

# MID-CONTINENT ENERGY EXCHANGE

## Oil & Gas Asset Auctions



Lot 6257 Data Package  
**Sec 1,2-36N-2W**

Open Minerals in  
Toole County, MT

***In this Document:***

[Summary](#)

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[Outgoing Conveyance](#)



# Summary

## BidEx Lot #6257

**Lease Name:** Toole, MT Open Minerals

**County/State:** Toole, MT

**Asset Type:** Open Minerals

**Legal Description:** 1.3333 NMA in SW/4 NW/4, N/2 SW/4, NW/4 SE/4 Sec 1-36N-2W and 2.3415 NMA in Lots 2 & 3, SE/4 NW/4, SW/4 NE/4, SE/4 NE/4, NE/4 SE/4 Sec 2-36N-2W

**Acres:** 3.6748 NMA; 441 Gross Acres

Disclaimer: Bidders must conduct their own due diligence prior to bidding at the auction. Bidders shall rely upon their own evaluations of the properties and not upon any representation either oral or written provided here. This is a summary of information provided by the seller to Mid-Continent Energy Exchange.



# *Misc. Info*



## QUIT CLAIM MINERAL DEED

**THIS DEED**, made this 15th day of January, 2011, but effective as of January 1, 2011, between **SCOUT ROYALTY CORP.**, an Oklahoma corporation, whose legal address is P. O. Box 1348, Edmond, Oklahoma 73083-1348, "party of the first part", and [REDACTED] whose legal address is [REDACTED] "party of the second part".

**WITNESSETH**, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00), to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, and by these presents does hereby remise, release, sell, convey and QUIT CLAIM, unto the said party of the second part, its successors and assigns forever, **an undivided 1/3rd (one-third)** of any and all the right, title, interest, claim and demand which the said party of the first part owns in any oil, gas and all other minerals of every kind and nature whatsoever in, on or under the real property together with any rights of ingress and egress and use of the surface to the extent such rights presently exist for the benefit of party of the first part, and subject to any limitations which may exist of record with respect to such rights for the purpose of developing, producing, storing, removing, treating and transporting said materials.

The foregoing conveyance only covers all minerals of every kind and nature whatsoever owned by party of the first part (sand, clay or gravel being the only exceptions), whether solid, liquid or gaseous (or a mixture), whether valuable or not and whether known or unknown to exist at the present time in, on or under the real property situated in the County of **Toole**, State of **Montana**, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, insofar and only insofar as to the estate, right, title and interest and claim whatsoever of the said party of the first part being conveyed herein, either in law or equity, to the use, benefit and behalf of the said party of the second part, its successors and assigns forever.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set its hand and seal the day and year first above written.

ATTEST

SCOUT ROYALTY CORP.



By: Carol Ann Comigan, Secretary

[REDACTED]

By: James H. Hutchison, President

STATE OF OKLAHOMA )

SS

COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me by James H. Hutchison, President of SCOUT ROYALTY CORP, an Oklahoma corporation.

Witness my hand and seal this 15th day of January, 2011.

My Commission Expires:

12/24/12



Notary Public: Stacy Edwards

EXHIBIT "A"

