HYDE COUNTY, SD LAND AUCTION

Wednesday September 4, 2019
Sale Time: 10:00 am (CST)

Auction to be held at the Ramkota Inn in
Pierre, SD located at
930 W. Sioux Avenue, Pierre, SD

1,129.46 Acres of Hyde County, SD Land

Auction Conducted by:

FISCHER, ROUNDS & ASSOC., INC.
125 E. Dakota Ave.
Pierre, SD 57501
MARK L. JOENS, Broker #4787
605-224-9223 / 605-280-7001
frarealestate.com

CHUCK SUTTON AUCTIONEER &
LAND BROKER, LLC
1116 N. West Ave.,
Sioux Falls, SD 57104
Ph. 605-336-6315
www.suttonauction.com

TERRY HAIAR -
RE Auctioneer
Alexandria, SD
Ph. 605-239-4626

TERMS & CONDITIONS

This is a cash sale. Buyer is required to pay a Non-Refundable Earnest Money deposit on the day of sale in an amount equal to 10% of the purchase price. The balance of the purchase price shall be paid in cash at the time of final closing.

Final closing to be on or before Wednesday, October 23, 2019 or earlier as can be mutually agreed upon or as soon as possible thereafter as permitted by the administration of the Estate.

Usual and customary closing costs, such as an Owner's Title Insurance Policy and the cost of the closing agent to be split 50% Sellers and 50% Buyer. Buyer will be responsible for 100% of the premium for any Lender's Title Insurance Policy. Each party will be responsible for their own attorney fees and / or related costs.

This sale will be "Subject to the Current Lease" on the property that provides for possession to return on March 1, 2020. $13.00 per acre purchased will be credited to the Buyer at the time of final closing to underwrite Buyer's holding costs from the date of final closing to the date possession returns to the property on March 1, 2020.

No Buyer contingency for financing will be accepted. Buyer must have financing approved prior to sale day.

This sale shall be subject to confirmation by the Sellers and sold in the manner generating the most return for the Sellers.

100% of the 2019 Real Estate Taxes, payable in 2020 will be paid by the Sellers at the time of final closing. Payment will be made based upon the known Real Estate tax amounts payable in 2019. The 2020 Real Estate Taxes, payable in 2021 will be prorated to March 1, 2020 again based upon the known tax amounts payable in 2019.

USDA / Farm Service Agency - Farm Program Crop Bases and Yields will be transferred as determined by Farm Service Agency personnel and as allowed under applicable law.

Tracts will be sold by legal description and acreage as provided by Hyde County Governmental Offices.

Current fencing is not survey accurate and no survey will be provided. Any fencing desired by Buyer will be at Buyer's expense.

No warranty is made or implied as to property boundaries, soil productivity or water supply.

Merchantable Title will be conveyed, free and clear of all liens but subject to easements, reservations, mineral conveyances and exceptions of record as well as statutory rights of way.

Mineral Rights: All mineral rights now held by the Sellers and not previously severed to pass to the Buyer without Seller's reservation. Sellers makes no representation as to mineral rights owned, if any.

NO BUYER'S PREMIUM / NO HIDDEN FEES

Chuck Sutton Auctioneer – Land Broker and Fischer, Rounds & Associates, Inc. will provide services on sale day for execution of a Purchase Agreement and collection of the required amount of Earnest Money immediately following conclusion of the auction.

Announcements and changes the day of the auction will take precedence over any of the Terms & Conditions or information previously provided whether written or oral.

All information contained herein was obtained from sources deemed reliable but is not warranted or guaranteed. The property is being sold "AS IS". Buyer prospects are encouraged to verify all information to their personal satisfaction prior to auction day.

Chuck Sutton Auctioneer – Land Broker and Fischer, Rounds & Associates, Inc. and all affiliates thereof will be acting as agents of the Sellers with the duty to represent Seller's interest.

