 for the first half of 2018.

No search made for special assessments not yet certified to for collection.

THE FOLLOWING INSTRUMENTS HAVE BEEN RECORDED IN THE OFFICE OF THE WALSH COUNTY RECORDER SINCE **February 7, 2018 at 7:59 A.M.:**

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289746 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated May 16, 2011 and recorded May 27, 2011 as document number 274335 and amended by Modification of Mortgage dated July 1, 2015, recorded July 7, 2015 as document number 284304 to EUGENE KEELEY and JUDY KEELEY (Assignee).

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289747 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated November 14, 2013 and recorded November 21, 2013 as document number 280544 to EUGENE KEELEY and JUDY KEELEY (Assignee).

QUIT CLAIM DEED dated Sept. 4, 2018 and recorded 10/1/2018 at 9:05 AM as Document No. 291176 from Dawn Keeley, a single person, to John Keeley, a single person. Note: Divorce in Walsh County, Case No. 50-2017-DM-00007.

ASSIGNMENT OF MORTGAGE dated October 25, 2018 and recorded 1/18/2019 at 10:40 AM as Document No. 291754 from Judy Keeley (Assignor) to ERIK AHLGREN, as chapter 7 trustee for the bankruptcy estate of John Keeley and Dawn Keeley in bankruptcy #17-30526, or his successors or assigns (Assignee). As collateral security for the payment of \$400,000.00 that assignor owes assignee, assigns mortgage dated May 16, 2011 made by JOHN KEELEY and DAWN KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded May 27, 2011 as document number 274335, as amended by Modification of Mortgage dated July 1, 2015, recorded on July 7, 2015 as document number 284304. Said Mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289746. Document No. 291754 also assigns

mortgage dated November 14, 2013, made by JOHN T. KEELEY and DAWN M. KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded November 21, 2013 as Doc. No. 280544. Said mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289747.

CORRECTIVE ASSIGNMENT OF MORTGAGE BY PERSONAL REPRESENTATIVE dated April 30, 2019 and recorded 5/1/2019 at 8:00 AM as Document No. 292294 from Judy Keeley, Personal Representative of the Estate of EUGENE P. KEELEY, deceased (Assignor) to JUDY KEELEY (Assignee), assigning all the mortgage interest of Eugene Keeley in and to the mortgage recorded as Doc. No. 274335, amended by Doc. No. 284304 and assigned as Doc. No. 289746, AND in the mortgage recorded as Doc. No. 289747 (Abstracter's Note: the underline Document No. should be 280544.) and assigned as Doc. 289747. Letters Testamentary recorded herewith. This Corrective Assignment corrects the legal descriptions as shown on the Assignment of Mortgage by Personal Representative recorded as Document No. 291753 (not included on this search) to accurately represent the land on the Assignments of Mortgages from Bell Bank to Eugene and Judy Keeley.

THE NAME SEARCHED IS: **John Keeley.**

Federal or State Tax Liens: NONE

ND Child Support Registry Liens: NONE

Judgments in Walsh County:

**JUDGMENT Case No. 50-2015-CV-00389 docketed 11/24/2015 at 2:59 PM,
Debtors - G & K Farms, Thomas Grabanski, Dawn Keeley and John Keeley,
Creditor - Crop Production Services, Inc., Current Principal and Costs Due -
\$1,610,442.00.**

No Financing Statements, Indicating a fixture filing and including a legal description by lot and block, government survey, or metes and bounds have been filed; no search made for statements without such description.

SEARCH DATE **May 2, 2019 at 7:59 A.M.**

WALSH COUNTY ABSTRACT CO.

By Marjorie K. Johnson
Marjorie K. Johnson, Licensed Abstracter

OWNERSHIP AND ENCUMBRANCE UPDATE

SINCE: Previous Ownership & Encumbrance Report dated February 7, 2018 at 7:59 A.M.

DESCRIPTION:

S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 15, Township 158 North, Range 53 West of the 5th P.M., Walsh County, North Dakota, LESS the south 45 feet.

WALSH COUNTY ABSTRACT COMPANY, P.O. Box 111, Grafton, North Dakota states that upon examination of the records in the office of the County Recorder, Clerk of District Court and County Treasurer of Walsh County, North Dakota, it finds, with reference to the above-described lands, the following:

VESTING DEED AND FOLLOWING INSTRUMENTS OF RECORD PRIOR TO SINCE DATE:

WARRANTY DEED dated June 10, 1992 and recorded April 22, 1998 at 9:15 AM as Document No. 240637 from Winnifred Burns, a widow, to John T. Keeley, a $\frac{1}{2}$ interest. (S $\frac{1}{2}$ SW $\frac{1}{4}$)

WARRANTY DEED dated June 10, 1992 and recorded April 22, 1998 at 9:15 AM as Document No. 240638 from Winnifred Burns, a widow, to Eugene P. Keeley and Judy A. Keeley, as joint tenants, a $\frac{1}{2}$ interest. (S $\frac{1}{2}$ SW $\frac{1}{4}$)

PARTITION DEED dated 12-7-94 and recorded January 25, 1995 at 9:55 AM in Book 140 Deeds page 685 as Document No. 233127 from Eugene P. Keeley and Judy Keeley, his spouse, and John T. Keeley, aka John Keeley, a single person, to Eugene P. Keeley and Judy Keeley, N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ -15-158-53, and to John T. Keeley, S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ -15-158-53.

