

Halo

Land Management

RESOLVING CARRIED INTEREST ISSUES FOR A CLIENT

OBJECTIVE

- Map out a highly complicated reservation covering a massive region with partial and divided interests.
- Break down ownership through intestate and testate records to determine fractional interests.
- Acquire leases resolving the unleased parties.
- Complete title abstracts with full heirship documentation and breakdown, including estates, affidavits of heirship, Certificates of Transfer, and other primary and secondary sources.
- Resolve the carried interest issue swiftly to enable the client to proceed with their project without further delays.



At Halo Land Management, client satisfaction is at the core of everything we do. Our team's dedication to providing innovative and efficient solutions is what sets us apart. We understand the complexities of our clients' needs and strive to exceed their expectations with every project.

BAYLEE RALLS

Project Manager, Leasing

INTRODUCTION

Halo Land Management, a nationwide leader in land services, was approached by a client facing a complex carried interest issue. The client had unleased interests within a unit that needed prompt resolution. Halo's task was to address this challenge quickly and efficiently, ensuring that all unleased interests were mapped, ownership was determined, and leases were acquired. This involved detailed and intricate work, including mapping reservations, breaking down ownership through intestate and testate records, and completing comprehensive title abstracts.

BACKGROUND

The client, dealing with unleased interests in a unit, was experiencing delays and complications in their project due to unresolved carried interests. These interests were spread across a vast region and involved partial and divided ownerships, making the situation particularly challenging. The client sought Halo's expertise to resolve these issues efficiently.

APPROACH

Initial Assessment:

- Conducted an initial assessment of the region and identified all unleased interests.
- Analyzed existing records to understand the scope of the reservation and the complexity of ownership

Mapping and Ownership Breakdown:

- GIS Technology: Utilized advanced GIS tools to map out the reservation and visualize the partial and divided interests. This technology provided a clear and detailed overview of the region, allowing for precise identification of unleased interests.
- Conducted thorough research into intestate and testate records to determine the fractional interests of each party.
- Utilized both primary and secondary sources, including estates, affidavits of heirship, and Certificates of Transfer.

Lease Acquisition:

- Remote Online Notary and DocuSign: Employed Remote Online Notary and DocuSign to streamline the signing process for acquiring leases. These technologies enabled quick and secure execution of documents, facilitating rapid turnaround.
- Engaged with all identified unleased parties to negotiate and acquire leases.
- Ensured clear and fair terms for the client and the interest holders.



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RESULTS

- **Efficient Resolution:** Halo resolved the carried interest issue ahead of the client's deadline, allowing their project to proceed without further delays.
- **Comprehensive Mapping:** The detailed mapping of the region and ownership breakdown provided clear insights and facilitated the efficient acquisition of leases.
- **Accurate Documentation:** The comprehensive title abstracts and heirship documentation ensured that all interests were accounted for accurately, preventing future disputes.
- **Client Satisfaction:** The client was highly satisfied with the speed and efficiency of Halo's work, which resolved a significant bottleneck in their project.

APPROACH

Lease Acquisition:

- **Remote Online Notary and Docusign:** Employed Remote Online Notary and Docusign to streamline the signing process for acquiring leases. These technologies enabled quick and secure execution of documents, facilitating rapid turnaround.
- **Engaged with all identified unleased parties** to negotiate and acquire leases.
- **Ensured clear and fair terms** for the client and the interest holders.

CONCLUSION

The successful resolution of the carried interest issue by Halo Land Management highlights the company's expertise in handling complex land management challenges. Through meticulous research, advanced mapping, effective negotiation, and the use of cutting-edge technology, Halo provided a solution that not only met but exceeded the client's expectations.

KEY TAKEAWAYS

- **Detailed Research:** Thorough research into intestate and testate records is crucial for accurately determining fractional interests in complex ownership scenarios.
- **Advanced Technology:** Utilizing advanced GIS tools can significantly enhance the mapping and visualization of complicated reservations.
- **Effective Negotiation:** Engaging with unleased parties and negotiating fair leases is essential for resolving carried interest issues efficiently.
- **Accurate Documentation:** Comprehensive title abstracts and heirship documentation are vital to ensure clarity and prevent future disputes.
- **Technology Integration:** The use of Remote Online Notary, Docusign, and automated processes significantly streamlines operations, enabling rapid turnaround and efficiency.

FUTURE IMPLICATIONS

The successful handling of this carried interest issue sets a precedent for Halo Land Management's capability to tackle similar challenges for other clients. This case further establishes Halo as a reliable and efficient partner in the land services industry, capable of delivering solutions to complex problems with precision and speed.