MAP 7

LAND OWNER

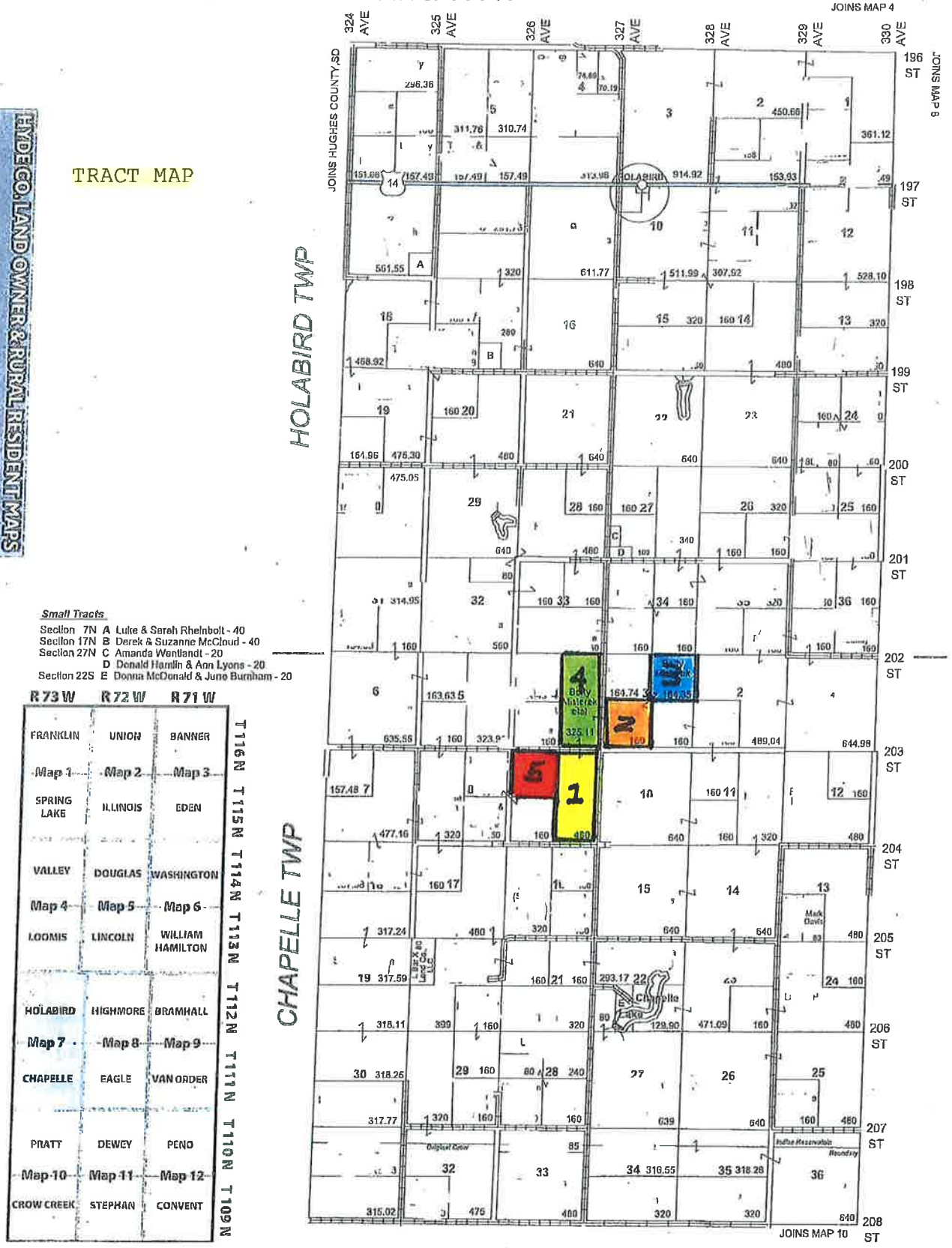
T 112 & 111 N

R 73 W

JOINS MAP 4

HYDE CO. LAND OWNER & RURAL RESIDENT MAPS

TRACT MAP



Small Tracts

Section 7N A Luke & Sarah Rheinbolt - 40
Section 17N B Derek & Suzanne McCloud - 40
Section 27N C Amanda Wentlandt - 20
D Donald Hamlin & Ann Lyons - 20
Section 22S E Donna McDonald & June Burnham - 20