WARRANTY DEED dated April 7, 1998 and recorded April 22, 1998 at 9:15 AM as Document No. 240639 from Eugene P. Keeley and Judy A. Keeley, husband and wife; and John T. Keeley, a single person, to John T. Keeley. (S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$)

WARRANTY DEED dated April 7, 1998 and recorded April 22, 1998 at 9:15 AM as Document No. 240640 from Eugene P. Keeley and Judy A. Keeley, husband and wife; and John T. Keeley, a single person, to Eugene P. Keeley and Judy A. Keeley, as joint tenants. (N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$, **shown for reference only**)

REAL ESTATE TAXES for the years 2016, 2017 and the first half of 2018 are delinquent; real estate taxes for the second half of 2018 are due but not delinquent.

TAX PARCEL NO.: 12 0000 03061 010

	2016	2017	2018
Net Gen.	\$ 783.72	\$ 878.01	\$ 780.17
Specials	437.89	423.08	437.59
Penalty	<u>369.67</u>	<u>182.98</u>	<u>49.66</u>
Total	\$1591.28	\$1484.07	\$1267.42

Penalties increase daily for 2016 and 2017; penalty increases July 1 for the first half of 2018.

No search made for special assessments not yet certified to for collection.

THE FOLLOWING INSTRUMENTS HAVE BEEN RECORDED IN THE OFFICE OF THE WALSH COUNTY RECORDER SINCE **February 7, 2018 at 7:59 A.M.:**

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289746 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated May 16, 2011 and recorded May 27, 2011 as document number 274335 and amended by Modification of Mortgage dated July 1, 2015, recorded July 7, 2015 as document number 284304 to EUGENE KEELEY and JUDY KEELEY (Assignee).

ASSIGNMENT OF MORTGAGE recorded 3/1/2018 at 10:15 AM as Document No. 289747 from BELL BANK fka BELL STATE BANK & TRUST, a North Dakota banking corporation, (Assignor) assigning Mortgage dated November 14, 2013 and recorded November 21, 2013 as document number 280544 to EUGENE KEELEY and JUDY KEELEY (Assignee).

QUIT CLAIM DEED dated Sept. 4, 2018 and recorded 10/1/2018 at 9:05 AM as Document No. 291177 from Dawn Keeley, a single person, to John Keeley, a single person. Note: Divorce in Walsh County, Case No. 50-2017-DM-00007.

ASSIGNMENT OF MORTGAGE dated October 25, 2018 and recorded 1/18/2019 at 10:40 AM as Document No. 291754 from Judy Keeley (Assignor) to ERIK AHLGREN, as chapter 7 trustee for the bankruptcy estate of John Keeley and Dawn Keeley in bankruptcy #17-30526, or his successors or assigns (Assignee). As collateral security for the payment of \$400,000.00 that assignor owes assignee, assigns mortgage dated May 16, 2011 made by JOHN KEELEY and DAWN KEELEY to BELL BANK

fka BELL STATE BANK & TRUST, recorded May 27, 2011 as document number 274335, as amended by Modification of Mortgage dated July 1, 2015, recorded on July 7, 2015 as document number 284304. Said Mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289746. Document No. 291754 also assigns mortgage dated November 14, 2013, made by JOHN T. KEELEY and DAWN M. KEELEY to BELL BANK fka BELL STATE BANK & TRUST, recorded November 21, 2013 as Doc. No. 280544. Said mortgage was assigned by BELL BANK to EUGENE KEELEY (now deceased) and JUDY KEELEY by an Assignment of Mortgage recorded March 1, 2018 as Doc. No. 289747.

CORRECTIVE ASSIGNMENT OF MORTGAGE BY PERSONAL REPRESENTATIVE dated April 30, 2019 and recorded 5/1/2019 at 8:00 AM as Document No. 292294 from Judy Keeley, Personal Representative of the Estate of EUGENE P. KEELEY, deceased (Assignor) to JUDY KEELEY (Assignee), assigning all the mortgage interest of Eugene Keeley in and to the mortgage recorded as Doc. No. 274335, amended by Doc. No. 284304 and assigned as Doc. No. 289746, AND in the mortgage recorded as Doc. No. 289747 (Abstracter's Note: the underline Document No. should be 280544.) and assigned as Doc. 289747. Letters Testamentary recorded herewith. This Corrective Assignment corrects the legal descriptions as shown on the Assignment of Mortgage by Personal Representative recorded as Document No. 291753 (not included on this search) to accurately represent the land on the Assignments of Mortgages from Bell Bank to Eugene and Judy Keeley.

THE NAME SEARCHED IS: **John T. Keeley.**

Federal or State Tax Liens: NONE

ND Child Support Registry Liens: NONE

Judgments in Walsh County:

**JUDGMENT Case No. 50-2015-CV-00389 docketed 11/24/2015 at 2:59 PM,
Debtors - G & K Farms, Thomas Grabanski, Dawn Keeley and John Keeley,
Creditor - Crop Production Services, Inc., Current Principal and Costs Due -
\$1,610,442.00.**

No Financing Statements, Indicating a fixture filing and including a legal description by lot and block, government survey, or metes and bounds have been filed; no search made for statements without such description.

SEARCH DATE **May 2, 2019 at 7:59 A.M.**

WALSH COUNTY ABSTRACT CO.

By Marjorie K. Johnson
Marjorie K. Johnson, Licensed Abstracter