
Clarence M. Theis & Lennie M. Theis© Acceptance of Land Patent

JACKSON COUNTY RECORDING DISTRICT

LENNIE M. THEIS, MARRIED, FOREIGN GRANTOR Lennie M. Theis , Married, American State Grantee

CLARENCE M. THEIS, MARRIED , FOREIGN GRANTOR, Clarence M. Theis, Married, American State grantee

Certificate of Acceptance of Declaration of Land Patent....p.2-4

Exhibit A..... Warranty Deed...p.5-7

Exhibit B.... Summary Chain of Title p.8-9

Exhibit C.... Notice to Contact p. 10-11

Exhibit D.... Certified Patent Number # Unknown p. 12

Exhibit E..... Affidavit of Publishing p. 13

Grantors affirm that the status and number of wells has not changed since the previous filed deed.

Drafted by and return to:
Clarence M. Theis & Lennie M. Theis
c/o 84829 360th Avenue
Okabena, Minnesota [56161]

The united states of America, And In The Republic state of Minnesota

Clarence M. & Lennie M. Theis
c/o 84829 360th Avenue
Okabena, Minnesota
Republic, usA
NON-DOMESTIC

NOTICE OF,

CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT,

u.s.A LAND PATENT # unknown. Dated, June 9, 1868. (SEE ATTACHED),

KNOW ALL YE MEN AND WOMEN BY THESE PRESENT.

We, Clarence M. Theis & Lennie M. Theis, do hereby certify and declares that we are "Assignees" at law in the LAND PATENT named and numbered above; that we have brought forward said **Land Patent Forever Benefit (See HOOPER V. SCHEIMER, 64 U.S. 23 HOW 235)**, in our names as it pertains to the land described below. The Character of said land so claimed by the patent, and legally described and referenced under the **Land Patent Number unknown** listed herein is;

Land conveyed by Patent

That part of the Railroad from St. Paul and St. Anthony via Minneapolis to a convenient point of Junction west of the Mississippi to the southern boundary of the Territory in the direction of the mouth of the Big Sioux River, Known as the Minnesota valley Railroad lying west of the East Line of Range 21W and East of the West Line of Range 39W and south of Town 115N and North of Town 103N

That we, Clarence M. Theis & Lennie M. Theis, are domiciled at 84829 360th Avenue Okabena, Minnesota Republic, usA, NON-DOMESTIC. Unless otherwise stated, we have individual knowledge of matters contained in this Certification of Acceptance of Declaration of Land Patent. We are fully competent to testify with respect to these matters.

That we, Clarence M. Theis & Lennie M. Theis, are Assignees at Law and a bona fide subsequent assignees by contract, of certain legally described portion of LAND PATENT under the original, certified LAND PATENT Number unknown, Dated June 9, 1868, which is duly authorized to be executed in pursuance of the supremacy of treaty law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditament, tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT. (SEE ATTACHED).

No claim is made herein that we have been assigned the entire tract of land as described in the original patent. Our assignment of land is inclusive of only the land described herein,

Land conveyed by Warranty Deed

Exhibit A

That part of the NE ¼ of Section 23, Township 103, Range 38, Jackson County, Minnesota, described as follows:

Commencing at a point on the East section line 1,320 feet North of the Southeast Corner of the said NE ¼ as the point of beginning; thence 706 feet North on the East section line; thence West and the parallel with the South line of the said NE ¼ a distance of 533 feet; thence South and parallel with the East section line a Distance of 546 feet; thence East and parallel with the South line of the said NE ¼ a Distance of 160 feet; thence East and parallel with the South line of the said NE ¼ a Distance of 484 feet to the point of beginning.

EXCEPTING THEREFROM the following described land: that part of the NE ¼ of Section 23; Township 103, Range 38, Jackson County, Minnesota, described as follows:

Commencing at a point on the East Section line 1786 feet North of the Southeast Corner of the said NE ¼ as the point of beginning; thence 240 feet North on the East Section line; thence West and parallel with the South line of the said NE ¼ a Distance of 533 feet; thence South and parallel with the East Section line a distance of 533 feet to the point of beginning, and there terminating.

The recording of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF SAID DECLARATION OF LAND PATENT shall not deny or infringe on any right/s, privilege, or Immunity of any other Heir or Assigns as to any other portion of land covered in the above- described Patent Number unknown. (SEE ATTACHED).

