

Schedule A

PRE- SALE SEARCH

Commitment No: #5/24/7048

1. Commitment Date: May 3, 2024 at 7:00 A.M.

2. Policy (or Policies) to be issued: 6-17-2006 Owner Policy

a. Owner's Policy Amount \$1,000.00

Proposed Insured: To Be Determined

b. Loan Policy Amount \$

c. Policy Amount \$

Proposed Insured: To Be Determined

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

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

The Southeast Quarter (SE ¼) of Section Thirteen (13), Township One Hundred Eight (108) North, Range Sixty-three (63), West of the 5th P.M., Jerauld County, South Dakota

The Northeast Quarter (NE ¼) of Section Twenty-four (24), Township One Hundred Eight (108) North, Range Sixty-three (63), West of the 5th P.M., Jerauld County, South Dakota, Exc RR ROW

Schedule BI

PRE SALE SEARCH

SCHEDULE B – SECTION I

Commitment No: #5/24/7048

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.
- h. Personal Representative's Deed from Jennifer Boschee, Personal Representative of the Estate of Glenn D. Olson, deceased, to Purchaser, be recorded with the Jerauld County Register of Deeds. .

Schedule B-II

Pre Sale Search

Commitment No: #5/24/7048

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B- Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

1. Taxes and special assessments not yet due and payable.
Note: There are no special assessments.
Tax ID#1586; All of 2023 real estate taxes, payable in 2024, have been paid in full, \$1,588.08.
Tax ID#1640; All of 2023 real estate taxes, payable in 2024, have been paid in full, \$1,801.16.
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 Plat dated October 21, 1909, filed October 23, 1909, recorded in Book 1, page 1 of Plats. Said recorded Plat indicates drainage ditch located within the SE ¼ 13-108-63.
13. Term and conditions of Easement dated November 6, 1936, filed November 6, 1936, recorded in Book 39, page 621. By and between P. R. Jones and the State of South Dakota. Grants Easement and dedication for a strip of land for road purposes. S ½ SE ¼ 13-108-63.

14. **Terms and conditions of Contract and Grant of Easement dated February 13, 1951, filed February 24, 1951, recorded in Book 9, page 102 of Misc. Records. Given to United States of America, its successors and/or assigns, the right, privilege and easement to construct, operate and maintain an electric transmission line through and over the SE¼ SE¼ 13-108-63.**

15. **It is of knowledge that Glenn D. Olson is deceased and Jennifer Boschee has been appointed as Personal Representative of the Estate of Glenn D. Olson.**

16. **Jerauld County Title Company, Inc. reserves the right to make additional requirements when more information is disclosed.**

DEED RECORD No. 39

625

Easement Contract

THIS AGREEMENT, made and entered into this Sixth day of November, 1936 by and between P.R. Jones of Alpena, South Dakota, (Party) (Parties) of the First Part, and the State of South Dakota, Pierre, South Dakota, Party of the Second Part.

WITNESSETH:

That for and in the consideration of the sum of One Dollar and other Valuable Considerations, the receipt whereof is hereby acknowledged, the party of the first part hereby grants, bargains and sells unto the party of the second part the easement and right to build and construct an artificial lake which will flow with water the following described land, in Jerauld County, South Dakota, to wit:

S₂ of SE₄, Section 13, T-108-N, R-63-W.

In addition thereto, the party of the first part hereby grants, bargains and sells to the party of the second part an easement and right to dedicate to the public a strip of land Twelve (12) feet in width lying above the highwater contour of the lake, and a sixty six foot right of way for road purposes from the nearest section line to the dam.

It is mutually understood, and agreed that if said lake project shall be abandoned, the land herein described and all rights hereunder shall revert to the grantor, his successors and assigns.

In witness whereof, (We) (I) have hereunto set (our) (my) hands and seal this Sixth day of November, 1936.

P.R. Jones

State of South Dakota)
) SS
County of Jerauld)

On this 6th day of November in the year 1936, before me K.T. Aisenbrey, a Notary Public within and for said County and State, personally appeared P.R. Jones known to me to be the person or persons who (is) (are) described in, and who executed the within instrument, and acknowledged to me that (he) (they) executed the same.

K.T. Aisenbrey
Notary Public.



OFFICE OF REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
County of Jerauld) ss

Filed for record this 6th day of November A.D. 1936 at 4:30 P.M., Recorded in Book 39 on page 621 of Deeds.

Fee \$.60

Alberta Fellows (Seal)
Register of Deeds.