

***BID INFORMATION PACKET***

***\*Revised\****

**FARM LAND FOR SALE ON BIDS**

**118.84 +/- Acres, Cando Township**

**Towner County, North Dakota**

***Sharon Johnson, Owner***

**Contact:**

**Amy Nikolaisen**

**Auctioneer, Broker, Realtor**

**Nikolaisen Land Company**

**418 Main Street, PO Box 7**

**Cando, North Dakota 58324**

**(844) 872-4289, (701) 968-4455, (701) 303-0392**

**[amy@nikolaisenlandcompany.com](mailto:amy@nikolaisenlandcompany.com)**

**[www.nikolaisenlandcompany.com](http://www.nikolaisenlandcompany.com)**

**FARM LAND FOR SALE ON BIDS**  
**Towner County, North Dakota, Cando Township**  
**Sharon Johnson, Owner**

**Property is offered for sale as one parcel**

**Directions:** The sale parcel is located next to the northern border of Cando, ND.

**SALE PARCEL 1:** Part of the NW ¼ of Section 20-T158N-R66W, Cando Township, Towner County, ND

**Deeded Acres:** 118.84 +/-      **2017 Real Estate Taxes:** \$738.06

**Sale Parcel - Farm Service Agency information:**

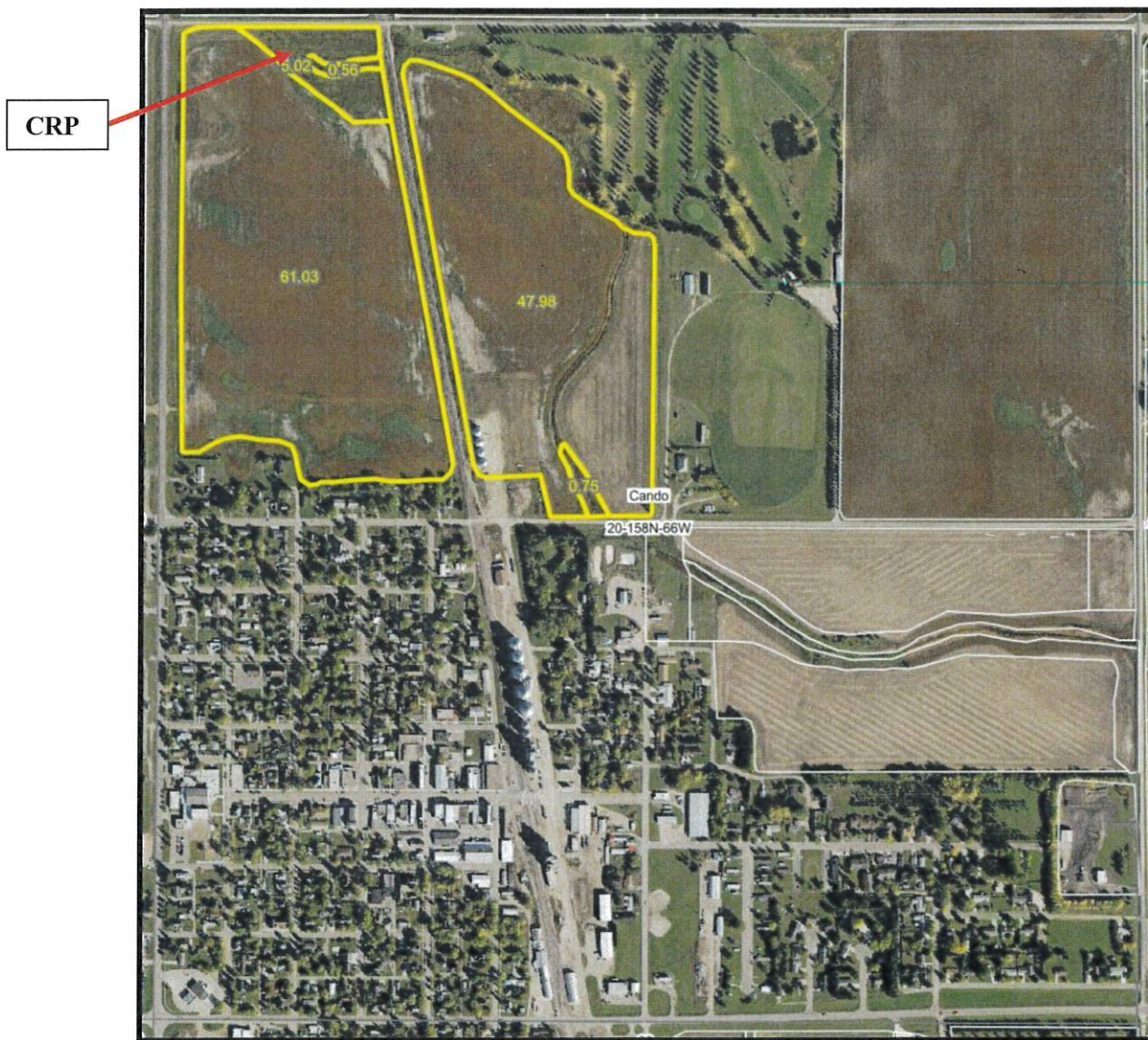
FSA Cropland Acres 104.01

Base acres & yields: Wheat 65.7 ac, PLC Yield 37 bu;  
Soybeans 3.64 ac, PLC Yield 21 bu;  
Barley 34.66 ac, PLC Yield 58 bu

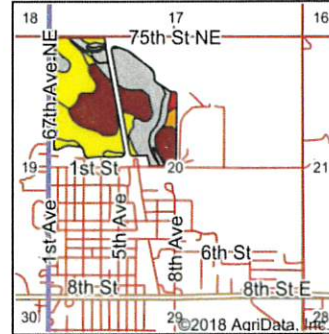
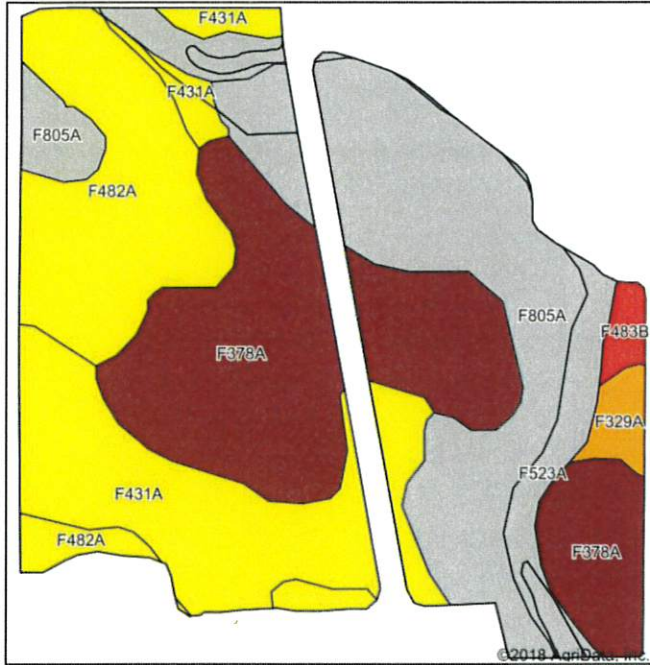
CRP Acres: 5.01 ac @ \$52.45/acre, expires 9/30/24

**Parcel 1 – Farm Service Agency and Soil Productivity Index Maps:**

\*\*The disclosed maps are not exact. Please see attached surveys.



### Soils Map



State: **North Dakota**  
 County: **Towner**  
 Location: **20-158N-66W**  
 Township: **Cando**  
 Acres: **115.34**  
 Date: **3/8/2018**



Soils data provided by USDA and NRCS.

Area Symbol: ND095, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F378A	Egeland-Emdben fine sandy loams, 0 to 2 percent slopes	33.67	29.2%		IIIe	70
F805A	Bearden-Colvin silt loams, saline, 0 to 2 percent slopes	29.20	25.3%		IVw	49
F431A	Bearden silt loam, 0 to 2 percent slopes	21.73	18.8%		IIe	81
F482A	Great Bend-Overly silt loams, 0 to 2 percent slopes	19.93	17.3%		IIc	85
F523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	7.76	6.7%		V/w	21
F329A	Wyndmere fine sandy loam, 0 to 2 percent slopes	1.81	1.6%		IIIe	60
F483B	Great Bend-Zell silt loams, 2 to 6 percent slopes	1.24	1.1%		IIe	75
<b>Weighted Average</b>						<b>65.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Real Estate Taxes:** All real estate taxes due and payable for 2017 are currently paid. The 2018 and subsequent year's real estate taxes and/or special assessments will be prorated to the date of close. There are no special assessments or installments owing.

**Terms of Sale:** The seller is offering the property for sale "as is" on a cash basis only. Written bid submissions will be accepted until **4:00pm, Monday, April 30, 2018**. Bids should be for the total purchase price and not per acre. The highest five (5) bidders will be notified to have the right to participate in the oral bidding at **10:00am, Wednesday, May 2, 2018** at Nikolaisen Land Company, 418 Main Street, Cando, North Dakota. Bidders must be present to participate in the oral bidding. The purchaser's bidding is not contingent upon financing. All financial arrangements need to be in place prior to the oral bidding process. The bidding process will be announced at the oral bidding. The seller shall have five (5) business days after the oral bidding to accept or reject any or all bids. The successful bidder(s) will be required to sign a written purchase agreement and shall present an earnest money check in the amount of ten percent (10%) of the purchase price which will be deposited into the Nikolaisen Land Company Trust Account until closing. The remaining balance of the purchase price will be due and payable on the close date. Bidders shall use the enclosed bidder's form and return it in a sealed envelope to Nikolaisen Land Company, PO Box 7, 418 Main Street, Cando, ND 58324.

**Abstract of Title:** The seller will furnish an updated abstract of record title. The buyer will have ten (10) days from the receipt of the abstract(s) to have their attorney review and/or complete a title opinion(s) on their behalf and at their expense. The seller will have thirty (30) days to address any objections to the title.

**Sale Costs:** The seller shall be responsible for the following closing costs: The first abstract update/continuation, preparation of the Warranty Deed and the preparation of and recording expense of all releases, satisfactions and curative documents. The buyer(s) shall be responsible for a title examination/opinion fee and the fee for recording the Warranty Deed with the County Recorder's Office. Any cost not specifically enumerated herein shall be the responsibility of the party ordering the item or contracting therefore. In the special event that the buyer(s) lender requires title insurance, the cost will be entirely paid by the buyer. Any required surveys will be at the buyer's expense. These properties are to be sold subject to any restrictive covenants or easements of record.