If this duly certified LAND PATENT is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien, Lawful debt, or other Lawful interest in said land having filed a claim in a court of competent jurisdiction at law within **sixty (60) days** from the date of this posting of this NOTICE, then the above described land shall remain an Allodial Freehold title of the Heir or Assignee.

We, Clarence M. & Lennie M. Theis, claim said Allodial Patent; this Land Patent shall be considered henceforth perfected in our names as an Assignees. We, Clarence M. Theis & Lennie M. Theis, hereby make lawful claim to the **FOREVER BENEFIT**, in our names in said land described above, and all future claims by others against this land shall be forever waived!

If a lawfully qualified Sovereign American individual has a Lawful claim to said title and is challenged, the court must be a court of competency and jurisdiction is the Common law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their respective statutory, legislative units (i.e. courts) would be an action at law which is outside the venue and jurisdiction of these Article III courts. There is no Law issue contained herein which may be heard in any of the State or Federal courts (Article I / IV), nor can any court of Equity / Admiralty / Military set aside, annul, or change a LAND PATENT. (See, **Corpus Juris Secundum, volume 73(B), Topic of Public Lands, section on Land Patents.**) **Quote, "Nothing in this patent can be changed by either party, nothing can be added, nor can anything be deducted once the patent is issued."**

Therefore, said land remains unencumbered, free and clear, and without liens or lawful attachment of any kind, and is hereby declared to be private land and private property, not subject to any commercial forums (i.e. U.C.C., Etc.) what so ever.

At common Law, if after **sixty (60) days** is stipulated for any challenges hereto and no lawful challenge is presented or otherwise, latches or estoppel shall forever bar the same against said Free Hold Patent

(Allodial) land so described herein; assessment lien theory to the contrary, notwithstanding. Therefore, said Certificate of Acceptance of said Declaration of Land Patent, if after **sixty (60) days** from date of posting, if no challenges are brought forth and upheld, perfects this Patent (Allodial) Title in the name/names so listed above forever.

JURISDICTION

THE RECIPIENT HERETO IS MANDATED by Article IV, Sec. 3, Clause 2, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause 1, Article 1 Sec. 10, Clause 1 of the Constitution for the united states of America.

PERJURY JURAT

Pursuant to Title 28 USC sec. 1746 (1) and executed "without the United States", we, Clarence Theis & Lennie Theis, affirm under penalty of perjury under the laws of the united states of America that the foregoing is true and correct to the best our belief and informed knowledge. And further deponent saith not. We now affix our autographs of the above affirmations with EXPLICIT RESERVATION OF ALL OF OUR UNALIENABLE RIGHTS, WITH OUT PREJUDICE to any of those rights pursuant to U.C.C. 1-308 and U.C.C. 1-103.6.

Respectfully,

Dated as of December 8 2022

by: Clarence Theis
Clarence Theis©

by: Lennie Theis
Lennie Theis©

Witnessed by: [Signature]

Witnessed by: Andrew Luge

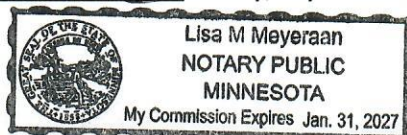
Witness Jurat

Minnesota State }

Jackson County }

I, a Public Notary, was visited today by the living man and woman known and identified as Clarence Theis & Lennie Theis and they did sign and seal this Certificate of Acceptance of Declaration of Land Patent in my presence and did affirm the same in my sight, whereupon I affix my signature and seal as testimony to these facts:

[Signature] Notary; My commission expires on: Jan 31, 2027



No Delinquent Taxes and Transfer Entered
No CRV Required
Jul 25, 2019
Deed Tax \$ 1.65
Kevin Nordquist
Jackson County Auditor
Becky McCann
PID: 01.023.0200

(Top 3 inches reserved for recording data)

WARRANTY DEED

Individual(s) to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.3 (2013)

eCRV number: _____

DEED TAX DUE: \$ 1.65 _____

DATE: 07/08/2019
(month/day/year)

FOR VALUABLE CONSIDERATION, Clarence M. Theis and Lennie M. Theis, married to each other
(insert name and marital status of each Grantor)

hereby conveys and warrants to Lennie M. Theis, as Trustee of the Lennie M. Theis Trust, under agreement dated May 2, 2019
(insert name of each Grantee) ("Grantor"),

a trust _____ under the laws of Minnesota ("Grantee"),
real property in Jackson County, Minnesota, legally described as follows:

See attached Exhibit A.