R 73 W	R 72 W	R 71 W	
FRANKLIN	UNION	BANNER	T 116 N
Map 1	Map 2	Map 3	
SPRING LAKE	ILLINOIS	EDEN	T 115 N
VALLEY	DOUGLAS	WASHINGTON	T 114 N
Map 4	Map 5	Map 6	
LOOMIS	LINCOLN	WILLIAM HAMILTON	T 113 N
HOLABIRD	HIGHMORE	BRAMHALL	T 112 N
Map 7	Map 8	Map 9	
CHAPELLE	EAGLE	VAN ORDER	T 111 N
PRATT	DEWEY	PENO	T 110 N
Map 10	Map 11	Map 12	
CROW CREEK	STEPHAN	CONVENT	T 109 N

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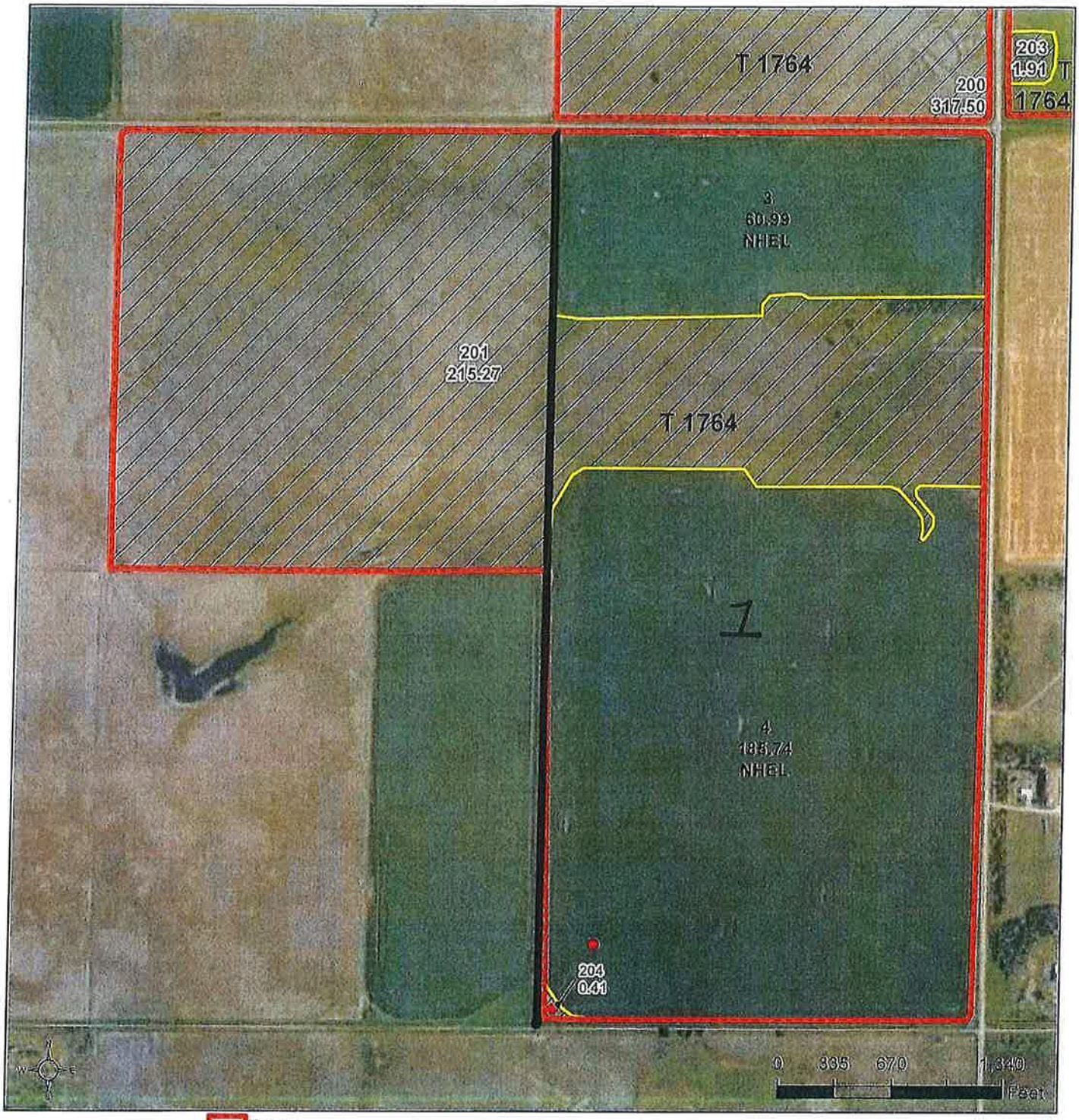
TRACT 1 - E1/2 OF SECTION 9, 111 NORTH – 73 WEST, HYDE COUNTY, SOUTH DAKOTA
320 ACRES - 246.74 ACRES OF CROPLAND, BALANCE IS HIGH PERCENTAGE TILLABLE GRASS, TREE SHELTER & OLD BUILDING SITE. SURETY-AGRI DATA PRODUCTIVITY INDEX OF 66 – 2018 REAL ESTATE TAXES - $2,452.74. SEEDED TO SUNFLOWERS & CORN IN 2019