**Anticipated Closing Date:** The closing is tentatively set for on or before Tuesday, June 5, 2018 with the seller's closing agent. Possession will be at closing unless otherwise agreed upon by buyer and seller in writing. Purchasers who are unable to close because of insufficient funds will be in default and the earnest money deposit will be forfeited.

**Further information:** Requests for further information should be directed to Amy Nikolaisen, Broker, Realtor, Auctioneer, Nikolaisen Land Company, (844) 872-4289, (701) 303-0392, amy@nikolaisenlandcompany.com.

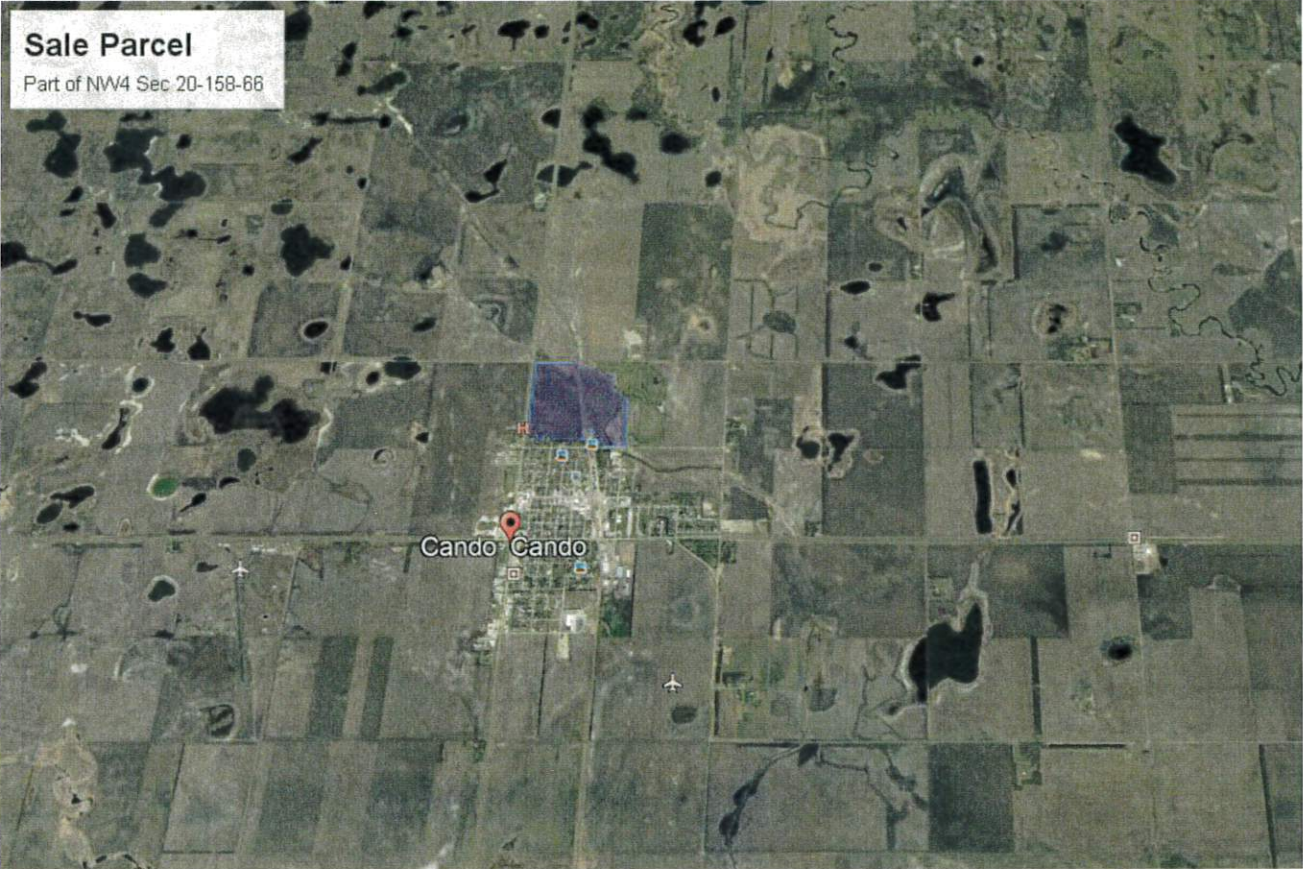
**Warranties:** The information contained herein is from sources deemed to be reliable, however its accuracy is not warranted and no representation or warranty to that effect is being made. Acreage figures have been taken from local tax and Farm Service Agency (FSA) records where available and are not guaranteed by the seller or agents. The information contained herein is subject to verification and no liability for errors or omissions is assumed. It is the buyer's responsibility to review and inspect all information prior to submitting a bid. Announcements made the day of the oral bidding take precedence over any advertised or printed material.

**Rental Contracts:** The property has a cash rent contract for the 2018 cropping season. The cash rent contract income will be prorated to the date of close.

**Property Surveys:** Please see the attachments for acres not included in the NW¼ of Sec 20-T158N-R66W.

**Reservations:** All owned mineral rights will be retained by the seller. **The seller will retain the PRORATED SHARE of the 2017-2018 Conservation Reserve Program payment.** The seller reserves the right to reject any and all bids and to waive any irregularities in any bid and to modify oral bidding requirements.

Additional map:



**LAND FOR SALE ON BIDS**  
**118.84 +/- Acres**  
**Cando Township, Towner County, North Dakota**  
**Sharon Johnson, Owner**

**Bid Form**

Please complete this form with your desired bid. All bids are to be for the total dollar amount, not per acre.

**SALE PARCEL 1: Part of the NW ¼ of Section 20-T158N-R66W, 118.84 +/- deeded acres**

I bid the total sum of \$ \_\_\_\_\_ for this tract of land located in Towner County, ND.

This bid(s) is/are submitted in accordance with all of the terms & conditions set forth in the disclosed bid packet.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Bidder Signature

\_\_\_\_\_  
Bidder Name

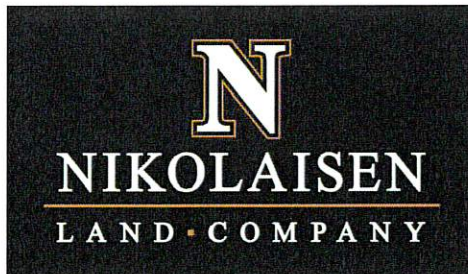
\_\_\_\_\_  
Bidder Telephone Number

\_\_\_\_\_  
Bidder Address

\_\_\_\_\_  
Bidder Mobile Number

**Note:** Bids are required to be received at Nikolaisen Land Company, 418 Main St, PO Box 7, Cando, ND 58324 no later than **4:00pm, Monday, April 30, 2018** in a sealed envelope.

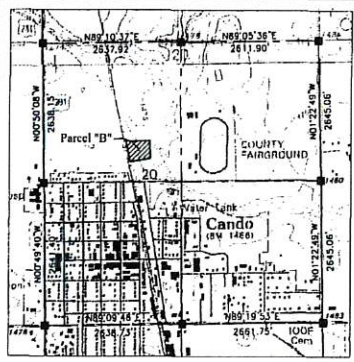
Seller reserves the right to accept or reject any or all bids and to waive any irregularities in any bid and to modify oral bidding requirements.



This auction is managed by Amy Nikolaisen, Auctioneer, Broker, Realtor, Nikolaisen Land Company, 418 Main St, PO Box 7, Cando, ND 58324; ND Auctioneer's #951, ND Clerk's 644, 844-872-4289. Any announcements made sale day take precedence over any printed materials. We urge you to inspect the property.

State of North Dakota }  
 County of Towner }  
 Recorded: 6/1/2009 at 3:55 PM

**"Certificate of Survey"**  
 for a portion of land located in the  
 SE1/4NW1/4 of Section 20-158-66



Vicinity Map  
 Section 20-158-66  
 1"=2,000'



Scale: 1" = 100'



66' Public Right of Way

Quarter Line

McDonald's 2nd Addition

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

50'

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50'

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50'

50'

50'

50'

50'

**Legal Description for Parcel "B":**

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty (20), Township One Hundred Fifty-eight North (T. 158 N.), Range Sixty-six West (R. 66 W.) of the 5th P.M., Towner County, North Dakota, described as follows:

Commencing at the filed iron monument at the southwest corner of the Northwest Quarter (NW1/4) of said Section 20; thence, North 89°12'33" East, along the quarter line, for a distance of 1,875.52 feet; thence, North 00°44'53" West for a distance of 33.00 feet; thence, North 11°31'58" West, parallel to the railroad tracks, for a distance of 382.35 feet to the point of beginning of the tract to be described; thence, South 79°36'35" West for a distance of 150.05 feet, more or less to the east railroad right of way; thence, North 11°31'58" West, along the railroad right of way, for a distance of 395.90 feet; thence, North 89°12'33" East for a distance of 454.60 feet; thence, South 00°50'26" East for a distance of 324.50 feet; thence, South 79°36'35" West for a distance of 236.45 feet, more or less to the point of beginning. Said tract of land containing 3.45 acres, more or less, and subject to all easements of record. Access is provided from an ingress/egress easement as described below.

**Legal Description for Ingress/Egress Easement to Parcel "B":**

A strip of land located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty (20), Township One Hundred Fifty-eight North (T. 158 N.), Range Sixty-six West (R. 66 W.) of the 5th P.M., Towner County, North Dakota, described as follows:

Commencing at the filed iron monument at the southwest corner of the Northwest Quarter (NW1/4) of said Section 20; thence, North 89°12'33" East, along the quarter line, for a distance of 1,875.52 feet; thence, North 00°44'53" West for a distance of 33.00 feet; thence, South 89°12'33" West for a distance of 15.27 feet to the point of beginning for the easement to be described; thence, 15.0 feet on either side of a line that bears North 11°31'58" West for a distance of 379.80 feet, more or less to the south line of Parcel "B" described above. Said easement contains 11,394.1 square feet, is for access and utility purposes and is perpetual.

