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GUIDELINES FOR ATTORNEY TITLE OPINIONS

The State of Michigan has received many requests for additional guidance regarding the Attorney Title Opinions that are required for all tax-reverted parcels designated by an asterisk in the auction catalog, which are successfully bid in at the State of Michigan Oil and Gas Lease Auction.

To assist Lessee's with the task of obtaining an acceptable Attorney Title Opinion, the Mineral and Land Management Section has compiled the following guidelines:

- Opinions must be from an attorney licensed in the State of Michigan.
- Opinions must be on the attorney's letterhead and signed by the attorney.
- Opinions must include the property legal description of the oil and gas rights searched.
- Opinions must state that there were no severed oil and gas interests at the time of tax reversion or that oil and gas rights were otherwise acquired by the State of Michigan subsequent to tax reversion.
- Opinions must include the date of the deed by which the property was tax-reverted to the state.
- Opinions must state either the actual offer number or the lease number.
- There should be only one Attorney Title Opinion submitted per offer number.

Sample language for an Attorney Title Opinion is as follows:

"I have examined the documents produced as a result of a search of the records at the Office of the Register of Deeds for _____ County, Michigan with respect to the _____ 1/4 _____ 1/4, T _____ N, R _____ W, Section _____, _____ County. Examination of these documents indicates that there were no severed oil and gas interests at the time of the acquisition of these premises by the State of Michigan through a deed from the Auditor General [or State Treasurer] dated _____ and recorded _____ in Liber _____ page _____." **or** "Examination of these documents indicates that there were severed oil and gas interests at the time of the acquisition of these premises by the State of Michigan through a deed from the Auditor General [or State Treasurer] dated _____ and recorded _____ in Liber _____ page _____, however; the State of Michigan subsequently acquired the oil and gas rights by (*exchange, purchase, or operation of the Dormant Minerals Act*) as evidenced by the attached document dated _____ and recorded _____ in Liber _____ page _____".