USDA United States Department of Agriculture

Hyde County, South Dakota



Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

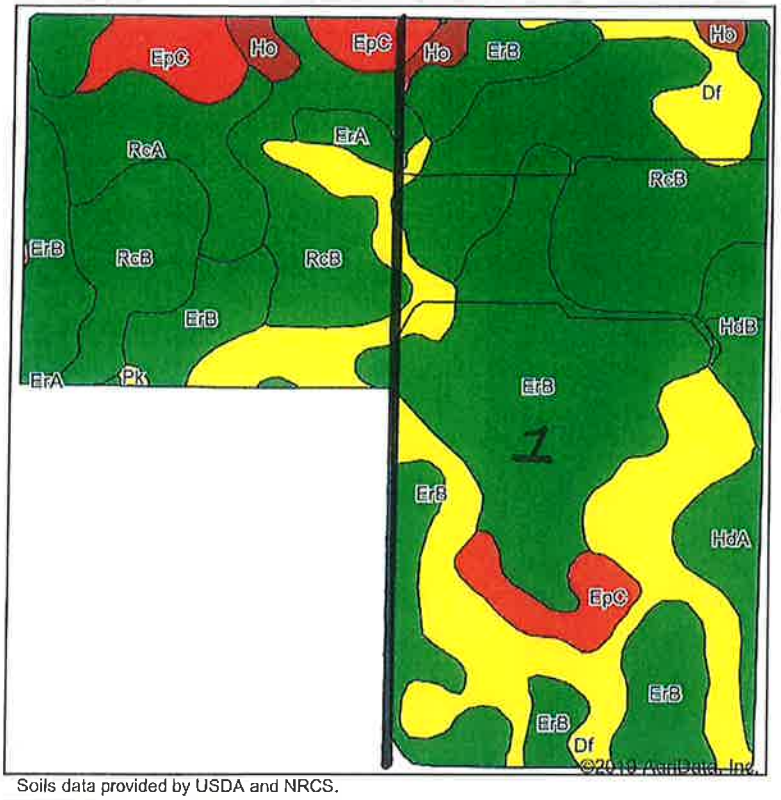
2019 Program Year
Map Created April 09, 2019

Farm **1249**

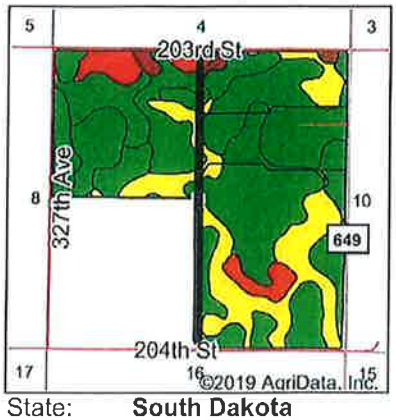
9 -111N -73W

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **9-111N-73W**
Township: **Central Hyde**
Acres: **462.01**
Date: **7/22/2019**