TOOLE COUNTY, MONTANA

- ✓RE# 1045 The North Half of Northwest Quarter (N/2 NW/4); the North Half of Northeast Quarter (N/2 NE/4); the Southeast Quarter of Northeast Quarter (SE/4 NE/4); the Northeast Quarter of Southeast Quarter (NE/4 SE/4) of Section 27; and the Southwest Quarter of Northwest Quarter (SW/4 NW/4); the Northwest Quarter of Southwest Quarter (NW/4 SW/4) of Section 26, Township 36 North, Range 1 West, M.M.; Being the same land conveyed to Phoenix Mutual Life Insurance Company by deed dated October 22, 1930, recorded in Book 26, of Deeds, on Page 19, records of Toole County, Montana.
- ✓RE# 804 The West Half (W/2) of Section 15, Township 32 North, Range 3 West of the Montana Meridian, Montana.
- ✓RE# 794 The Northwest Quarter (NW/4) of Section 26, Township 34 North, Range 3 West, of the Montana Meridian
- ✓RE# 635 The Southwest Quarter of the Northwest Quarter, and the North Half of the Southwest Quarter, and the South Half of the South Half, and the Northwest Quarter of the Southeast Quarter of Section 25, Township 36 North, Range 1 West
- ✓RE# 539 The S/2 SE/4, SW/4 NW/4, N/2 SW/4, NW/4 SE/4 except 1 acre in Section 1; and Lots 2 & 3, SE/4 NW/4, SW/4 NE/4, SE/4 NE/4, NE/4 SE/4 of Section 2, Township 36 North, Range 2 West
- ✓RE# 521 NW/4, W/2 NE/4, N/2 SW/4 Section 1, Township 36 North, Range 3 West
- ✓RE# 256 The Southwest Quarter (SW/4) of Section 21; the West Half of the Northwest Quarter (W/2 NW/4), the Northeast Quarter of the Northwest Quarter (NE/4 NW/4), the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section 28, Township 35 North, Range 4 West; Being the same property conveyed to Phoenix Mutual Life Insurance Company by deed dated November 20, 1924, and recorded in Book 16 of Deeds, Page 513, in the office of County Recorder, Toole County, Montana.
- RE# 237 NW/4 NW/4 and S/2 NW/4 of Section 29; NE/4 of Section 30, Township 30 North, Range 1 East
- ✓RE# 236 The East Half of the Southeast Quarter (E/2 SE/4) Section 34, Township 34 North, Range 4 West; and Lots 1, 2, 3, and 4 of Section 2; Lot 1 of Section 3, Township 33 North, Range 4 West; For Source of Phoenix Mutual Life Insurance Company's title see Sheriff's Deed dated January 13, 1925, recorded in Book 17, Page 17, in the office of the County Recorder, Toole County, Montana.
- ✓RE# 160 The SE/4 of Section 11, the NE/4 and the NW/4 of Section 14, Township 36 North, Range 3 West, Montana Meridian
- ✓RE# 73 The SW/4 of Section 21; and the NW/4 of Section 28, Township 33 North, Range 2 West, M.P.M.
- ✓RE# 27 Lots 2 & 3, SE/4 NW/4, SW/4 NE/4, SE/4 NE/4, NE/4 SE/4 of Section 2, SW/4 NW/4, N/2 SW/4, NW/4 SE/4 of Section 1, Township 36 North, Range 2 West; and All of the S/2 SE/4 of Section 1, T36N, R2W



RE# 22

The Southwest Quarter of the Northeast Quarter (SW/4 NE/4), East Half of the Southeast Quarter (E/2 SE/4) of Section 2; the East Half of the Northeast Quarter (E/2 NE/4), Northwest Quarter of the Southeast Quarter (NW/4 SE/4), the South Half of the Southeast Quarter (S/2 SE/4) of Section 11; the East Half (E/2) of Section 14; the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section 23; Lot 1, Northwest Quarter of the Southwest Quarter (NW/4 SW/4), Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section 22; Lot 2, Southwest Quarter of the Northwest Quarter (SW/4 NW/4), West Half of the Southwest Quarter (W/2 SW/4) of Section 25; Lots 1 and 3, Southeast Quarter of the Northeast Quarter (SE/4 NE/4), Southwest Quarter of the Northwest Quarter (SW/4 NW/4), Northeast Quarter of the Southeast Quarter (NE/4 SE/4), Northwest Quarter of the Southwest Quarter (NW/4 SW/4), Lots 4 and 5 of Section 26; Lots 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15 and 16, and the East Half of the Southeast Quarter (E/2 SE/4) of Section 27; Lots 2, 3, 4, 5, 7, 8, 11, Northeast Quarter of the Southeast Quarter (NE/4 SE/4), Lots 1, 6, 9, 14, Northeast Quarter of the Northeast Quarter (NE/4 NE/4), South Half of the Northeast Quarter (S/2 NE/4) of Section 34; Lots 4, 5, 7, 8, 12, Southwest Quarter of the Northwest Quarter (SW/4 NW/4), Lots 10, 3, 1, 13 of Section 35, all in Township 31 North, Range 2 West; Lots 4, 7 of Section 31; South Half of the Southeast Quarter (S/2 SE/4), East Half of the Southwest Quarter (E/2 SW/4) of Section 30, in Township 31 North, Range 1 West of the Montana Meridian; For source title in Phoenix Mutual Life Insurance Company see the following deeds: deed dated September 12, 1922, recorded in Book 15 of Deeds, Page 529; deed dated March 1, 1932, recorded in Book 27 of Deeds, Page 174; and deed dated June 18, 1936, recorded in Book 31 of Deeds, Page 431, all in the office of County Recorder, Toole County, Montana.