**Legend**

Section Lines	Monuments Found
Quarter Section Lines	Monument Set (P3 Rebar, 18" long capped #3856)
Forty/Eighty Lines	Monument Computed
Public Right of Way	Points on Line
Boundary Line	
Adjoining Parcels	

Scale: 1" = 100'



CFedS No: 1027

**Surveyor's Certificate:**

I, Daniel V. Fischer, a Registered Land Surveyor, do hereby certify that the survey plat shown hereon was made by me or under my direction from a ground survey and that I have computed or established the monuments and lines as shown, the same is true and correct to the best of my knowledge and belief.

*Daniel V. Fischer* 4/22/09  
 Daniel V. Fischer, LS Date

**Fischer Land Surveying**

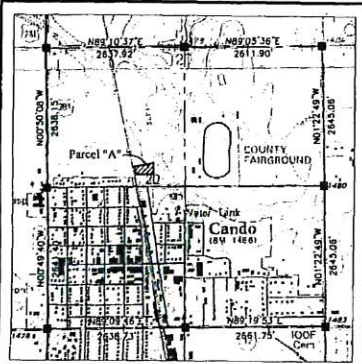
Registered in ND LS-3856  
 MN-LS-26037  
 Subdivision Plats, Legal Surveys,  
 Topographic Mapping, Drainage,  
 GPS Data Collection  
 Daniel V. Fischer, LS  
 PO Box 66  
 Langdon, North Dakota 58249  
 Tel. (701) 256-5728  
 Fax. (701) 256-3709  
 email: dftischer@utma.com

F:\Fischer\rls\Towner County\Cando City\CJD Elevator Split\Cando Elevator Split.dwg

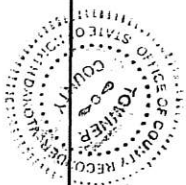
Recorder Deputy  
 By: *[Signature]*  
 Fee: \$10.00  
 Gibbons Law Office  
 PO Box 708 Cando, ND 58524  
 OFFICE OF COUNTY RECORDER BK 1 Plats PG 309 C  
 State of North Dakota }  
 County of Towner }  
 I hereby certify that the within instrument was filed in this  
 office for record on 6/1/2009 at 3:55 PM, and was duly  
 recorded as Document Number 148546

State of North Dakota )  
 County of Towner )  
 Recorded: 6/1/2009 at 3:50 PM

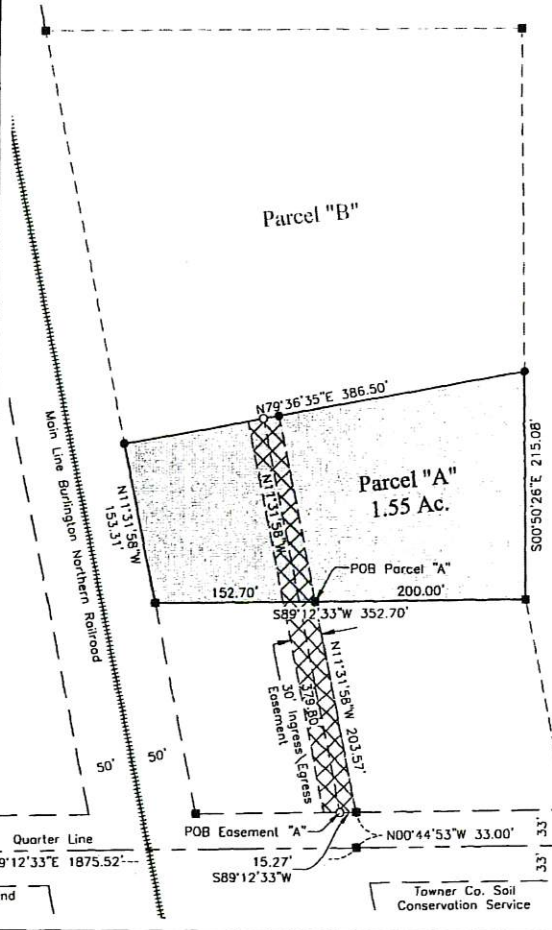
"Certificate of Survey"  
 for a portion of land located in the  
 SE1/4NW1/4 of Section 20-158-66



Vicinity Map  
 Section 20-158-66  
 1"=2,000'



66' Public Right of Way



Legal Description for Parcel "A":

A tract of land located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty (20), Township One Hundred Fifty-eight North (T. 158 N.), Range Sixty-six West (R. 66 W.) of the 5th P.M., Towner County, North Dakota, described as follows:

Commencing at the filed iron monument at the southwest corner of the Northwest Quarter (NW1/4) of said Section 20; thence, North 89°12'33" East, along the quarter line, for a distance of 1,875.52 feet; thence, North 00°44'53" West for a distance of 33.00 feet; thence, North 11°31'58" West, parallel to the railroad tracks, for a distance of 203.57 feet to the point of beginning of the tract to be described; thence, South 89°12'33" West for a distance of 152.70 feet, more or less to the east railroad right of way; thence, North 11°31'58" West, along the railroad right of way, for a distance of 153.31 feet; thence, North 79°36'35" East for a distance of 386.50 feet; thence, South 00°50'26" East for a distance of 215.08 feet; thence, South 89°12'33" West for a distance of 200.00 feet, more or less to the point of beginning. Said tract of land containing 1.55 acres, more or less, and subject to all easements of record as well as an ingress/egress and utility easement as described below.

Legal Description for Ingress/Egress Easement "A":

A strip of land located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty (20), Township One Hundred Fifty-eight North (T. 158 N.), Range Sixty-six West (R. 66 W.) of the 5th P.M., Towner County, North Dakota, described as follows:

Commencing at the filed iron monument at the southwest corner of the Northwest Quarter (NW1/4) of said Section 20; thence, North 89°12'33" East, along the quarter line, for a distance of 1,875.52 feet; thence, North 00°44'53" West for a distance of 33.00 feet; thence, South 89°12'33" West for a distance of 15.27 feet to the point of beginning for the easement to be described; thence, 15.0 feet on either side of a line that bears North 11°31'58" West for a distance of 379.80 feet, more or less to the north line of Parcel "A" described above. Said ingress/egress easement provides access and utility easement to Parcel "B" which is immediately north and adjacent to Parcel "A" described herein.

Legend	
Section Lines	■ Monument Found
Quarter Section Lines	● Monument Set (83 Rebar, 18" long capped #3856)
Forty/Eighty Lines	○ Monument Computed
Public Right of Way	▲ Points on Line
Boundary Line	
Adjoining Plats	

Scale: 1" = 100'



CFedS No. 1027

Surveyor's Certificate:

I, Daniel V. Fischer, a Registered Land Surveyor, do hereby certify that the survey plat shown hereon was made by me or under my direction from a ground survey and that I have computed or established the monuments and lines as shown, the same is true and correct to the best of my knowledge and belief.

*Daniel V. Fischer* 4/22/09  
 Daniel V. Fischer, LS Date

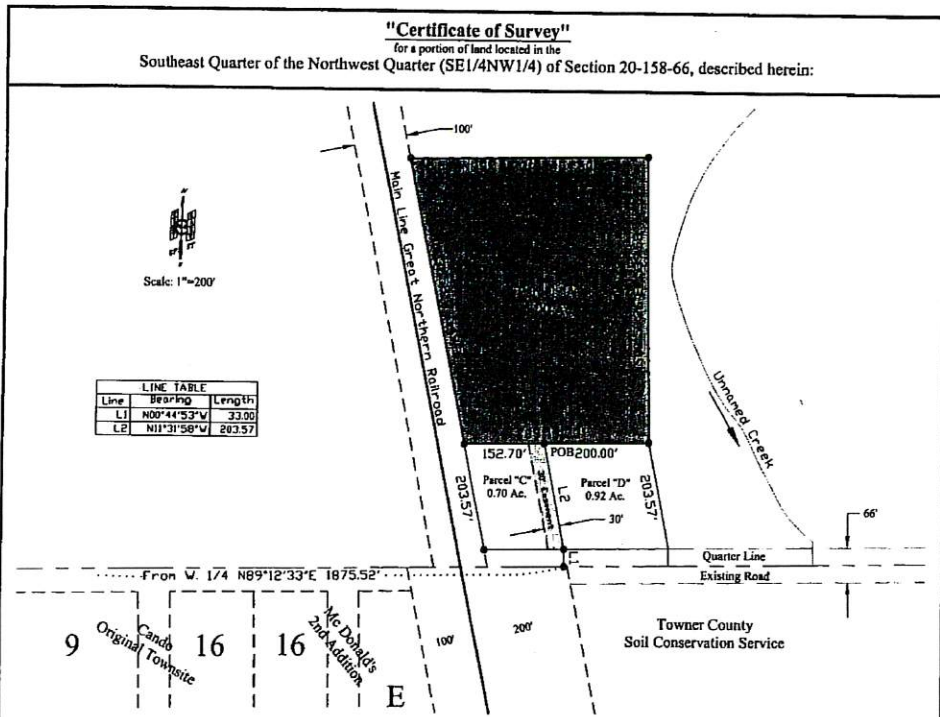
Fischer Land Surveying  
 Registered in ND LS-3856  
 MN-LS-26037

Subdivision Plats, Legal Surveys,  
 Topographic Mapping, Drainage,  
 GPS Data Collection  
 Daniel V. Fischer, LS  
 PO Box 66  
 Langdon, North Dakota 58249  
 Tel. (701) 256-5728  
 Fax. (701) 256-3709  
 email: dfischer@uma.com

OFFICE OF COUNTY RECORDER BK-1 Plats PG 309 B  
 State of North Dakota )  
 County of Towner )  
 I hereby certify that the within instrument was filed in this office for record on 6/1/2009 at 3:50 PM, and was duly recorded as Document Number 148545  
 Recorder Deputy  
 Gibbens Law Office  
 PO Box 708  
 Cando, ND 58324

F:\Fischer\Towner County\Cando City\C3D Elevator Split\Cando Elevator Split.dwg



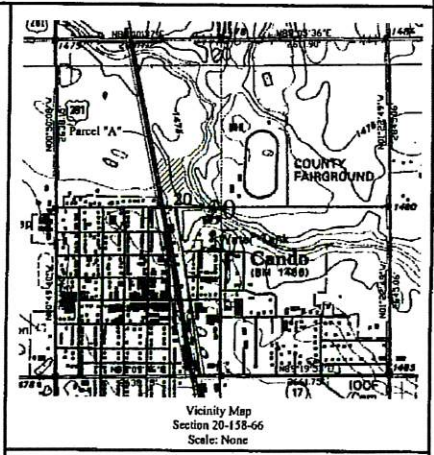


**Legal Description for Parcel "A":**  
A tract of land located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty (20), Township One Hundred Fifty-eight North (T. 158 N.), Range Sixty-six West (R. 66 W.) of the 5th P.M., Towner County, North Dakota, described as follows:

Commencing at the filed iron monument at the southwest corner of the Northwest Quarter (NW1/4) of said Section 20; thence, North 89°12'33" East, along the quarter section line, for a distance of 1,875.52 feet; thence North 00°44'53" West for a distance of 33.00 feet; thence, North 11°31'58" West, parallel with the railroad tracks, for a distance of 203.57 feet to the point of beginning of the tract to be described: thence, South 89°12'33" West for a distance of 152.70 feet, more or less to the east railroad right of way; thence, North 11°31'58" West, along the railroad right of way, for a distance of 549.21 feet; thence, North 89°12'33" East for a distance of 454.60 feet; thence, South 89°12'33" West for a distance of 200.00 feet, more or less to the point of beginning. Said tract of land containing 5.00 acres, more or less and subject to all easements of record. Access to said tract is along a 30.00' easement described below.

