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

COTTONWOOD 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

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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. Theis & 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 # 5247. Dated, January 15, 1885. (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 # 5247** listed herein is;

Land conveyed by patent

South-west quarter of section ten in township one hundred and seven north of range thirty-seven west of the Fifth Principal Meridian in Minnesota, containing one hundred and sixty acres.

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 5247, Dated January 15, 1885**, 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

The Southwest Quarter (SW1/4) of Section Ten (10) in Township One Hundred Seven (107) North of Range Thirty-seven (37) West of the Fifth Meridian, in Cottonwood County, Minnesota.

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 5247. (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, **Clarnece M. Theis & 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 m 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 M. Theis & Lennie M. 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 M. Theis
Clarence M. Theis©

by: Lennie M. Theis
Lennie M. Theis©

Witnessed by: [Signature]

Witnessed by: Andrew Fudge

Witness Jurat

Minnesota State }
Cottonwood County }

I, a Public Notary, was visited today by the living man and woman known and identified as Clarence M. Theis and Lennie M. Theis, 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



DEED TAX \$ 1.65
NO DELINQUENT TAXES
TRANSFER ENTERED
ECRV NOT REQUIRED

286308

Recorded on July 11, 2019 3:39 PM
KATHLEEN KRETSCH
COTTONWOOD COUNTY RECORDER
WINDOM MN

DATE: July 11, 2019
DONNA TORKELSON AUDITOR/TREASURER

REC FEE \$ 46.00
Electronically Recorded

(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: May 2, 2019
(month/day/year)

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

_____ ("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)

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

The Southwest Quarter (SW1/4) of Section Ten (10) in Township One Hundred Seven (107) North of Range Thirty-seven (37)
West of the Fifth Principal Meridian

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

Lennie Theis

(signature) Lennie Theis

Clarence Theis

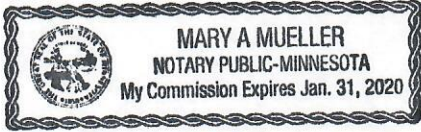
(signature) Clarence Theis

State of Minnesota, County of Nobles

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

**SW 1/4
S10 T107 R37**

United States of America	to	George Downs	January 15, 1885 Book D of Deeds Page 368
George Downs & Melis O. Downs	to	George W. Boyer	September 23, 1907 Book 37 of Deeds Page 350
George W. Boyer & Jennie M. Boyer	to	Carl P. Corneliussen & Cornelius Corneliussen	October 4, 1907 BK 37 P 590
Cornelius Corneliussen	to	Carl P. Corneliussen 1/2 Interest	March 28, 1918 Book 49 of Deeds Page 288
Carl P. Corneliussen	to	Cornelius Corneliussen	January 26, 1926 Book 56 of Deeds Page 261
Cornelius Corneliussen	to	Haaken Gustad and Conrad Gustad	February 9, 1927 Book 61 of Deeds Page 335
Haaken Gustad and Emma Gustad	to	Conrad Gustad	June 5, 1951 Book 84 of Deeds Page 594
Conrad Gustad and Ardis Gustad	to	Ole Swenson	March 1, 1958 Book 91 of Deeds Page 167
Ole Swenson and Inga Swenson	to	Ruben Swenson E1/2	September 29, 1959 Book 91 of Deeds Page 501
Ole Swenson, widower	to	Ruben Swenson W1/2	September 10, 1963 Book 97 of Deeds Page 315
Estate of Ruben Swenson	to	Donna Vosberg, Trustee Ruben L. Swenson Trust Fund	April 5, 2007 Doc# 253113
Donna Vosberg, Trustee Ruben L. Swenson Trust Fund	to	Lennie Theis	October 9, 2017 Doc# 281506
Lennie Theis and Clarence Theis	to	Lennie M. Theis, Trustee of Lennie M. Theis Trust	May 2, 2019 Doc# 286308
Lennie M. Theis, Trustee of Lennie M. Theis Trust	to	Lennie M. Theis Clarence M Theis	October 10, 2022 Doc# 295420

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 11 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} ~~November~~, 08 2022

x Clarence M. Theis
Clarence M. Theis

x Lennie M. Theis
Lennie M. Theis





The United States of America,

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Homestead Certificate No. 2247
Application 8682

Whereas there has been deposited in the GENERAL LAND OFFICE of the United States a CERTIFICATE of the Register of the Land Office at *Levy Minn.*, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual settlers on the public domain;" and the acts supplemental thereto, the claim of *George Downe* has been established and duly consummated in conformity to law for the south-west quarter of section ten in township one hundred and seven north of range thirty-seven west of the Fifth Principal Meridian in Minnesota, containing one hundred and sixty acres.

according to the Official Plat of the Survey of the said Land returned to the GENERAL LAND OFFICE by the SURVEYOR GENERAL.

Now know ye, That there is therefore granted by the UNITED STATES unto the said *George Downe* the tract of Land above described: TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said *George Downe* and to his heirs and assigns forever.

In testimony whereof I, *Chester A. Arthur*

President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the *fifteenth* day of *January*, in the year of Our Lord one thousand eight hundred and *eighty five*, and of the Independence of the United States the one hundred and *seventy*

U. S.

By the President: *Chester A. Arthur*

By *M. M. Henry*

Sec'y.

S. W. Clark

Recorder of the General Land Office.

Respectfully

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

(X) Clarence M. Theis
Clarence M. Theis

(X) Lennie M. Theis
Lennie M. Theis

Witnessed by [Signature]

Witnessed by Andrew Judges

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

Notary Public for [State of] Minnesota [Signature]

My commission expires Jan 31, 2027

