

Brule County Abstract Co., Inc.

131 S Main Street, P.O. Box 378

Chamberlain, SD 57325

Telephone: 605.234.2220

PRE AUCTION TITLE REPORT: BC25-141 SCHOLL

DESCRIPTION:

Tract 1:

Lot Two (2) of Swanson's First Addition to the Town of Pukwana, located in the Southwest Quarter (SW1/4) of Section Twenty-six (26), Township One Hundred Four (104) North, Range Seventy (70) West of the Fifth Principal Meridian, Brule County, South Dakota.

Tract 2:

Lot Three (3) of Swanson's First Addition to the Town of Pukwana, located in the Southwest Quarter (SW1/4) of Section Twenty-six (26), Township One Hundred Four (104) North, Range Seventy (70) West of the Fifth Principal Meridian, Brule County, South Dakota.

LAST GRANTEE OF RECORD:

Mark Scholl and Teal Scholl, as Joint Tenants with Full Right of Survivorship.

UNSATISFIED MORTGAGES:

Mortgage – Collateral Real Estate Mortgage - 180 Day Redemption dated September 9, 2019 executed by Mark H. Scholl and Teal L. Scholl, husband and wife, to Great Western Bank, in the principal sum of _____ Recorded September 10, 2019 at 10:10 AM in Office of the Brule County Register of Deeds under Microfilm No. 2019-0669.

Addendum to Collateral Real Estate Mortgage - dated August 13, 2024, and recorded August 16, 2024, at 1:00 PM in the Office of the Brule County Register of Deeds under Microfilm No. 2024-0512.

MISC.:

1) Subject to Reservation in Patent - which states, "subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs and...the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises" Recorded June 20, 1890 at 9:00 AM in the Office of the Brule County Register of Deeds in Book 2 of Patents on page 65. (Pertains to the SW1/4 26-104-70)

2) Subject to the Effects of the Plat of Lots One (1) and Two (2) of Swanson's First Addition to the Town of Pukwana in the Southwest Quarter (SW1/4) of Section Twenty Six (26), Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South

Dakota. Recorded July 8, 2002 at 1:55 PM in the Office of the Brule County Register of Deeds under Microfilm No. 02-0637.

3) Subject to the Effects of the Plat of Lot Three (3) of Swanson's First Addition to the Town of Pukwana in the Southwest Quarter (SW1/4) of Section Twenty Six (26), Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South Dakota. Recorded March 8, 2005 at 4:15 PM in the Office of the Brule County Register of Deeds under Microfilm No. 05-0162.

4) Declaration of Covenants, Conditions and Restrictions - dated March 9, 2005 executed by David Swanson and Rebecca Swanson to the Public. Recorded March 9, 2005 at 1:00 PM in the Office of the Brule County Register of Deeds under Microfilm No. 05-0164. (Pertains to Lot 3 of Swanson's 1st Addition)

5) Subject to the Effects of the Plat of David Drive, located along Lots Two (2) and Three (3) of Swanson's First Addition, and Lots Twelve (12), Thirteen (13) and Four (4) of Swanson's First Addition to the Town of Pukwana in the Southwest Quarter (SW1/4) of Section Twenty Six (26), Township One Hundred Four (104) North, Range Seventy (70) West of the 5th P.M., Brule County, South Dakota. Recorded September 18, 2006 at 8:00 AM in the Office of the Brule County Register of Deeds under Microfilm No. 06-0750.

JUDGMENTS:

Names Searched: Mark Scholl; Teal Scholl

None

LIENS:

None

TAXES:

2025 Real Estate Taxes (due in 2026) currently a lien but not yet due and payable.

2024 Real Estate Taxes (due in 2025) in the amount of \$1,090.06 which are unpaid. First half becoming delinquent May 1, 2025. Second half becoming delinquent November 1, 2025. Tax Receipt No. 31-085-00-0200. (Lot 2 (1A) Swanson 1st Add SW 26-104-70)

2024 Real Estate Taxes (due in 2025) in the amount of \$2,062.92 which are unpaid. First half becoming delinquent May 1, 2025. Second half becoming delinquent November 1, 2025. Tax Receipt No. 31-085-00-0300. (Lot 3 (1A) Swanson 1st Add. SW 26-104-70)

NOTES:

This report is not intended to be a substitute for Title Insurance or an Abstract and Title Opinion, and should not be relied upon for closing any Purchase, Sale, Mortgage or Lending transaction. This report is based on a limited review of the records on file and does not purport

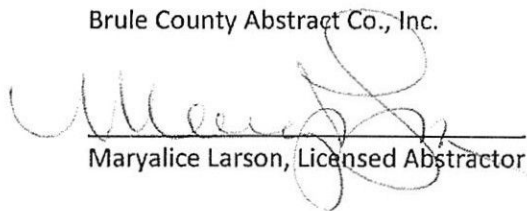
This report is not intended to be a substitute for Title Insurance or an Abstract and Title Opinion, and should not be relied upon for closing any Purchase, Sale, Mortgage or Lending transaction. This report is based on a limited review of the records on file and does not purport to report on the existence or non-existence of any matter outside the scope of said review. Anyone making use of this report for any purpose is warned that a full review of the record on file might disclose records or information which might affect or alter all of the information reported herein and that no warranty of any type is made as to the existence or non-existence of any matter outside the scope of the limited review.

Limit of Liability: All Liability for or based on this report is limited to the amount of the consideration paid for the report and shall not include incidental or consequential damages of any kind.

Excluded Items: This report does not include or report on the existence or status on any bankruptcy proceedings, easements, rights of way, building line setbacks, questions or survey or property line location, compliance with zoning ordinances or other laws, interests of persons in possession or occupancy of property, or the interest of any person providing materials, labor or skill for visible improvements of said property to said property. Any person dealing with the title must make independent inquiry as to any and all such matters.

Dated: February 19, 2025 at 8:00 AM

Brule County Abstract Co., Inc.



Maryalice Larson, Licensed Abstractor