JAN 9 1989

Superintendent, Central California Agency

Sheep Ranch - Status

Area Director, Sacramento Area Office

In reviewing the Title Status Report for the Sheep Ranch Rancheria Tract T-628, it was noted that the Title Plant lists the land as owned by the United States; however, Page 3, Item 2 states the --"Right of the heirs of the sole distributee, Mabel Hodge Dixie, acquired pursuant to the Act of August 18, 1958." (copy of T.S.R. attached). The Distribution Plan was approved October 14, 1966 and is recorded in the Portland Title Plant under Document Number 510960.

A quitclaim deed dated September 6, 1967 was signed by Mabel Hodge Dixie reconveying the land back to the United States (copy of deed attached).

In accordance with the Area Realty Officer's memorandum to the Area Director, a probate was completed for Mabel Hodge Dixie and through Probate No. IPSA 7N 72 her heirs were determined to be her husband and four children. The Inventory of Appraisement listed the Sheep Ranch Rancheria as her trust property, and her heirs were advised on January 13, 1972, by the Area Office, that they were owners to the Sheep Ranch Rancheria and this was considered trust property.

In reviewing Agency records it appears the Area considered this as individually owned property owned by the heirs of Mabel Dixie; however, the Title Plant has it listed as Government land subject to the approved distribution plan. This puts a cloud on the title as the last record the Title Plant has is the approved Distribution Plan and the Agency records list the Mabel Hodge Dixie - probate order.

In any case some documentation will need to take place to reflect true ownership to the Sheep Ranch Rancheria so that Agency and Title Plant records are in agreement.

Please review this documentation and advise what should be done to clear up this cloud title as the Portland Area Title Plant was unable to furnish any remedy and they requested that a Solicitor's opinion be obtained regarding ownership to this property.

/s/ Michael R. Smith

Attachments

VCarpenter:tc 01/04/89-1447F

RECORDED OR FILED
BUREAU OF INDIAN AFFAIRS,
SACRAMENTO AREA OFFICE

5460

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TITLES & RECORDS
SECTION

Sacramento Area Office

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File No. 311-Sheep

QUITCLAIM DEED

THIS INDENTURE made the 6th day of SEPTEMBER, 1967, BETWEEN Mabel Hodge Dixie, the party of the first part, and the United States of America, the party of the second part,

WITNESSETH: That the said party of the first part, for a valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby release and forever QUITCLAIM unto the party of the second part all that certain lot, piece, or parcel of land in the County of Calaveras, State of California, described as follows:

> Lot 1, Block 14, Sheep Ranch Townsite as shown on Record of Survey map recorded in Book 6 of Records of Survey Page 15, Calaveras County Court House, San Andreas, California.

THIS QUITCLAIM DEED is executed in order to clear the record and to restore record title in and to the United States of America just as though that certain deed dated April 11, 1967, from the United States of America to Mabel Hodge Dixie, which was inadvertently executed and recorded in Book 229, Page 184, in the Records of Calaveras County, California, on April 26, 1967, was never in fact executed and recorded, the said deed having been executed and recorded prior to compliance with all of the statutory requirements set forth in the Rancheria Act of August 18, 1958 (72 Stat. 619), as amended August 11, 1964 (78 Stat. 390), and which deed was not intended to pass title nor did said deed actually pass title.

IN WITNESS WHEREOF, the said party of the first part has executed this conveyance the day and year first above written.

MHD
Mabel Hodge Dixie
Mabel Hodge Dixie

State of California)
) ss.
County of Calaveras)

On this 6th day of September, in the year 1967, before me, Ramona L. Harris, a Notary Public in and for the County of Sacramento, State of California, duly commissioned and sworn, personally appeared Mabel Hodge Dixie, known to me to be the person who executed the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Calaveras, the day and year in this certificate first above written.

OFFICIAL SEAL
Ramona L. Harris
Notary Public - California
Principal Office in
Sacramento County

Ramona L. Harris
Notary Public in and for the County of Sacramento, State of California
My commission expires March 7, 1971

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RECORDED AT REQUEST OF
[illegible]
AT 12 MIN. PAST 10 M
OFFICIAL RECORDS - CALAVERAS CO. CALIF.
SEP 8 - 1967
Barl E. Raymond.
RECORDER FEE $ 2.00