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
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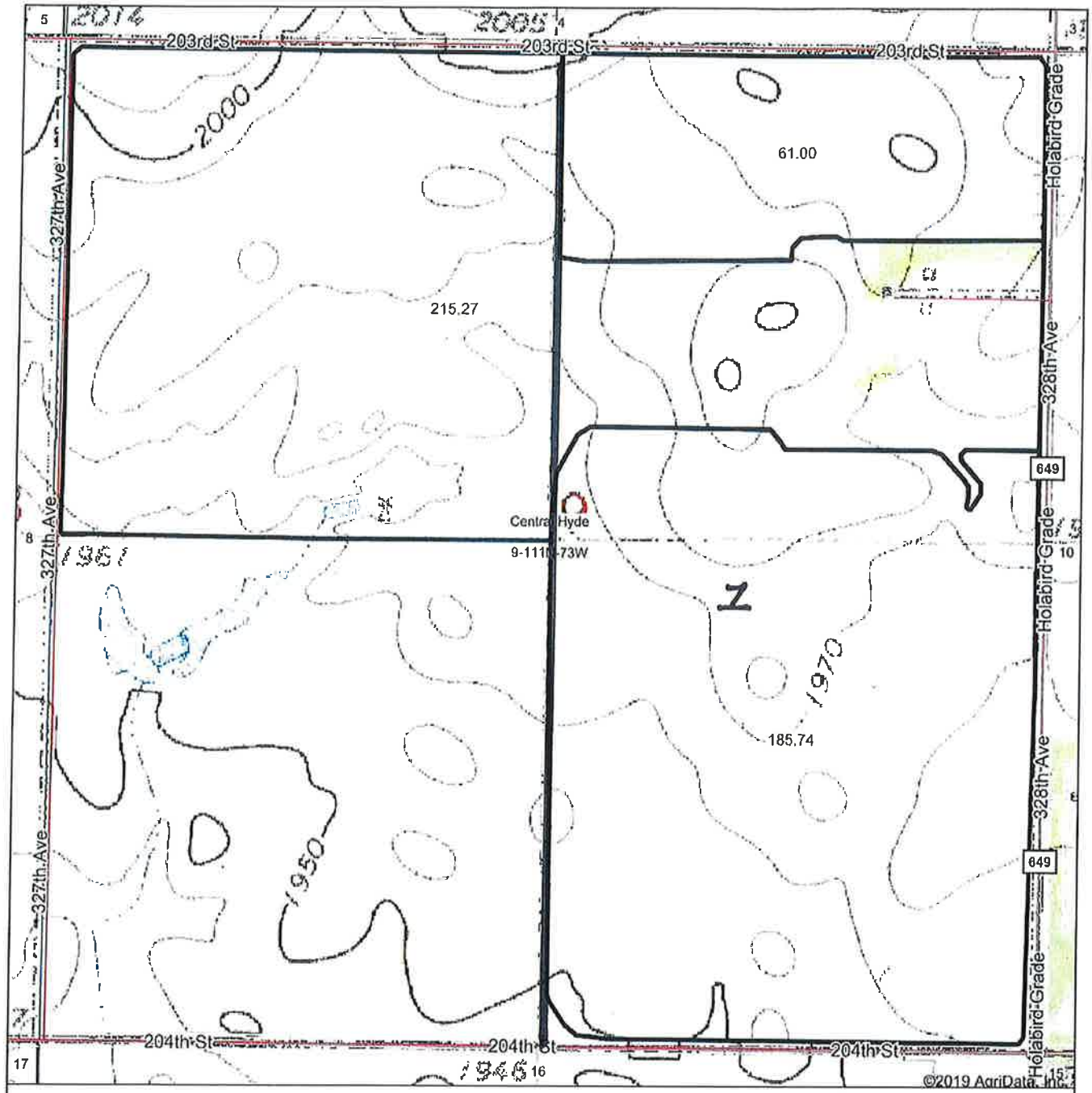
Area Symbol: SD069, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Oats	Spring wheat	Winter wheat	*n NCCPI Soybeans
ErB	Eakin-Raber complex, 2 to 6 percent slopes	153.68	33.3%		IIe	76							54
RcB	Raber-Cavo loams, 2 to 6 percent slopes	122.89	26.6%		IIe	57							42
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	95.54	20.7%		IVs	56							34
EpC	Eakin-Peno complex, 6 to 9 percent slopes	28.77	6.2%		IIIe	64	1.8	3	33	44	21	29	51
RcA	Raber-Cavo loams, 0 to 2 percent slopes	25.35	5.5%		IIc	60							42
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	12.41	2.7%		IIc	76							48
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	10.29	2.2%		IIe	73							49
Ho	Hoven silt loam, 0 to 1 percent slopes	7.55	1.6%		VIs	15							4
ErA	Eakin-Raber complex, 0 to 2 percent slopes	5.00	1.1%		IIc	83							56
Pk	Plankinton silt loam	0.53	0.1%		IVw	51	0.3	0.5	20	20	15	18	13
					Weighted Average	**64.2**	**0.1**	**0.2**	**2.1**	**2.8**	**1.3**	**1.8**	***n 44.7**

