

From: John Bennett
To: ["Sansone, Jerri E \(DNR\)"](mailto:Sansone, Jerri E (DNR))
Subject: RE: Patent vs. Deed
Date: Wednesday, July 08, 2015 8:16:00 AM

Jerri, congratulations on your pending retirement. Hope you do a better job at actually retiring than I did and thanks for your response below. JohnB

From: Sansone, Jerri E (DNR) [<mailto:jerri.sansone@alaska.gov>]
Sent: Wednesday, July 08, 2015 8:08 AM
To: John Bennett
Subject: RE: Patent vs. Deed

The state issues patents when we have received the conveyance from the federal government by patent. If we have received it less than we issue a QCD.

BLM issues patents that are clearly within the federal land ownership, or public domain. QCD's are used (not very often) when title is unsure. A QCD in the federal eyes are not as good as a patent.

Sorry for the delay, just found your email. I'm retiring Oct. 1st, at this time my last day is end of sept. – whoo whoo!!

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From: John Bennett [<mailto:JBennett@rmconsult.com>]
Sent: Tuesday, June 09, 2015 2:03 PM
To: Sansone, Jerri E (DNR)
Subject: Patent vs. Deed

Jerri, hope you are having a great summer so far! I have a question that is unrelated to any project but after surfing the net for a while and going through my land title files, I can't quite find a satisfactory answer. As you have had a career both with BLM and DNR you are the first person to come to mind who could answer my question. It has to do with the issuance of a federal land patent vs. a quit claim deed. What exactly are the requirements for issuance of a federal patent vs. a deed?

Must the lands conveyed be original public domain lands to warrant a patent? When and why are QCD's used? Of course my favorite is the Omnibus Act QCD so I thought that it may have to do with the fact that the highway interests were less than fee. But the Omnibus QCD also conveyed airports and other non-highway sites that are considered to be fee interests.

I was just on the phone with AJ Wait and Stu Pechek on another issue and I asked them the same question. They had no idea what the federal answer would be but said that the state would issue a QCD rather than a patent if it is not sure that it has clear title to the lands being conveyed. Anyway I suspect you have the answer, thanks in advance. JohnB

John F. Bennett, PLS, SR/WA *Senior Land Surveyor – Right of Way Services*

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