**Legal Description for Ingress/Egress to Parcel "A":**  
A strip of land located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty (20), Township One Hundred Fifty-eight North (T. 158 N.), Range Sixty-six West (R. 66 W.) of the 5th P.M., Towner County, North Dakota, described as follows:

Commencing at the filed iron monument at the southwest corner of the Northwest Quarter (NW1/4) of said Section 20; thence, North 89°12'33" East, along the quarter section line, for a distance of 1,875.52 feet; thence North 00°44'53" West for a distance of 33.00 feet; thence, South 89°12'33" West for a distance of 15.27 feet to the point of beginning; thence, 15.0 feet on either side of a line that bears North 11°31'58" West for a distance of 203.57 feet, more or less to Parcel "A" described above. Said easement is for access and utility purposes and is perpetual.



**Legend**

Section Lines	■ Monuments Found
Quarter Section Lines	● Monuments Set (85 Rebar 18" long w/cap.)
Forty/Eighty Lines	○ Monuments Computed
Boundary Line	▲ Points on Line

Scale: 1"=200'



**Surveyor's Certificate:**  
I, Daniel V. Fischer, a Registered Land Surveyor, do hereby certify that the survey plat shown hereon was made by me or under my direction from a ground survey and that I have computed or established the monuments and lines as shown, the same is true and correct to the best of my knowledge and belief.

*Daniel V. Fischer* 5-21-07  
Daniel V. Fischer, LS Date

**Fischer Land Surveying**  
Registered in ND LS-3856  
MN-LS-26037  
Subdivision Plats, Legal Surveys,  
Topographic Mapping, Drainage,  
GPS Data Collection  
Daniel V. Fischer, LS  
PO Box 65  
Langdon, North Dakota 58249  
Tel. (701) 256-5728  
Fax. (701) 256-3709  
email: dfischer@quma.com

I do hereby Certify that I have made a survey of a plat of land to be known as Reynolds addition to Cando, in Towner Co. N. D. Commencing at the govt mound at the S.W. Corner of the N.W. 1/4 of Sec 28 Twp 138 R. 66. running East to a point 705 ft. thence North 375 ft thence East a right of way of T. N. R. R. thence along right of way to point of intersection of east & west line of the govt. Survey, thence East along that line a point 705 East of govt mound, above mentioned above, East Containing Thence. Monuments are placed on corners of 760 ft East of govt mound, above mentioned, with first name monuments, and in case of boundary north. I further Certify that I have surveyed and platted above tract of land into blocks, lots, sheets, & alleys as shown in Map, or plat of same. That Court, Towner, & Grand avenues are continuation of the avenues of same name in Cando. Plat of 5th Street of Cando is widened by an addition of 15 ft out of this tract of land and that lot Street runs parallel to 5th in an East & West direction. Avenues and sheet are 60 ft wide, alleys are 20 ft wide. Block 1 is 300 ft long North & South extending R.R. right of way East of Grand ave. Blocks 2 & 3 are 300 ft square including alleys. Lots in Block 1 are 25 ft wide and extend to R.R. right of way. Lots in Blocks 2 & 3 are 25 ft by 140 ft.

Dated this 5th day of September 1905  
Elmer J. Judd  
Deputy County Surveyor.

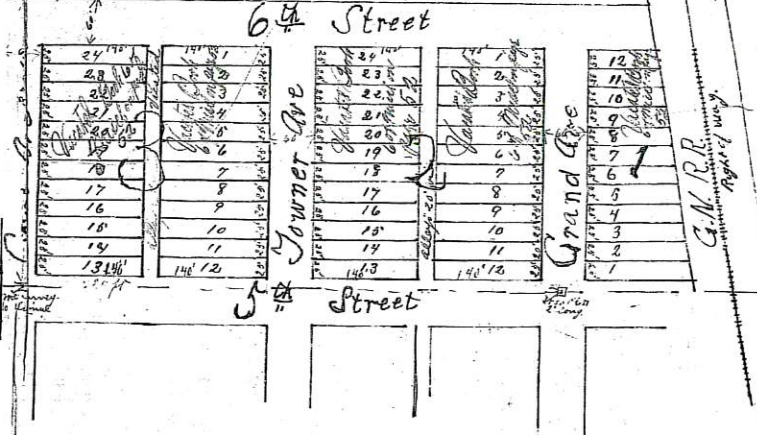
State of North Dakota), ss.  
County of Towner.  
On this 5th day of September, A.D. 1905, before me personally appeared Elmer J. Judd, to me known to be the same person who appeared the within and foregoing instrument and whom I judged that he executed it of his own free will and deed.

L. Thompson  
Notary Public in and for Towner Co., N. D.  
My Commission expires Oct 11, 1905

Document No. 20742.

John Reynolds

Reynolds Addition  
To Cando Towner Co.



S.W. 1/4 Sec. 28  
Twp. 138 N.  
R. 66 W.

State of North Dakota )  
 County of Towner. ) ss SURVEYOR'S CERTIFICATE - RESURVEY REYNOLDS' ADDITION

I, Percy T. Judd, County Surveyor for Towner County, North Dakota, hereby certify; That I have made a re-survey of Reynolds' Addition to the City of Cando, in Towner County, North Dakota; that said Addition is situated in the Northwest Quarter of Section 20, Township 158, Range 66 in Towner County, North Dakota, and that such resurvey is described as follows, to-wit: Commencing at the southwest corner of said Northwest Quarter of Section 20, Twp. 158, Rge 66, thence east to a point seven hundred five (705) feet; thence north at right angles a distance of One Hundred Sixty-five (165) feet; thence east to the right-of-way of the Great Northern Railway Company; thence southeasterly along the west right-of-way line of said railway company to a point on the quarter line between the Northwest and Southwest quarters of said Section 20; thence west along said quarter line to a point seven hundred five (705) feet east of the southwest corner of said Northwest Quarter of said Section 20 to the point of beginning.

I further certify that I have surveyed and platted the above tract of land into blocks, avenues, alleys and a street, as shown on the annexed plat thereof and that said plat is true and correct; That Court, Towner and Grand Avenues are continuations of the avenues of the same names in the Original City of Cando; that Fifth Street of said City of Cando is widened by an addition of fifteen (15) feet out of this tract of land; that said avenues are sixty feet wide and the alleys are twenty feet wide; that all lots in Blocks two and three are twenty-five feet wide by one hundred forty feet long; that the lots in Block one are twenty-five feet wide and extend to the right-of-way of said railway Company; that all measurements are marked on said plat in feet and decimals of feet; that the scale on said plat is sixty (60) feet to one (1) inch.

*Percy T. Judd*  
 County Surveyor Towner County N. D.

State of North Dakota )  
 County of Towner. ) ss

On this 15th day of August A. D. 1949, before me, Lloyd B. Stevens, a notary public within and for said County and State, personally appeared Percy T. Judd, known to me to be the person described in and who executed the foregoing instrument and to be the County Surveyor for Towner County, North Dakota, and acknowledged to me that he as such surveyor executed the same.

My Commission expires March 17, 1950.

*Lloyd B. Stevens*  
 Notary Public, North Dakota.

Owners' Certificate

We, the undersigned, owners of the above described real property described in the above certificate and in the Re-survey of Reynolds' Addition to the City of Cando, North Dakota; that we have caused the same to be re-surveyed and platted and laid out in lots, alleys, avenues and street, as shown by the plat hereto annexed, and have caused the same to be recorded in the office of the register of deeds of Towner County, North Dakota.

Lewis F. Lipp  
 Lewis F. Lipp

Hurb M. Andrick  
 Hurb M. Andrick.

Stencil Jesienouski  
 Stencil Jesienouski

Lenora McGivern Nora McGivern  
 Lenora McGivern also known as Nora McGivern

Anna Jesienouski  
 Anna Jesienouski

John E. Von Alman John Van Alman  
 John E. Von Alman also known as John Van Alman

Gustave A. Grande  
 Gustave A. Grande

Ralph Sukert  
 Ralph Sukert

Juna Grande  
 Juna Grande

Maurice Gordon Isaacson  
 Maurice Gordon Isaacson

State of North Dakota )  
 County of Towner. ) On this 15th day of August A. D. 1949, before me the undersigned, a notary public within and for said county and State, personally appeared before me, Lewis F. Lipp, Stencil Jesienouski, Anna Jesienouski, Gustave A. Grande, Juna Grande, Hurb M. Andrick, Lenora McGivern also known as Nora McGivern, John E. Von Alman also known as John Van Alman and Ralph Sukert, to me known to be the person who signed the foregoing instrument and acknowledged to me that they executed the same.

(Notary seal)  
 My Commission expires March 17 1950.

Lloyd B. Stevens  
 Notary Public, North Dakota.

State of North Dakota )  
 County of Cass. ) On this 17 day of August A.D. 1949, before me, the undersigned, a notary public within and for said county and state, personally appeared Maurice Gordon Isaacson, to me known to be one of the persons described in and who executed the foregoing and acknowledged to me that he executed the same.