RE# 20

The E/2 of Section 35, Township 34 North, Range 1 West of the Montana Meridian

363482

STATE OF MONTANA TOOLE COUNTY

DOC #: 363482

RECORDED: 01/24/2011 11:35 BOOK: 100 DEEDS PAGE: 578

Mary Ann Harwood CLERK AND RECORDER BY: [Signature] FEE: \$33.00

SCOUT ROYALTY CORP P O BOX 1348, EDMOND OK 73083-1348

73083-1348

RETURN TO: SCOUT ROYALTY CORP. P. O. BOX 1348,



# ***Conveyance Document***

Please note the following draft deed/assignment has been prepared by the seller in advance of sale. The successful buyer agrees to accept title to the lots pursuant to said deeds or assignments. Seller shall not be obligated or required to modify or change said deeds or assignments unless a correction is required to properly convey the interests being sold.

The conveyance will be adjusted based on the number of net mineral acres purchased.

QUIT CLAIM MINERAL DEED

THIS DEED, made this 15<sup>th</sup> day of July, 2025, but effective as of August 1, 2025 by and between [redacted], whose legal address is [redacted] [redacted] "party of the first part", and

[redacted], "party of the second part".

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100s DOLLARS (\$10.00), to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, and by these presents does hereby remise, release, sell, convey and QUIT CLAIM, unto the said party of the second part, its successors and assigns forever **3.6748 net mineral acres** in any and all the right, title, interest, claim and demand which the said party of the first part owns in any oil, gas and all other minerals of every kind and nature whatsoever in, on or under the real property together with any rights of ingress and egress and use of the surface to the extent such rights presently exist for the benefit of party of the first part, and subject to any limitations which may exist of record with respect to such rights for the purpose of developing, producing, storing, removing, treating and transporting said materials.

The foregoing conveyance only covers all minerals of every kind and nature whatsoever owned by party of the first part (sand, clay or gravel being the only exceptions), whether solid, liquid or gaseous (or a mixture), whether valuable or not and whether known or unknown to exist at the present time in, on or under the real property situated in the County of **Toole**, State of **Montana**, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein.

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, insofar and only insofar as to the estate, right, title and interest and claim whatsoever of the said party of the first part being conveyed herein, either in law or equity, to the use, benefit and behalf of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

ATTEST [redacted]

By: [redacted] By: [redacted]

STATE OF OKLAHOMA )  
 ) SS  
COUNTY OF OKLAHOMA )

The foregoing instrument was acknowledged before me by [redacted].

Witness my hand and seal this 15<sup>th</sup> day of July, 2025.

My Commission Number: 24000908 Notary Public: [redacted]  
My Commission Expires: 01.19.2028



**EXHIBIT "A"**

**1.3333 Net Mineral Acres** in SW/4 NW/4, N/2 SW/4, NW/4 SE/4 of Section 1, Township 36 North, Range 02 West;

and

**2.3415 Net Mineral Acres** in Lots 2 & 3, SE/4 NW/4, SW/4 NE/4, SE/4 NE/4, NE/4 SE/4 of Section 2, Township 36 North, Range 02 West;

All in Toole County, Montana