

BIA Trust Property Title



February 7, 2017

Presenter, Janet Nicholson

**Confederated Tribes of the Colville Reservation
Land, Titles and Records Office (LTRO)**

How to Read a TSR

| United States Department of the Interior Bureau of Indian Affairs Title Status Report | |
|---|--|
| Certification Date | Report Certification Time and Date: 11/21/2016 01:08:36 PM Requestor: JNICHOLS Date/Time: 11/21/2016 14:22:16 |
| Legal Land Description | See Appendix C for Land Legal Descriptions |
| | Title Status |
| Ownership Statement | Tract 101 3748 A is held by the United States of America in trust for the land owner(s) with trust interests and/or by the land owner(s) with restricted interests and/or fee simple interests, as listed in Appendix "A" attached to and incorporated in this Title Status Report. |
| Title status Statement | The title to Tract 101 3748 A is current, complete, correct, and without defect. Ownership is in unity and interests are owned in the following title status: trust. |
| Encumbrance Statement | The tract ownership is encumbered by the title documents as listed on Appendix "B" attached to and incorporated in this Title Status Report. No Tract Notes or Coded Remarks for this tract. |
| Exemption Statement | This report does not cover encroachments nor any other rights that might be disclosed by a physical inspection of the premises, nor questions of location or boundary that an accurate survey may disclose. This Report also does not cover encumbrances, including but not limited to irrigation charges, unpaid claims, not filed or recorded in this Land Titles and Records Office. This report does not state the current ownership of the interests owned in fee simple but states the ownership at the time the interest ceased to be held in trust or restricted ownership status. |
| Certification statement | This Title Status Report is a true and correct report of the status of title to the real estate described herein according to the official land records recorded and maintained in this office. |
| Certification Signature |  Colville Tribe Land Titles & Records Mgr |

How to Read a TSR --continued

Title Status Report Page 2

Appendix "A"

Effective Ownership as of 08/19/2016

Land Owner ID #

Land Owner Name

Title Status

Aggregate share fraction

Aggregate Decimal

| ----- OWNER ----- | | | | | ----- DOCUMENT ----- | | | NAME ACQUIRED | FRACTION | AGGREGATE SHARE | AGGREGATE |
|---|-------------------|----------------------|--------------|----------|----------------------|----------|--------|--------------------|-------------|------------------|-------------|
| Tribe & Code | ID No. & DOB | Indian or Non-Indian | Title Status | Interest | Class | Type | Number | SURNAME/FIRST NAME | AS ACQUIRED | CONVERTED TO LCD | DECIMAL |
| 101 CONFEDERA TED TRIBES (COLVILLE) | U00701 02/15/ | Trust | Trust | All | Deed-TS | ILCA2000 | 22796 | OLT | 1 | 1 | |
| | | | | | | | | LORI N | 2 | 2 | .5000000000 |
| 101 CONFEDERA TED TRIBES (COLVILLE) | U012041 06/23/ | Trust | Trust | All | Deed-TS | ILCA2000 | 22796 | MICHEL | 1 | 1 | |
| | | | | | | | | MELVA | 2 | 2 | .5000000000 |

* "All" means the equitable beneficial interest and the legal title interest merged together.

| | | |
|-----------|---|--------------|
| IN TRUST: | 2 | |
| | 2 | 1.0000000000 |
| IN FEE: | 0 | |
| | 2 | .0000000000 |
| TOTAL: | 2 | |
| | 2 | 1.0000000000 |

How to Read a TSR --continued

| ----- OWNER ----- | | | | |
|---|------------------|----------------------|--------------|-----------|
| Tribe & Code | ID No. & DOB | Indian or Non-Indian | Title Status | Interest* |
| 101 CONFEDERATED TRIBES (COLVILLE) | U00701 02/15/ | n | Trust | All |

Indian

| |
|--|
| A Original Allottee |
| B Non-Indian Life Estate |
| L Indian Life Estate |
| N Non-Enrolled Indian |
| Q OST TBD |
| R Unknown Remainder |
| U Enrolled Unallotted Indian |
| Z LRIS Concersino Data - To be Inactivated |

Non-Indian

| |
|--------------------------|
| B Non-Indian Life Estate |
| X Non-Indian |

Business

| |
|---------------------|
| C Contractor |
| E Contractor |

Tribe

| |
|----------------|
| T Tribe |
|----------------|

Government

| |
|--------------------------|
| C City/County Government |
| G US Government |
| M City/County Government |
| S State Government |

Ownership Interest Type Code

| |
|------------------------------------|
| B Both Trust and Restricted |
| F Fee |
| R Restricted |
| T Trust |
| X Unknown |

Ownership Interest Type

| |
|--|
| A All (TITLE & Beneficial) |
| C Curtesy (Beneficial) |
| D Dower (Beneficial) |
| H Homestead (Beneficial) |
| I Term Estate (Beneficial) |
| J joint Tenancy (Title & Beneficial) |
| L Life Estate (Beneficial) |
| M Estate Claims (Beneficial) |
| O Joint Tenancy (Title Only) |
| P Life Est. (Title Without Regard to Waste) |
| Q AIRPA Life Estate (Beneficial) |
| R Right of Use (Beneficial) |
| S Special Interest (Unspecified) (Beneficial) |
| T Title |
| V AIRPA Life Estate (Title) |
| W Life Estate (Beneficial Without Regard to Waste) |