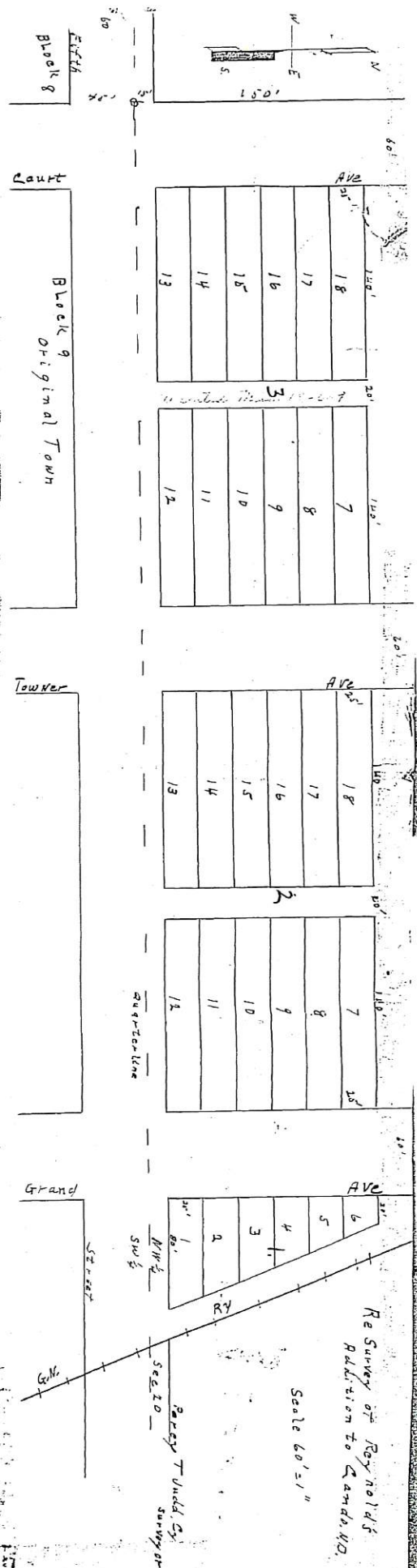
My Commission Expires April 8, 1954.

(Notary seal)  
Eli Simonson  
 Notary Public, North Dakota

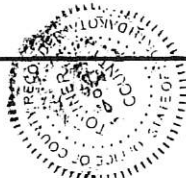
I hereby certify that the within instrument was filed for record in this office on

SEP 22 1949

*SEP 22 1949*



*Filed 8-17-49*



State of North Dakota )  
 County of Towner )

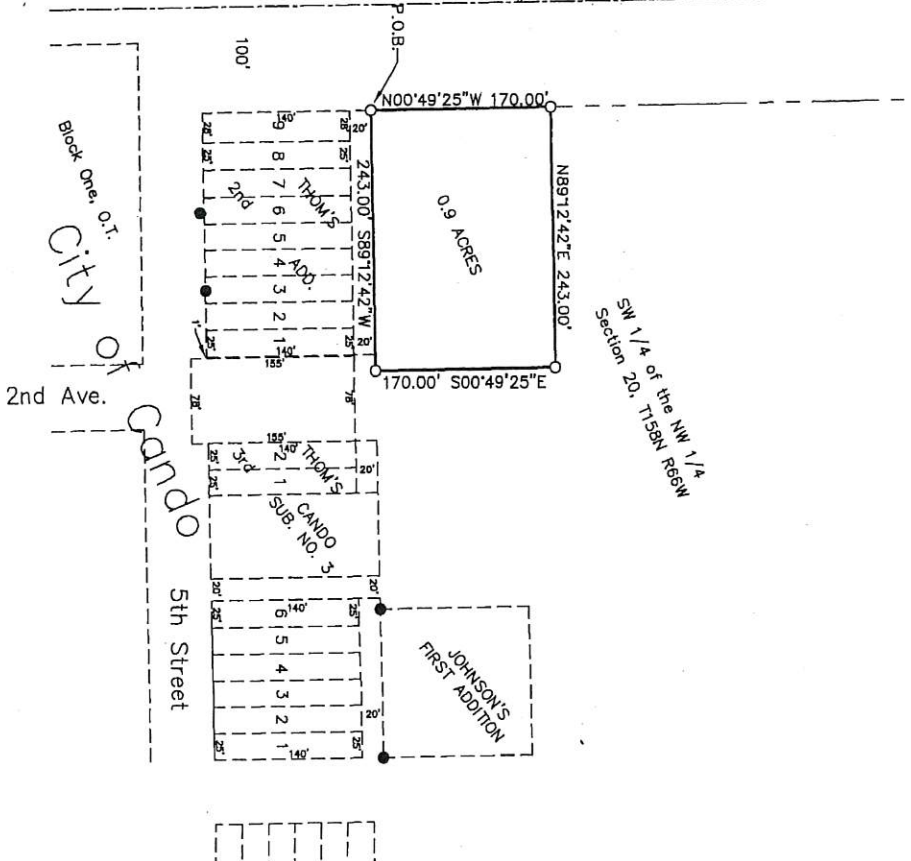
I hereby certify that the within instrument was filed in this office for record on 11/20/2009 at 3:50 PM, and was duly recorded as Document Number 148931

By John Hovendick Recorder  
 Deputy

Fee: \$10.00 Gibbens Law Office  
 PO Box 708 Cando, ND 58324

U.S. #281 Section Line

NOTE: BASIS OF BEARING NAD 1983

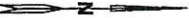


SW 1/4 of the NW 1/4  
 Section 20, T158N R66W

David K. Hovendick  
 ND Registration No. 3612



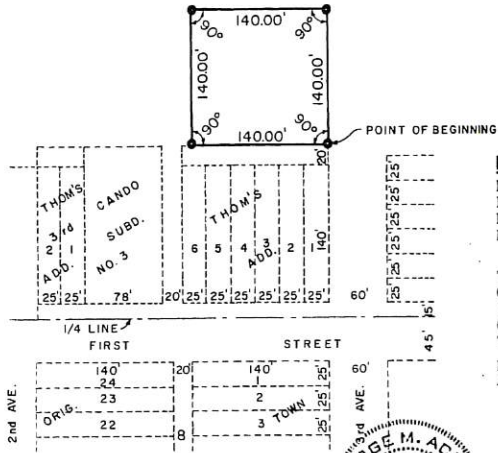
**Certificate of Survey**  
 I, David K. Hovendick, Registered Land Surveyor in the State of North Dakota, do hereby certify that this is a true and correct representation of a parcel of land surveyed by me or under my direct supervision, that monuments for the guidance of future surveys have been placed in the ground as indicated and that said parcel is situated in the SW 1/4 of the NW 1/4 of Section 20, T158N R66W of the 5th Principal Meridian, Towner County, North Dakota, and is more particularly described as follows: Beginning at the Northwest Corner of Thom's Second Addition to Cando; thence N00°49'25"W along the east right of way line of U.S. Highway #281 a distance of 170.00 feet; thence N89°12'42"E a distance of 243.00 feet; thence S00°49'25"E a distance of 170.00 feet; thence S89°12'42"W along the North line of a 20 feet alley of said Addition a distance of 243.00 feet to the point of beginning. Said parcel of land contains 0.9 acres more or less. No record of easements researched.



- ADJACENT PROPERTY OR LOT LINE
- PROPERTY BOUNDARY
- RIGHT OF WAY
- SECTION LINE
- 1/4 LINE
- IRON PIN FOUND (MONUMENT)
- IRON PIN SET (MONUMENT)

# JOHNSON'S FIRST ADDITION

TO THE CITY OF CANDO, NO. DAK.



## PROPRIETOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT GORDON E. JOHNSON AND DELLA M. JOHNSON, HIS WIFE, WHOSE POST OFFICE ADDRESS IS LEEDS, NORTH DAKOTA, BEING THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED REAL PROPERTY IN THE NW $\frac{1}{4}$  SECTION 20, TOWNSHIP 15 $\frac{1}{2}$  N, RANGE 66 W, TOWNER COUNTY, NORTH DAKOTA:

BEGINNING AT THE NORTHEAST CORNER OF THOM'S ADDITION TO THE CITY OF CANDO, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, OF TOWNER COUNTY, NORTH DAKOTA: THENCE WEST ALONG THE NORTH LINE OF SAID THOM'S ADDITION A DISTANCE OF 140.00 FEET; THENCE NORTH AT A 90° 00' ANGLE A DISTANCE OF 140.00 FEET; THENCE EAST AT A 90° 00' ANGLE A DISTANCE OF 140.00 FEET; THENCE SOUTH AT A 90° 00' ANGLE A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.45 ACRES, MORE OR LESS;

HAVE CAUSED THE SAME TO BE PLATTED AS ABOVE DESCRIBED, AND TO BE KNOWN AS JOHNSON'S FIRST ADDITION TO THE CITY OF CANDO

*Gordon E. Johnson*  
Gordon E. Johnson

*Della M. Johnson*  
Della M. Johnson

STATE OF NORTH DAKOTA) ss  
COUNTY OF TOWNER

ON THIS 16<sup>th</sup> DAY OF April, A.D., 1923, THERE APPEARED BEFORE ME A NOTARY PUBLIC IN AND FOR TOWNER COUNTY, NORTH DAKOTA, GORDON E. JOHNSON AND DELLA M. JOHNSON, HIS WIFE, WHO ACKNOWLEDGED TO ME THAT THEY ARE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE CERTIFICATE.

