

## **Schedule A**

### **PRE- SALE SEARCH**

Commitment No: #2/23/6024

1. Commitment Date: February 21, 2023 at 8:00 A.M.
  
2. Policy (or Policies) to be issued: ALTA Owner Policy (07/01/2021)
  - a. Owner's Policy Amount \$1,000.00

Proposed Insured:

- b. Loan Policy Amount \$
  
- c. Policy Amount \$

Proposed Insured:

3. Fee simple interest in the land described in this Commitment is owned, at the Commitment Date by:

Jeffrey Messmer and Patricia Messmer, husband and wife, as joint tenants with rights of survivorship and not as tenants in common.

4. The land referred to in the Commitment is described as follows:

Lots 3 and 4, and the Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) a/k/a the North Half of the Northwest Quarter (N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ), and the Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of Section Five (5), Township One Hundred Six (106) North, Range Sixty-five (65), West of the 5<sup>th</sup> P.M., Jerauld County, South Dakota

# **Schedule BI and BII**

## **PRE SALE SEARCH**

### **SCHEDULE B – SECTION I**

Commitment No: #2/23/6024

#### **REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get and interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Affidavit of Seller and Affidavit of Purchaser be completed and returned to this company.
- g. Warranty Deed from Jeffrey Messmer and Patricia Messmer, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, to new owner be recorded with the Jerauld County Register of Deeds.

# Schedule

## Pre Sale Search

Commitment No: #2/23/6024

### Schedule: BII      Section: Continued

1. Taxes and special assessments not yet due and payable.  
Note: There are no special assessments.  
Tax ID#345; All of 2022 real estate taxes, payable in 2023, are due but not delinquent, \$1,077.76.
2. Coverage of this Commitment/Policy extends only to filings in the records of Jerauld County, South Dakota. Search was not made of the filings in the central office of the Secretary of State of South Dakota, and is not covered by this Commitment/Policy.
3. Section line highways by operation of law. SDCL 31-18-1, and unrecorded underground easements, if any.
4. Reservations and exceptions contained in Patents from U.S.A. or State of South Dakota, or in acts authorizing the issuance thereof. Unpatented mining claims, water rights, claims or title to water.
5. Easements, or any claim of easement, or roads and highways, not shown by the public records.
6. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal or other hydrocarbons.
7. Rights of tenants in possession, if any. Subject to unrecorded leases, if any.
8. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
9. Rights and claims of parties in possession.
10. Construction, Mechanic's, Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
11. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the title policy.
12. Terms and conditions of Right of Way Easement dated April 4, 2001, filed April 12, 2001, recorded in Book 18, page 118 of Misc. Records. (Given to Mid-Dakota Rural Water System, Inc., #08-033)
13. Plat of J. Messmer Conservation Easement Tract 3 in Government Lots 3 and 4, and J. Messmer Conservation Easement Tract 4 in the SW ¼ of the NW ¼, all in the Northwest Fractional Quarter of Section 5, T 106 N, R 65 W of the 5<sup>th</sup> P.M., Jerauld County, South Dakota, dated September 25, 2014, filed January 6, 2015, recorded in Slide 60 of Plats, page 251-253, by Paul J. Reiland, Registered Land Surveyor, #6702.
14. Certified Land Corner Record dated June 9, 2014, filed June 18, 2014, recorded in Corner Record Book, by Paul J. Reiland, Registered Land Surveyor, #6702.

15. Certified Land Corner Record dated June 9, 2014, filed June 8, 2015, recorded in Corner Record Book, by Paul J. Reiland, Registered Land Surveyor, #6702.
  
16. Terms and conditions of Grassland Reserve Program Conservation Easement dated June 1, 2015, filed June 8, 2015, recorded in Book 26, pages 667-698 of Misc. Records. (By and between Jeffrey Messmer a/k/a Jeff Messmer and Patricia Messmer a/k/a Tricia Messmer, husband and wife and United States of America, by and through Commodity Credit Corporation, acquiring agency of the United States being the Natural Resources Conservation Service.)
  
17. Jerauld County Title Company, Inc. reserves the right to make additional requirements when more information is disclosed.