How to Read a TSR --continued

| ----- DOCUMENT ----- | | |
|----------------------|----------|--------|
| Class | Type | Number |
| Deed-TS | ILCA2000 | 22796 |

Document Number
Assigned Sequential Number

DOCUMENT CLASS

| | |
|--|----------|
| Trust Patent | Trust Pa |
| Restricted Fee Patent | Restrict |
| Deed to Non-Trust Status | Deed to |
| Executive Order | Executiv |
| Treaty | Treaty |
| Acts of Congress | Acts of |
| Secretarial Order | Secretar |
| Order Transferring Inherited Interests | Order Tr |
| Deed to Restricted Status | Deed to |
| Deed to Trust Status | Deed to |
| Probate Order | Prob Ord |
| Probate Modification | Prob Mod |
| Fee Patent | Fee Pate |
| Homestead Patent | Homstea |
| Certificate of Competency | Certific |
| Order Removing Restrictions | Order Re |
| Declarations of Taking/Condemnations | Declarat |
| Mortgage Satisfaction/Release | Mrtgstsf |
| Federal Revesting Order | Federal |
| Death Notice/Certificate | Death No |
| Court Order | Court Or |
| Allotment Certificate/Patent | Allotmen |
| LRIS Conversion - Data Cleanup | Dtaclean |

DOCUMENT TYPE

| | |
|---------------------------------|----------|
| Adds Land | ADD LAND |
| Adds Interest | ADDS INT |
| Redetermines Heir | REDETERM |
| Corrects Interest | CORR INT |
| Corrects Deed | COR DEED |
| Corrects Land Description | CORR LAN |
| Corrects Name | CORR NAM |
| Corrects person | CORR PER |
| Deed of Reconveyance | DEED REC |
| Deferred Payment | DEF PAYM |
| Deletes Land | DEL LAND |
| Denying rehearing | DENY MEH |
| Escheat | ESCHEAT |
| Act of 04/11/70 | ACT 1970 |
| Fee to Trust | FEE TRUS |
| ILCA (Act of 1/12/1983) | ACT 1983 |
| Act of 4/12/1974 | ACT 1974 |
| ILCA Revesting Order of 2/19/99 | ILCA REV |
| Act of 6/18/1934 | ACT 1934 |
| Intestate | INTE |
| Irrigation Unit | IRR UNIT |
| LRIS Conversion - Data Cleanup | DTACLEAN |
| Miscellaneous Other | MISC OTH |
| Act of 6/26/1936 | ACT 1936 |
| Rehearing | REHEARIN |
| Revocation (Other) | REVOCATI |
| Restoration | RESTORAT |
| Act of 6/30/1932 | ACT 1932 |
| Supplement Agreement/Probate | SUP AGRE |
| Special Authority | SPEC AUT |
| Special Allotment Patent | SPEC ALL |
| Trust Deed Special Form | TRS DEED |
| Tribal Reserve | TRIBE RE |
| Testate | TESTATE |

How to Read a TSR --continued

| NAME ACQUIRED |
|--------------------|
| SURNAME/FIRST NAME |
| LORI N |

Name cited on conveyance document

How to Read a TSR --continued

Title Status Report Appendix "B"

Appendix "B"

Ownership of Tract 101 3748 A is encumbered by the following:

NO REALTY DOCUMENTS FOUND

| Type of Encumbrance | Encumbrance Holder | Expiration Date | Document Number | Description and Explanation |
|------------------------|---|-----------------|-----------------|--|
| OPTION TO REPURCHASE | CONFEDERATED TRIBES OF THE COLVILLE RESERVATION | PERPETUAL | 19949 | RIGHT TO REPURCHASE ALL OR ANY PORTION OF THE LAND DESCRIBED UPON CERTAIN CONDITIONS SET FORTH IN OPTION TO REPURCHASE ACCOMPANYING DEED. |
| MINERALS RESERVE | CONFEDERATED TRIBES OF THE COLVILLE RESERVATION | PERPETUAL | 19949 | RESERVATION OF 50% OF ALL MINERALS, INCLUDING OIL & GAS BUT EXCLUDING SAND & GRAVEL, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE, & REMOVE SAME. |
| RIGHTS OF WAY | FERRY COUNTY, WA | PERPETUAL | 963 | R/W FOR SAN POIL RIVER ROAD 60 FEET IN WIDTH, APPROVED 5/15/1916, PURSUANT TO THE ACT OF 3/3/1901 (31 STAT. 1058-1084). |
| RIGHTS OF WAY | STEVE LINES | 02/24/2043 | 15277 | R/W FOR ROAD AND UTILITIES, APPROVED FEBRUARY 25, 1993, FOR A TERM OF 50 YEARS, PURSUANT TO THE ACT OF FEBRUARY 5, 1948 (62 STAT. 17). |
| SERVICE LINE AGREEMENT | FERRY COUNTY PUD NO. 1 | PERPETUAL | 15977 | AGREEMENT DATED 5/19/1995, TO EXTEND SERVICE TO <u> </u> ACROSS THE SSESWSW, TOGETHER WITH THE RIGHT OF INGRESS & EGRESS TO CONSTRUCT AN OVERHEAD ELECTRICAL LINE, APPROVED 5/19/1995 PURSUANT TO 25 CFR 169.22. (NOTE: TRIBAL RESOLUTION NO. 1995-311 SERVICE LINE AGREEMENT DESCRIBES TRIBAL TRACT 101-T3748 LYING WITHIN SECTION 29, TOWNSHIP 32 NORTH, RANGE 33 EAST, INSTEAD OF SECTION 20. RESOLUTION NO. 1995-311 ALSO STATES WRONG SECTION. |
| TITLE DEFECT NOTICE | ---- | | 15977 | |
| JOINT TENANCY | <u> </u> | PERPETUAL | 22796 | THIS INTEREST IS HELD IN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP. |
| ENCUMBRANCES (OTHER) | <u> </u> | 08/11/2021 | 22796 | FOR A PERIOD OF FIVE (5) YEARS, THE SECRETARY SHALL NOT APPROVE AN APPLICATION TO TERMINATE TRUST STATUS OR REMOVE THE RESTRICTIONS OF SUCH INTEREST. |
| ENCUMBRANCES (OTHER) | <u> </u> | 08/11/2021 | 22796 | FOR A PERIOD OF FIVE (5) YEARS, THE SECRETARY SHALL NOT APPROVE AN APPLICATION TO TERMINATE TRUST STATUS OR REMOVE THE RESTRICTIONS OF SUCH INTEREST. |
| JOINT TENANCY | <u> </u> | PERPETUAL | 22796 | THIS INTEREST IS HELD IN JOINT TENANCY WITH RIGHT OF SURVIVORSHIP. |
| MORTGAGE | COLVILLE TRIBAL CREDIT | PERPETUAL | 22797 | MORTGAGE DATED JULY 22, 2016, MADE BY <u> </u> AND <u> </u> TO SECURE A NOTE FOR \$92,000.00, APPROVED AUGUST 8, 2016. |

Encumbrances

Option to Repurchase

Title Defect Notice

Joint Tenancy

Mortgage

How to Read a TSR --continued

Title Status Report Appendix "C"

Appendix "C"

Land Legal Description

Tract Number



| <u>Land Area</u> | <u>Land Area Name</u> | <u>Tract Number</u> | <u>LTRO</u> | <u>Region</u> | <u>Agency</u> | <u>Resources</u> |
|------------------|-----------------------|---------------------|--------------|------------------------------|-----------------|------------------|
| 101 | COLVILLE (FCT) | 3748 A | PORTLAND, OR | NORTHWEST REGIONAL OFFICE | COLVILLE AGENCY | Surface |

Simple Legal Land



| <u>Section</u> | <u>Township</u> | <u>Range</u> | <u>State</u> | <u>County</u> | <u>Meridian</u> | <u>Legal Description</u> | <u>Acres</u> |
|----------------|-----------------|--------------|--------------|---------------|-----------------|--------------------------|--------------|
| 20 | 032.00N | 033.00E | WASHINGTON | FERRY | Willamette | SW SW | 5.000 |

Description

Metes & Bounds



101-3748 A: LOT A OF TRACT 101-T3748, A TRACT OF LAND IN THE SOUTHWEST-QUARTER SOUTHWEST-QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, FERRY COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20; THENCE NORTH 89°53'35"EAST, ALONG THE SOUTH LINE OF SECTION 20, A DISTANCE OF 1321.93 FEET TO CORNER 1, BEING THE WEST SIXTEENTH CORNER COMMON TO SECTIONS 20 AND 29 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0°06'43" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST-QUARTER SOUTHWEST-QUARTER, A DISTANCE OF 417.00 FEET TO CORNER 2; THENCE SOUTH 89°53'35" WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST-QUARTER SOUTHWEST-QUARTER, A DISTANCE OF 493.67 FEET TO CORNER 3, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY SR-21; THENCE SOUTH 7°46'04" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 420.97 TO CORNER 4, BEING A POINT ON THE SOUTH LINE OF SECTION 20; THENCE NORTH 89°53'35" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 551.38 FEET TO CORNER 1 AND THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS.

Legal Land Description

METES AND BOUNDS: 101-3748 A: LOT A OF TRACT 101-T3748, ACCORDING TO SURVEY RECORDED APRIL 28, 2005, PAGE 206, BOOK 6, BOOK OF SURVEYS, FERRY COUNTY AUDITOR'S FILE NO. 262014, WITHIN THE SOUTHWEST-QUARTER SOUTHWEST-QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, COUNTY OF FERRY, STATE OF WASHINGTON, CONTAINING 5.00 ACRES, MORE OR LESS.

Acreege

TOTAL TRACT ACRES: 5.000

Lem Lempt – Thank You!