MY COMMISSION EXPIRES:

December 2, 1923

*[Signature]*  
NOTARY PUBLIC  
TOWNER COUNTY, NORTH DAKOTA

## SURVEYOR'S CERTIFICATE

I, RICHARD D. FOSTER, OF THE CITY OF BOTTINEAU, COUNTY OF BOTTINEAU, AND THE STATE OF NORTH DAKOTA, DO HEREBY CERTIFY THAT I AM A DULY QUALIFIED, LICENSED, AND ACTING LAND SURVEYOR WITH MY PRINCIPLE PLACE OF BUSINESS IN SAID CITY, COUNTY, AND STATE; THAT I SURVEYED AND PLATTED THE REAL ESTATE DESCRIBED ON THIS PLAT; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY; THAT ALL DISTANCES ARE CORRECT AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN; AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT

*Richard D. Foster*  
Richard D. Foster  
Professional Engineer & Land Surveyor

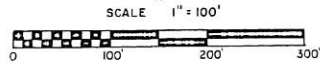
STATE OF NORTH DAKOTA) ss  
COUNTY OF BOTTINEAU

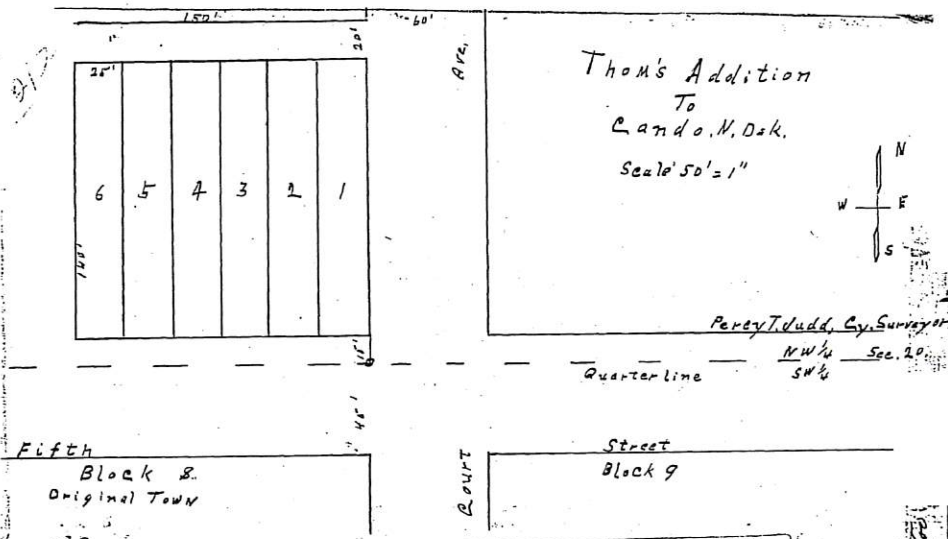
ON THIS 10<sup>th</sup> DAY OF April, A.D., 1923, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE CITY AND COUNTY OF BOTTINEAU, AND STATE OF NORTH DAKOTA, RICHARD D. FOSTER, KNOWN TO ME TO BE THE PERSON WHO IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING SURVEYOR'S CERTIFICATE, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES:

September 11, 1925

*Margaret M. Marguerette*  
NOTARY PUBLIC  
BOTTINEAU COUNTY, NORTH DAKOTA





State of North Dakota )  
County of Towner ) ss Surveyor's Certificate - Thom's Addition.

I, Percy T. Judd, County Surveyor in and for Towner County, North Dakota, do hereby certify; that I have made an accurate survey of the land represented in the accompanying plat known as Thom's Addition to the City of Cando, Towner County, North Dakota, the same being a portion of the Northwest Quarter of Section Twenty, Township One Hundred Fifty-eight, North of Range Sixty-six West of the Fifth Principal Meridian; that the annexed is a correct plat of said Addition and consists of the following described tract of land: Commencing at a point Seven Hundred Five (705) feet east of the southwest corner of said Northwest Quarter (Being a point 45 feet north of the northwest corner of Block 8 of the City of Cando; thence north on the west property east corner of Block 8 of the City of Cando; thence north on the west property line of Court Avenue extended of said City of Cando, a distance of One Hundred Seventy-five (175) feet; thence west at ninety degrees a distance of One Hundred Fifty (150) feet; thence south at ninety degrees a distance of One Hundred Seventy-five (175) feet; thence east at ninety degrees a distance of One Hundred Fifty (150) feet to the point of beginning. That the alley shown on said plat is twenty feet wide and the lots are twenty-five feet wide and one hundred forty feet long; that Fifth Street of said City of Cando along this addition is widened by an addition of fifteen (15) feet out of this tract of land.

*Percy T. Judd*  
County Surveyor Towner County, N. D.

Filed Aug 18, 1949  
Percy T. Judd, Co. Surveyor

State of North Dakota )  
County of Towner ) ss

On this 15th day of August A. D. 1949, before me, Lloyd B. Stevens, a notary public within and for said county and state, personally appeared Percy T. Judd, known to me to be the county surveyor for Towner County, North, and the County Surveyor for Towner County, North Dakota, and acknowledged to me that he executed the same as such County Surveyor.

*Lloyd B. Stevens*  
Notary Public, North Dakota.

My Commission expires March 17 1950

I hereby certify that this within instrument was filed for record in this office on

SEP 22 1949  
By Miss Hanson

State of North Dakota )  
County of Towner ) ss Owners' Certificate.

We, John Whitaker and Gloriann Whitaker, his wife, and Burnett Thom and Thelma Thom, his wife, owners of the above described real property do hereby certify that we have caused the same to be platted and laid out in lots, streets and alley as shown by the annexed plat and caused the same to be recorded in the office of the register of deeds of Towner County, North Dakota, as Thom's Addition to the City of Cando, in Towner County, North Dakota, and hereby dedicate the street and alley shown thereon to the use of the public.

Burnett Thom  
Thelma Thom  
John Whitaker  
Gloriann Whitaker

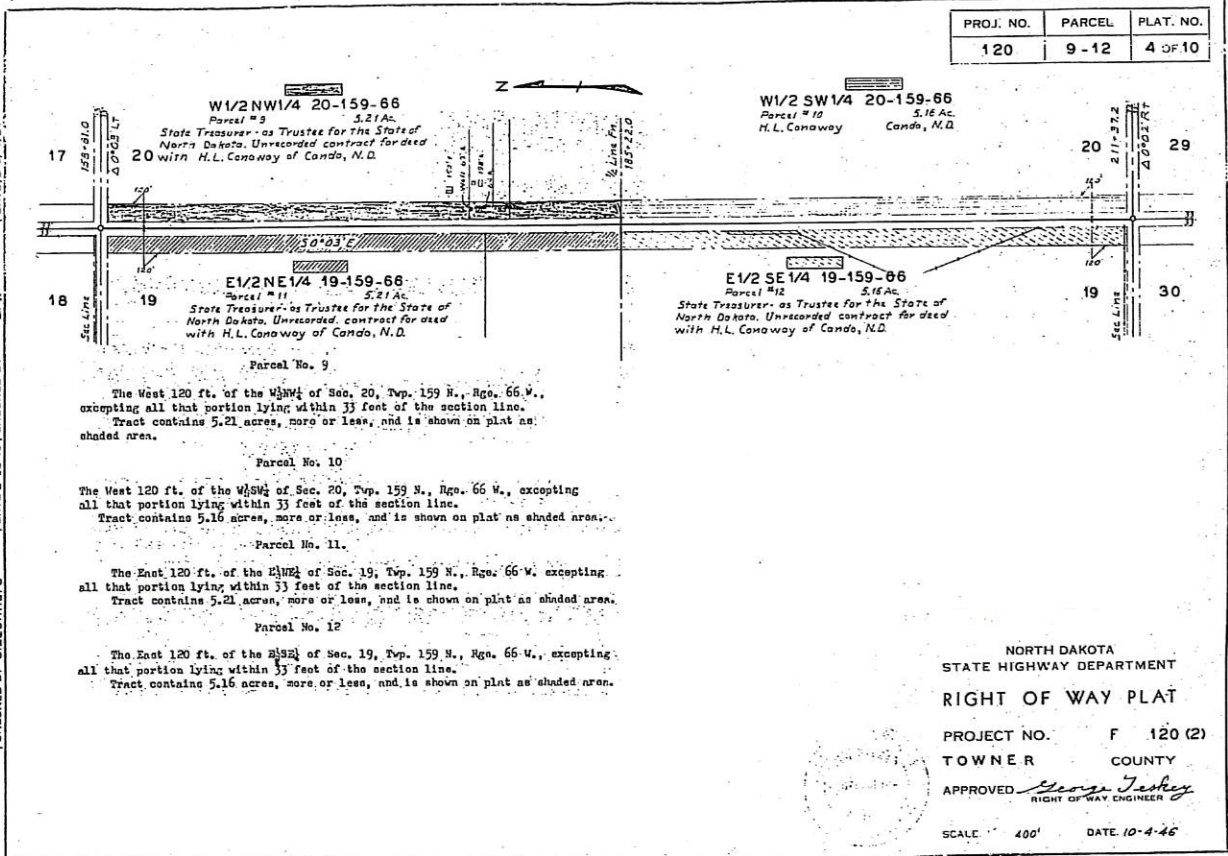
State of North Dakota )  
County of Towner ) ss

On this 15th day of August A D 1949, before me, the undersigned, a notary public within and for said County and State, personally appeared John Whitaker and Gloriann Whitaker, his wife, and Burnett Thom and Thelma Thom, his wife, known to me to be the persons who are described in and who executed the foregoing instrument and acknowledged to me that they executed the same.

Lloyd B. Stevens  
Notary Public, North Dakota.

My Commission expires March 17, 1950.

MADE BY: A. E. KING  
 CHECKED BY: C. L. SHARPS  
 DATE: 8-16-46  
 DATE: 8-26-46  
 DRAWN BY: S. H. G. T.  
 CHECKED BY: G. T.



9-25-63  
 1946-1948  
 10-23-46

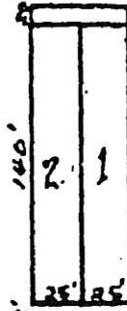
242

NORTH



THOMS 2<sup>nd</sup> ADD

THOMS ADD



FIFTH

Starting Point

STREET

BLOCK 1

BLOCK 2

Scale: 1" = 100'

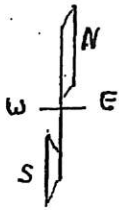
I, Percy T. Judd, County Surveyor for Towner County, North Dakota, do hereby certify that I have made an accurate survey of Thoms Third Addition to Cando, Towner County, North Dakota, and that said Thoms Third Addition is located in the Northwest Quarter of Section Twenty (20) in Township 138 North of Range 66 West of the Fifth Principal Meridian and described as follows, to-wit: beginning at a point 147 feet east of the Southwest corner of said Northwest quarter (being a point 14 feet east and 45 feet north of the Northwest corner of Block 8, City of Cando); thence north 175 feet; thence east 50 feet; thence south 175 feet; thence west 50 feet to the point of beginning; that the alley as shown in the plat is 20 feet wide and the lots are 25 feet wide and 140 feet long; that Fifth Street of the City of Cando along this Addition is widened by an addition of 15 feet out of this land.

All of which is true and correct to the best of my knowledge and belief. Witness my hand this 11<sup>th</sup> day of June, A. D. 1960.

