

MINERAL ATTACHMENT

DATE: _____

Attached to purchase agreement dated: _____ for the property legally described: _____

The purpose of this attachment is to establish the mineral reservation/transfer for the subject property. A concrete determination of mineral right and royalty ownership typically requires a lengthy and costly Mineral Title Opinion drafted by an attorney. Because no Mineral Title Opinion was created on the subject property, the seller and Pifer’s Auction & Realty **do not** warrant the ownership of any Mineral Rights, Royalties, or Aggregate Rights of the subject property. If any rights to Minerals, Royalties and/or Aggregate are transferred in this transaction they are in “as is” condition and without any warranty of title. Buyer has the opportunity to satisfy themselves regarding adequacy of title to minerals, and releases and forever waives any claims against Pifer’s Auction & Realty regarding the same. Pifer’s Auction & Realty will not give recommendations to buyer or seller on the retention/transfer of minerals and encourages parties to obtain legal counsel.

In accordance with North Dakota Century Code 47-10-24, unless specifically excluded, Minerals and Royalties shall convey to the grantee.

In accordance with North Dakota Century Code 47-10-25 the Gravel, Clay and Scoria shall be transferred with surface estate unless specifically reserved by name in deed, grant or conveyance.

In this transaction, Mineral Rights and Royalties are conveyed as follows:

CHECK ONE

____ 1. The seller shall **retain** _____ (%) of whatever minerals interests (rights and royalties) sellers own or are determined at a later date through title review to have owned at the time of this conveyance, including but not limited to Oil, Coal, Gas, Uranium and Hydrocarbons owned as of record today.

____ 2. The seller intends to convey only ____ mineral acres (rights and royalties) to buyer as part of this transaction. If later title review established that seller does not have good title to the full conveyance of mineral interests, then seller conveys as many mineral acres (rights and royalties) that seller does have good title to on the parcel(s) at issue in this instrument.

____ 3. The seller intends to reserve all mineral rights and royalties, and transfers none to buyer.

In this transaction the seller shall **retain** _____ (%) of whatever aggregate they own or are determined at a later date to own, including but not limited to Gravel, Clay, Sand, Dirt and Scoria.

Other: _____

Seller Date

Buyer Date

Seller Date

Buyer Date