Consideration less than \$500.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

Clarence M. Theis
(signature) Clarence M. Theis

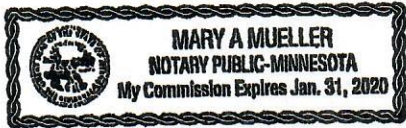
Lennie M. Theis
(signature) Lennie M. Theis

State of Minnesota, County of Dakota

This instrument was acknowledged before me on 07/08/2019 by Clarence M. Theis and Lennie M. Theis,
(month/day/year)
married to each other

(insert name and marital status of each Grantor)

(Stamp)



Mary A Mueller
(signature of notarial officer)
Title (and Rank): Branch Bank Supervisor
My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Chestnut Cambronne PA (RMP)
17 Washington Avenue North
Suite 300
Minneapolis, MN 55401

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Lennie M. Theis, Trustee
84829 - 360th Avenue
Okabena, MN 56161

EXHIBIT A

That part of the NE 1/4 of Section 23, Township 103, Range 38, Jackson County, Minnesota, described as follow:

Commencing at a point on the East section line 1,320 feet North of the Southeast Corner of the said NE 1/4 as the point of the beginning; thence 706 feet North on the East section line; thence West and the parallel with the South line of the said NE 1/4 a distance of 533 feet; thence South and parallel with the East section line a Distance of 546 feet; thence East and parallel with the South line of the said NE 1/4 a Distance of 160 feet; thence East and parallel with the South line of the said NE 1/4 a Distance of 484 feet to the point of beginning.

EXCEPTING THEREFROM the following described land: That part of the NE 1/4 of Section 23, Township 103, Range 38, Jackson County, Minnesota, described as follows:

Commencing at a point on the East Section line 1786 feet North of the Southeast Corner of the said NE 1/4 as the point of the beginning; thence 240 feet North on the East Section line; thence West and parallel with the South line of the said NE 1/4 a Distance of 533 feet; thence South and parallel with the East Section line a distance of 533 feet to the point of beginning, and there terminating.

**5.52 Acres Jackson County
S23 T103 R38**

The United States of America	to	The State of Minnesota Grant of Lands by Act of Congress	March 3, 1857 May 12, 1864
The State of Minnesota by Commissioner of State Land Office	to	The Saint Paul and Sioux City Railroad Company	March 25, 1876
The Saint Paul and Sioux City Railroad Company	to	W. T. Hansen Deed # A 1433 Doc # 5929	December 6, 1887 Book K Page 222
W. T. Hansen and Wilhelmina Mary Hansen by G.G. Groeger, her attorney in fact	to	Frederick S. Horneman Doc# 5930	August 29, 1890 Book S Page 439
G.G. Groeger of firm of Hansen and Groeger & Gabriele Groeger	to	W. T. Hansen Doc #19558	November 1, 1895 Book 34 Page 137
Fred S. Horneman & Dorothee Horneman	to	W.T. Hansen Doc #25986	April 1, 1899 Book 38 Page 531
W.T. Hansen	to	John Le Van Doskey Doc #29614	December 13, 1900 Book 46 Page 413
John Le Van Doskey and Kate De Van Doskey	to	George E. Morrison Doc #45249	March 24, 1908 Book 60 Page 592
George E. Morrison and Emma C. Morrison	to	Conrad Hussong Doc #53940	January 27, 1913 Book 80 Page 417
Conrad Hussong and Martha Hussong	to	Louis H. Hussong and Elizabeth C. Hussong Doc#107323	September 30, 1938 Book 134 P 512
Louis H. Hussong and Elizabeth C. Hussong	to	Donna Baltes Doc # 122096	July 12, 1947 Book 164 Page 151
Donna Baltes	to	Louis H. Hussong Doc # 122097	July 12, 1947 Book 164 Page 152
Louis H. Hussong and	to	William C. Henze and	January 15, 1968