*Percy T. Judd*  
 Percy T. Judd, Towner County Surveyor

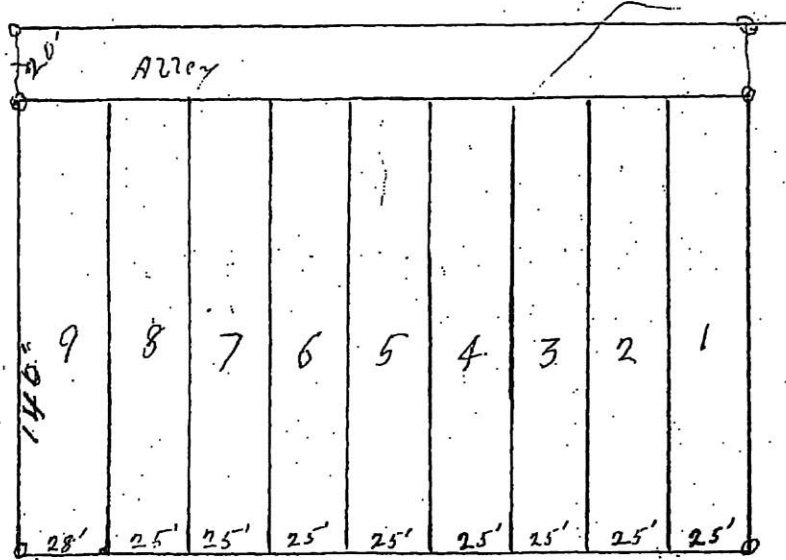


Thom's Second Addition  
To  
Cando



Scale 1" = 50'

NW 1/4  
Sec. 20-158-66



100'

33'  
Main St.

Fifth St.

Dakota Ave.  
60'

Block 1, Original Town  
Cando.

Percy T. P.

#101002

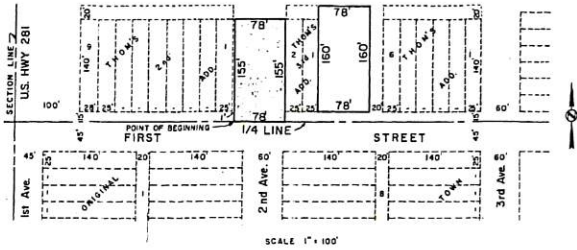
appeared before me and declared themselves to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they executed the same.

*Percy T. P.*  
Notary Public, North Dakota.

My Commission expires March 17, 1956.

# CANDO SUBDIVISION NO. 2

## TO THE CITY OF CANDO, N.D.



### DESCRIPTION

A tract of land lying and being in the NW $\frac{1}{4}$  of Section 20, Township 158 N, Range 66 W. of the 5<sup>th</sup> P.M., described as follows:

Beginning at a point on the South line of said quarter section, which point is one foot East of the East line of Thom's 2<sup>nd</sup> Addition to Cando, N.D., when said line is extended South to the quarter line; Thence East for a distance of 78 feet to the Southwest corner of Thom's 3<sup>rd</sup> Addition to the City of Cando; thence running North on the West line of said Thom's 3<sup>rd</sup> Addition for a distance of 155 feet; thence running due West on a line parallel with the South line of said  $\frac{1}{4}$  section for a distance of 78 feet to a point one foot due East of the East line of said Thom's 2<sup>nd</sup> Addition; and thence running South on a line parallel with the East line of Thom's 2<sup>nd</sup> Addition a distance of 155 feet to the point of Beginning. Contains 0.28 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, Richard D. Foster, of the City of Bottineau, County of Bottineau, and the State of North Dakota, do hereby certify that I am a duly qualified, licensed, and acting Land Surveyor with my principle place of business in said city, county, and state; that I plotted the Real Estate described on this plat as Cando Subdivision No. 2 To The City Of Cando, N.D., and that the same is a true and correct plat.

Richard D. Foster

State of North Dakota } ss  
County of Bottineau

On this 22<sup>nd</sup> day of April, 1977, personally appeared before me, a NOTARY PUBLIC in and for said county and state, Richard D. Foster, known by me to be the person who is described in and who executed the foregoing surveyor's certificate, and acknowledged to me that he executed the same.

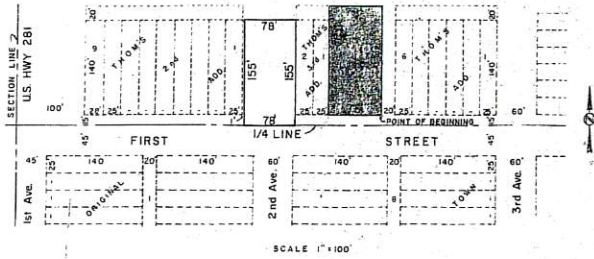
My Commission Expires:  
September 14, 1979

Marion V. Marquardt  
Notary Public, Bottineau County  
North Dakota



# CANDO SUBDIVISION NO. 3

TO THE CITY OF CANDO, N.D.



## DESCRIPTION

A tract of land lying and being in the NW 1/4 of Section 20, Township 158N, Range 66W, more fully described as follows, to-wit:

Beginning 20 feet West of the Southwest corner of Thom's Addition to the City of Cando; according to the plat thereof on file and of record in the office of the Register of Deeds of Towner County, North Dakota; thence West a distance of 78 feet to the Southeast corner of Thom's 3<sup>rd</sup> Addition to the City of Cando; thence North a distance of 160 feet to the Northeast corner of said Thom's 3<sup>rd</sup> Addition; thence East a distance of 78 feet to a point 20 feet directly West of the Northwest corner of Thom's Addition to said City of Cando; thence South a distance of 160 feet to the point of beginning. Contains 0.29 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Richard D. Foster, of the City of Bottineau, County of Bottineau, and the State of North Dakota, do hereby certify that I am a duly qualified, licensed, and acting Land Surveyor with my principle place of business in said city, county, and state; that I platted the Real Estate described on this plat as Cando Subdivision No. 3 To The City of Cando, N.D., and that the same is a true and correct plat.

State of North Dakota } ss  
County of Bottineau

Richard D. Foster



On this 22<sup>nd</sup> day of April, 1977, personally appeared before me, a NOTARY PUBLIC in and for said county and state, Richard D. Foster, known by me to be the person who is described in and who executed the foregoing surveyor's certificate, and acknowledged to me that he executed the same.

My Commission Expires:  
September 11, 1977



Marshall J. Marquardt  
Notary Public Bottineau County  
North Dakota

Document No. 142862

## WARRANTY DEED

THIS INDENTURE, made this 11 day of MARCH, 2003 between Lois Vogel, a single person, and Charles Taylor and Ruth Taylor, husband and wife, GRANTORS, and Douglas S. Beck and Gina M. Beck, husband and wife, whose address is 1003 6<sup>th</sup> Avenue, Cando, ND 58324, GRANTEES.

WITNESSETH, For and in consideration of the sum of Six Thousand Dollars (\$6,000.00), grantors do hereby GRANT to the grantees AS JOINT TENANTS AND NOT AS TENANTS IN COMMON all of the following real property lying and being in the County of Towner and State of North Dakota, and described as follows, to-wit:

Beginning at a point 982 Feet west of the northeast corner of the Northwest Quarter (NW1/4) of Section Twenty (20), Township 158 North, Range 66 West, thence left  $117^{\circ}35'$  a distance of 284 feet; thence left  $25^{\circ}00'$  a distance of 82 feet; thence left  $29^{\circ}47'$  a distance of 369.5 feet; thence right  $25^{\circ}08'$  a distance of 113.5 feet; thence right  $56^{\circ}58'$  a distance of 559 feet; thence left  $66^{\circ}45'$  a distance 337.5 feet to the quarter line; thence south along the quarter line a distance 25.23 feet; thence directly west a distance of 100 feet; thence northwesterly to the west bank of the coulee; thence continuing along the west and south bank of the coulee to a point 192 feet directly south of a point 308 feet west of the point of beginning; thence north 192 feet to the section line; thence east along the section line a distance of 308 feet to the point of beginning, containing six (6) acres, more or less.

I certify that the amount of consideration paid for the property described in this deed is \$6,000.00.

Douglas Gina Beck  
Grantee or Agent

3/24/03  
Date

And the said grantors, for themselves, their heirs, executors and administrators, do covenant with the grantees that they are well seized in fee of the land and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid; that the same are free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Auditor for collection, and the above granted the lands and premises in the quiet and peaceable possession of said grantees, against all persons lawfully claiming or to claim the whole or any part thereof, the said grantors will warrant and defend.

WITNESS, The hands of the grantors:

Lois Vogel  
Lois Vogel

Charles Taylor  
Charles Taylor

Ruth Taylor  
Ruth Taylor

State of North Dakota }  
County of Towner }  
Recorded: 10/4/2013 at 3:15 PM

**DEED OF PERSONAL REPRESENTATIVE**

THIS INDENTURE, Made this 3 day of October, 2013, between Janice A. Pederson, City of Cando, State of North Dakota, Personal Representative of the Estate of Manning H. Pederson, a single person, deceased, GRANTOR, and Brandon M. Rider and Jayme L. Rider, husband and wife, whose address is 201 1<sup>ST</sup> Street, Cando, North Dakota, 58324, GRANTEES.

WITNESSETH, For and in consideration of the sum of Fifty Thousand Dollars and 00/100 (\$50,000.00), Grantor does hereby GRANT to the Grantees as joint tenants and not as tenants in common, all of their interest in the following real property lying and being in the County of Towner, and State of North Dakota; and described as follows, to-wit:

Cando Subdivision No. 2, a Parcel 78 Feet by 155 Feet of Cando Subdivision No. Two (2) in the City of Cando, North Dakota

AND

All that portion of the Northwest Quarter (NW1/4) of Section Twenty (20), Township One Hundred Fifty-Eight (158), Range Sixty-Six (66), lying South of the line between the Northeast corner of Thom's Second Addition to the City of Cando, being 175 ft. North of the quarter line between the Northwest quarter and Southwest quarter, to the Northwest corner of Thom's Third Addition to the City of Cando, being 175 ft. North of the quarter line between the Northwest quarter and Southwest quarter.

The legal description was obtained from a previously recorded instrument.

And subject to such easements as may appear of record.

I certify that the consideration paid for the property described in this deed was (\$50,000.00).

