

Example owner record assessment

What RoyaltyBook researches. What remains open. What an owner learns next.

IN-SCOPE RESEARCH STATUS

RoyaltyBook continues the research from here.

The nine reviewed instruments reveal focused early-chain, foreclosure, identity, and later-lease searches. Inside the paid pilot, those become RoyaltyBook's work before final delivery - not the owner's recorder homework.

COUNTY	TRACT
Weld County, Colorado	Clayton Park Addition, Lot 22, Block 35
PARCEL / ACCOUNT	REVIEWED THROUGH
080332305015 / R1302386	Aug 9, 2026
REVIEWED INSTRUMENTS	PUBLICATION VERSION
9	2026.08.09-trail-1

THE SHORT ANSWER

Nine official instruments form a parcel-specific record trail from a 1951 warranty deed through a 2025 oil-and-gas lease. None of the reviewed deeds states an express mineral reservation. This is an instrument finding, not a present mineral-ownership conclusion.

This public example begins with RoyaltyBook’s free published trail and marks the additional research the \$495 pilot includes. Names and county document images are intentionally omitted. A final paid report also states which follow-up passes were completed, what they found, and which gaps remained after those attempts.

The paid-service boundary

A useful assessment carries the work to a decision.

RoyaltyBook completes the focused recorder searches revealed by the reviewed instruments before choosing the legal-readiness result. If a needed record falls outside the agreed scope, the report says why and work pauses for approval.

THIS EXAMPLE

Paid research underway

RoyaltyBook runs the focused in-scope passes and logs every result before final delivery.

02

Legal review appears worthwhile

The completed record could support consequential professional interpretation or curative advice.

03

Legal expense is not justified yet

The available record does not support the suspected connection strongly enough to recommend legal spend now.

SUPPORTED BY THIS REVIEW	NOT ESTABLISHED
• Nine reviewed instruments match the exact tract from 1951 through 2025. • None of the reviewed deeds contains an express mineral reservation. • The 2025 oil-and-gas lease states a three-year primary term and a 20% oil and gas royalty, but does not independently prove title or current lease status. • The sequence contains identifiable breaks that RoyaltyBook carries into included follow-up research.	• Who presently owns any mineral interest in the tract. • Whether the reviewed surface-conveyance sequence carried unsevered minerals at every step. • Any net mineral acreage, fractional interest, royalty decimal, or payment entitlement. • Whether the 2025 lease remains in force or whether the tract participates in a particular well or unit. • The legal effect of the unresolved links identified below.

WHAT THE OWNER CAN SAY AFTERWARD

"I know which recorder searches RoyaltyBook completed, which documents they found and reviewed, which passes produced no reliable match, and whether professional legal review is justified now."

Recorded-instrument chronology

9 instruments, one exact tract

Reception numbers let the owner or a professional return to the official index. Summaries report only what the reviewed instrument supports; names and document images are not republished here.

RECORDED	RECEPTION / TYPE	SUPPORTED FINDING
Sep 29, 1951	1115124 Warranty deed	Conveys the exact tract with fee-simple warranty language. No express mineral reservation appears in the reviewed instrument.
Nov 12, 1952	1142143 Warranty deed	Conveys the exact tract with broad grant and warranty language. No express mineral reservation appears in the reviewed instrument.
Nov 13, 1961	1367618 Special warranty deed	Conveys the exact lot to two grantees with a warranty limited to claims by, through, or under the grantor. No express mineral reservation appears in the reviewed instrument.
Jun 13, 2005	3294120 Personal representative's deed	Conveys one described undivided one-half interest in the exact tract. No express mineral reservation appears in the reviewed instrument.
Jun 13, 2005	3294121 Personal representative's deed	Conveys the other described undivided one-half interest in the exact tract. No express mineral reservation appears in the reviewed instrument.
Jun 28, 2005	3298173 Joint-tenancy warranty deed	Conveys the exact tract into joint tenancy and remains subject to reservations of record. No express mineral reservation appears in the reviewed instrument.
May 3, 2007	3473602 Special warranty deed	Conveys the grantor's stated interest in the exact tract with a limited special warranty. No express mineral reservation appears in the reviewed instrument.
Dec 27, 2017	4363367 Warranty deed	Conveys the exact tract with broad grant and warranty language while remaining subject to reservations of record. No new express mineral reservation appears in the reviewed instrument.
Sep 23, 2025	5054830 Oil and gas lease	A paid-up oil-and-gas lease describes the target tract with a three-year primary term and stated 20% oil and gas royalties. It does not independently establish lessor title or present lease status.

Chronology is evidence organization, not a legal title chain. Sequence alone does not establish the legal effect of a conveyance.

Included follow-up research

RoyaltyBook runs these search passes

These are not customer homework. Within one Weld County parcel and the 12-instrument cap, RoyaltyBook uses the exact clues below, reviews any relevant instrument found, and logs a no-match result when a focused pass does not resolve the gap.

01

Pre-1951 source deed

The verified parcel trail currently stops at the 1951 grantor.

RoyaltyBook search pass: Reception 1115124; exact tract; work the 1951 grantor backward in the legacy name index.

02

Early-chain bridge

The 1951, 1952, and 1961 deeds cannot be connected by sequence alone.

RoyaltyBook search pass: Receptions 1115124, 1142143, and 1367618; compare referenced instruments and exact legal descriptions.

03

Foreclosure conveyance

The reviewed archive does not contain the conveyance into the 2007 grantor.

RoyaltyBook search pass: Start with election-and-demand reception 3371177 and search related public-trustee instruments through May 2007.

QUESTIONS THE INCLUDED RESEARCH MUST TEST

- The 1951 grantor's acquisition of this exact lot has not been identified among common-name legacy index results.
- The relationship among the 1951, 1952, and 1961 conveyances requires professional review; sequence alone does not establish legal effect.
- The exact foreclosure conveyance between the 2005 joint-tenancy deed and the 2007 special-warranty deed has not been archived.
- An identity bridge between the 2007 grantee and the 2017 grantor has not been established by an archived instrument.
- Later releases, assignments, amendments, or corrective filings affecting the 2025 lease have not been ruled out.

Scope, method, and boundary

A case file built for the next decision

This example begins with official county-record instruments archived into RoyaltyBook's evidence system, then shows how the paid service carries identified gaps into focused follow-up work. Each published finding required a saved artifact, a matching SHA-256 checksum, an append-only human decision, and an approved public framing review.

1. Resolve the property	Verify the parcel, assessor account, legal-description clues, and research land grid.
2. Build the initial record set	Review exact-tract instruments and preserve reception numbers and official source paths.
3. Read each document	Separate explicit language from index metadata, sequence, and inference.
4. Run follow-up passes	Search the chain gaps revealed by reviewed documents and add relevant finds within the cap.
5. Log every disposition	Record found, no reliable match, or outside-scope results; cross-check state context separately.
6. State the decision	Identify what is supported, what remains unresolved after research, and the legal-readiness result.

IMPORTANT BOUNDARY

Focused follow-up searches in the Weld recorder are included within the agreed parcel and 12-instrument cap. RoyaltyBook pauses for approval before buying county copies, exceeding 12 relevant instruments, or pursuing court, probate, certified, or other outside records. This report is not a mineral-title opinion, legal advice, curative work, a royalty calculation, or a promise that a payable interest exists.

Public example: getroyaltybook.com/owner-services/example-assessment/
Free underlying trail: getroyaltybook.com/record-trails/weld/clayton-park-addition-lot-22-block-35/

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