Matilda R. Hussong

Ruth E. Henze

Doc # 154602

Ruth E. Henze, widow

to

**Leonard E. Nau and
Susan J. Nau**

**October 28, 1991
Doc # 203175**

**Leonard E. Nau and
Susan J. Nau**

to

Lennie M. Theis

**September 6, 2007
Doc # 250905**

**Lennie M. Theis and
Clarence Theis**

to

**Lennie M. Theis and
Clarence Theis**

**November 13, 2007
Doc # 251291**

**Lennie M. Theis and
Clarence Theis**

to

Lennie M. Theis Trust

**November 13, 2007
Doc # 251291**

Lennie M. Theis Trust

to

**Lennie M. Theis
Clarence M Theis**

**October 11, 2022
Doc # A293555**

NOTICE

This notice is to inform any person who has lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with

Clarence M. & Lennie M. Theis

84829 360th Avenue

Okabena, Minnesota 56161

Phone 507 329-3122

NOTICE #1

We, (Clarence M. & Lennie M. Theis) will set the time, date and place for the review of my documents, no exceptions!

NOTICE #2

This notice is to inform any person who has lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with, the parties named above.

NOTICE #3

We, (Clarence M. & Lennie M. Theis) have included my summary of chain of title regarding my land patents.

NOTICE #4

This land patent document file has a total of _____ pages.

NOTICE;

Failure of any lawful party claiming an interest to bring forward a lawful challenge to this Certificate of Acceptance of Declaration of Land Patent and the benefit of Original Land Grant/Patent Forever Benefit , as stipulated herein, will be leached and estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim, as indicated herein, within sixty (60) calendar days of this notice, will forever bar any claimant from any claim against my/our Allodial Land Patent estate as described herein and will be Final Judgment.

Dated, December, 8 2022

X Clarence M. Theis  
Clarence M. Theis

X Lennie M. Theis
Lennie M. Theis

General Land Office,

June 9th 1868

I, Charles S. Nelson, COMMISSIONER OF THE GENERAL LAND OFFICE,

do hereby certify, that the foregoing on pages One to Two inclusive, is a true and correct list of the tracts of land selected by the agent of the State of Minnesota OUTSIDE OF THE SIX, AND WITHIN THE FIFTEEN-MILE LIMITS, under the act of Congress approved 3rd March 1857 entitled "An act making a grant of land to the Territory of Minnesota, in alternate sections to aid in the construction of certain Railroads in said Territory, and granting public lands in alternate sections to the State of Alabama, to aid in the construction of a certain Railroad in said State, the said selections being from the lands of the United States, in the alternate sections designated by E.S.D. numbers, most contiguous to the tier of sections within six sections in width on each side of that part of the Railroad from St. Paul and from St. Anthony for a Minneapolis, to a convenient point of junction West of the Mississippi to the Southern boundary of the Territory in the direction of the mouth of the Big Sioux River thence as the Minnesota Valley Railroad lying West of the East line of Range 21st and East of the West line of Range 37th and South of Town 115th and North of Town 103rd and being in lieu of the land in the alternate sections designated by E.S.D. numbers within said six sections in width on each side of said road, which the United States had legally sold, or to which the right of Pre-emption had legally attached, prior to the period at which the rights of the State inured under said grant; and they are now submitted for the approval of the Secretary of the Interior, in accordance with the requirements of said act of 3rd March 1857 subject to all its conditions, and to any valid interfering rights which may exist to any of the tracts embraced in the foregoing list.

In testimony whereof, I have hereunto subscribed my name, and caused the SEAL OF THE GENERAL LAND OFFICE to be affixed, at the CITY OF WASHINGTON, on the day and year first herein above written.

Charles S. Nelson
 COMMISSIONER

DEPARTMENT OF THE INTERIOR

June 10th 1868

Approved, subject to the conditions and rights above mentioned.

O. H. Motting
 SECRETARY



Respectfully

Dated as of ^{December} ~~November~~ 8 2022

(X) Clarence M. Theis
Clarence M. Theis

(X) Lennie M. Theis
Lennie M. Theis

Witnessed by [Signature]

Witnessed by [Signature]

Sworn, subscribed, sealed and affirmed to this 8 day December 2022

Notary Public for [State of] Minnesota [Signature]

My commission expires Jan 31, 2027