  
\_\_\_\_\_  
Grantee or agent

10/3/13  
\_\_\_\_\_  
Date

WITNESS, The hand of the Grantor:

BY: Janice A. Pederson  
Janice A. Pederson, Personal Representative  
of the Estate of Manning H. Pederson

STATE OF North Dakota )  
COUNTY OF Towner ) ss

On this 3 day of October, 2013, before me, a notary public in and for said County and State, personally appeared Janice A. Pederson, known to me to be the individual who executed the within and foregoing instrument and acknowledged to me that she executed the same.

**TOM NIKOLAISEN JR**  
Notary Public  
State of North Dakota  
My commission expires Jun 22, 2016

[Signature]  
Notary Public  
Towner County, North Dakota  
My Commission Expires:

Taxes and special assessments  
paid and TRANSFER ACCEPTED  
this 4<sup>th</sup> day of October 2013

BY: [Signature]  
Towner County Auditor  
Deputy, Towner County Auditor

OFFICE OF COUNTY RECORDER BK- Deeds 100 PG-186  
State of North Dakota)  
County of Towner)

I hereby certify that the within instrument was filed in this office for record on 10/4/2013 at 3:15 PM. and was duly recorded as Document Number 152363

[Signature] Recorder  
By [Signature] Deputy

Fee: \$13.00 Bulie-Nikolaisen Law  
P.O. Box 190 Cando, ND 58324



State of North Dakota }  
County of Towner }  
Recorded: 5/1/2017 at 8:30 AM

**WARRANTY DEED**

THIS INDENTURE, made this 18<sup>th</sup> day of April 2017, between Megan Tostenson, a single person, Grantor, and Donnie Tostenson and Wanda Tostenson, husband and wife, Grantees, whether one or more, whose post office address is 6520 72<sup>nd</sup> Street NE, Cando, ND 58324.

WITNESSETH, for and in consideration of the sum of Thirty Thousand Dollars (\$30,000.00), Grantor does hereby GRANT to the Grantees as joint tenants and not as tenants in common, all of the following real property lying and being in the County of Towner, State of North Dakota, and described as follows, to-wit:

Lots 4, 5, and 6 in Thom's Addition to the City of Cando, North Dakota and a tract of land lying and being in the Northwest Quarter (NW1/4) of Section 20, Township 158 North, Range 66 West, more fully described as follows to wit: Beginning at the southwest corner of Thom's Addition to the City of Cando, according to the plat thereof on file and of record in the Office of the Register of Deeds of Towner County, North Dakota, thence West a distance of 20 feet, thence North a distance of 160 feet, thence East a distance of 20 feet, thence South a distance of 160 feet to the point of beginning

I certify that the consideration recited in this deed is a true and accurate statement of full consideration given Grantor by Grantees.

  
Grantee or Agent

And the said Grantor for herself, her heirs, executors and administrators, do covenant with the Grantee that she is well seized in fee of the land and premises aforesaid and has good right to sell and convey the same in manner and form aforesaid; that the same are free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Auditor for collection, and the above granted lands and premises in the quiet and peaceable possession of said Grantees, against all persons lawfully claiming or to claim the whole or any part thereof, the said Grantor will warrant defend.

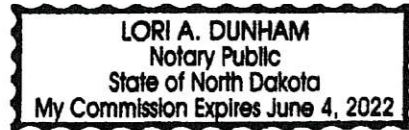
WITNESS, the hand of the Grantor:

Megan Tostenson  
Megan Tostenson

STATE OF NORTH DAKOTA     )  
  ) ss.  
COUNTY OF TOWNER         )

On this 18<sup>th</sup> day of April 2017, before me, personally appeared Megan Tostenson, a single person, known to me to be the person who is described in, and she executed the within and foregoing instrument, and severally acknowledged that she executed the same.

Lori A. Dunham  
Notary Public  
My Commission Expires:



Taxes and special assessments  
paid and TRANSFER ACCEPTED  
this 1<sup>st</sup> day of May 2017

BY Judy Polie  
Towner County Auditor  
Deputy, Towner County Auditor

OFFICE OF COUNTY RECORDER BK- Deeds 104 PG-103  
State of North Dakota)  
County of Towner)

I hereby certify that the within instrument was filed in this  
office for record on 5/1/2017 at 8:30 AM. and was duly  
recorded as Document Number 155625

[Signature] Recorder  
By \_\_\_\_\_ Deputy

Fee: \$13.00 First State Bank of Cando  
PO Box 429 Cando, ND 58324





State of North Dakota }  
County of Towner }  
Recorded: 4/9/2013 at 2:20 PM

QUIT-CLAIM DEED

Prepared by:  
Ferrellgas Real Estate Dept.  
One Liberty Plaza, Liberty, MO 64068

After recording return to:  
Thomas Belzer & Pat Belzer  
7455 Highway 281  
Cando, ND 58324

STATE OF NORTH DAKOTA  
COUNTY OF TOWNER

THIS QUIT-CLAIM DEED, is made this 3<sup>rd</sup> day of April, 2013 by and between **FERRELLGAS, L.P., Grantor**, and **THOMAS BELZER and PAT BELZER Grantee**, whose address is 7455 Highway 281, Cando, North Dakota 58324

WITNESSETH, that the said Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, by these presents does BARGAIN, SELL, REMISE, RELEASE, TRANSFER, CONVEY and forever QUIT-CLAIM unto the Grantee all of the Grantor's right, title, interest, estate, claim, or demand in and to that tract or parcel of land situate, lying and being in or near the City of Cando, Towner County, North Dakota being more particularly described as follows:

See Attached Exhibit "A"

subject to: (i) all covenants, easements, restrictions and reservations now of record; (ii) all taxes and assessments, general and specific, not now due and payable; and (iii) any encumbrances and liens, if any, now in effect.

TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time or by any means or ways, have, claim or demand any right or title to said property or appurtenances.

Grantor has not and does not make any representation or warranty to Grantee concerning the physical condition of the real property hereby conveyed. Grantee, having full opportunity to investigate said real property and its physical condition, is relying solely on its own judgement as to such matters. Grantee, for itself and its heirs and assigns, is accepting the deed and taking possession AS-IS, WHERE-IS, and shall make no claim, demand or notice against Grantor on account of the condition of the real property. The real property cannot be used in the propane business, by a competitor of Ferrellgas, for a five (5) year period, from the date of this deed.

In witness whereof, the Grantor has hereunto set its hand on the date above written.

**GRANTOR:**  
FERRELLGAS, L.P.,  
By FERRELLGAS, INC., its General Partner.  
By: [Signature]  
Name: Jason P. Cullen  
Director of Real Estate & Office Services

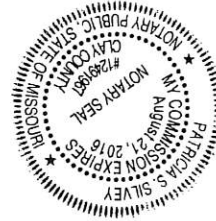
STATE OF MISSOURI            )  
  )ss.  
COUNTY OF CLAY            )

Be it remembered that on this 3<sup>rd</sup> day of April, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came **Jason P. Cullen, the Director of Real Estate & Office Services of FERRELLGAS, INC.**, a Delaware corporation who are personally known to me to be the same person who executed the within instrument on behalf of said corporation and such person acknowledged that the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of April, 2013.

[Signature: Patricia S. Silvey]  
Notary Public

My commission expires: August 21, 2016



I certify that the requirement for a report or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by subdivision 1 of subsection 6 of section 4 of N.D.C.C. 11-18-02.2

Signed: [Signature: Thomas Belzer]  
Grantee or Agent  
Date: 4-9-2013

Taxes and special assessments paid and TRANSFER ACCEPTED this 9<sup>th</sup> day of April 2013

Towner County Auditor  
BY: [Signature: Judy Bulice]  
Deputy, Towner County Auditor

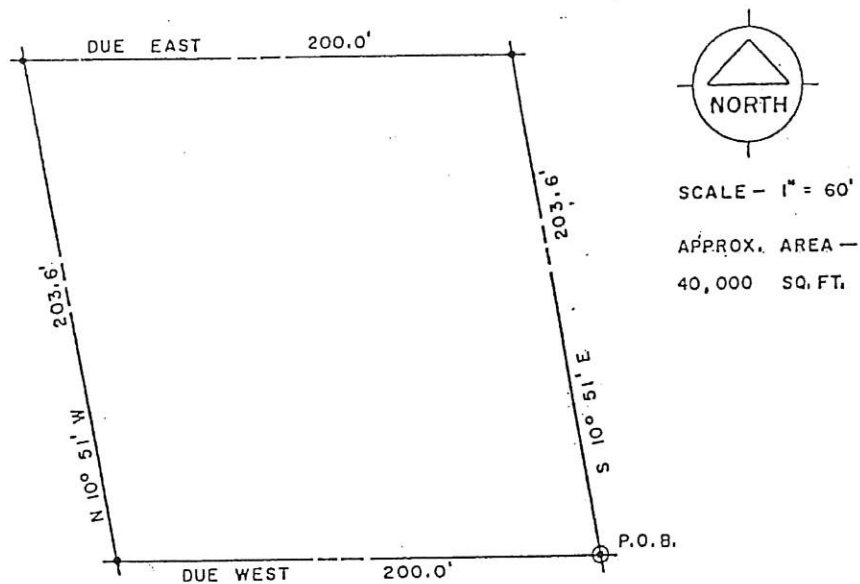
OFFICE OF COUNTY RECORDER BK- Deeds 99 PG-531  
State of North Dakota)  
County of Towner)

I hereby certify that the within instrument was filed in this office for record on 4/9/2013 at 2:20 PM. and was duly recorded as Document Number 151905

[Signature] Recorder  
By [Signature] Deputy

Fee: \$16.00 Belzer Brothers  
7455 Hwy 281 Cando, ND 58324

EXHIBIT "A"



LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty (20), Township 158 North, Range 66 West, described as follows: Beginning at a point 569.7 feet west and 33 feet north of the southeast corner of said NW $\frac{1}{4}$  of Sec. 20; thence due west along a line 33 feet north of, and parallel to, the south line of said NW $\frac{1}{4}$  of Sec. 20 a distance of 200 feet; thence north 10°51' W a distance of 203.6 feet, thence due east along a line 233 feet north of, and parallel to, the south line of said NW $\frac{1}{4}$  of Sec. 20 a distance of 200 feet; thence S 10°51' E a distance of 203.6 feet to the point of beginning. Said tract contains 0.92 acres, more or less.