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



map center: 44° 25' 56.64, -99° 36' 48.56

0ft 810ft 1621ft

9-111N-73W
Hyde County
South Dakota

N W E S

7/22/2019

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 2 – SW1/4 OF SECTION 3, 111 NORTH – RANGE 73 WEST, HYDE COUNTY, SOUTH DAKOTA
160.0 ACRES – 152.35 ACRES CROPLAND. A HIGH PERECENTAGE TILLABLE CROP QUARTER WITH COUNTY ROAD ACCESS. SURETY AGRI-DATA PRODUCTIVITY INDEX OF 62.6 – 2018 REAL ESTATE TAXES – $1,194.62 – SEEDED TO SPRING WHEAT IN 2019

TRACT 3 - NE1/4 OF SECTION 3, 111 NORTH – RANGE 73 WEST, HYDE COUNTY, SOUTH DAKOTA
164.35 ACRES – 156.62 ACRES CROPLAND, SECTION LINE ACCESS. SURETY – AGRI DATA PRODUCTIVITY INDEX OF 65.9 – 2018 REAL ESTATE TAXES – $1,235.28 – SEEDED TO CORN IN 2019.

USDA United States Department of Agriculture

Hyde County, South Dakota

Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2019 Program Year

Map Created April 09, 2019

Farm **1249**

3 -111N -73W

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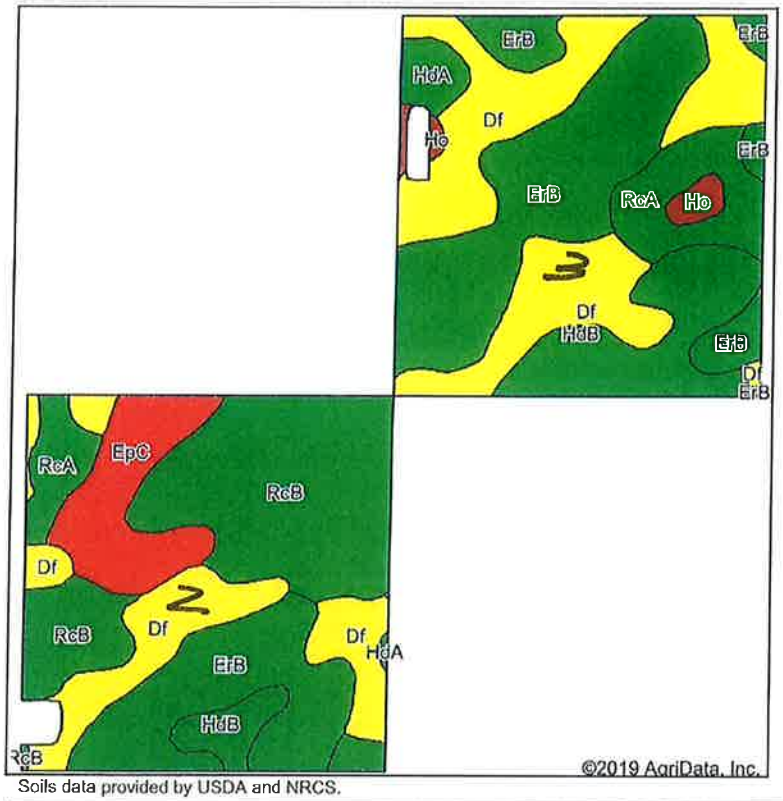
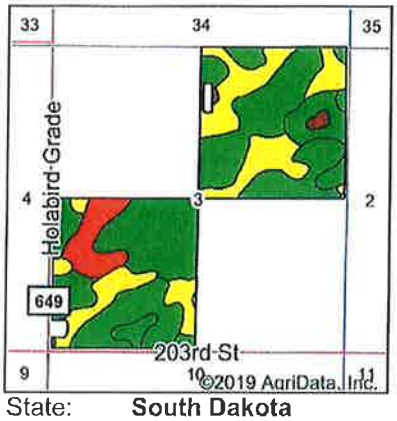
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **3-111N-73W**
Township: **Central Hyde**
Acres: **308.97**
Date: **7/22/2019**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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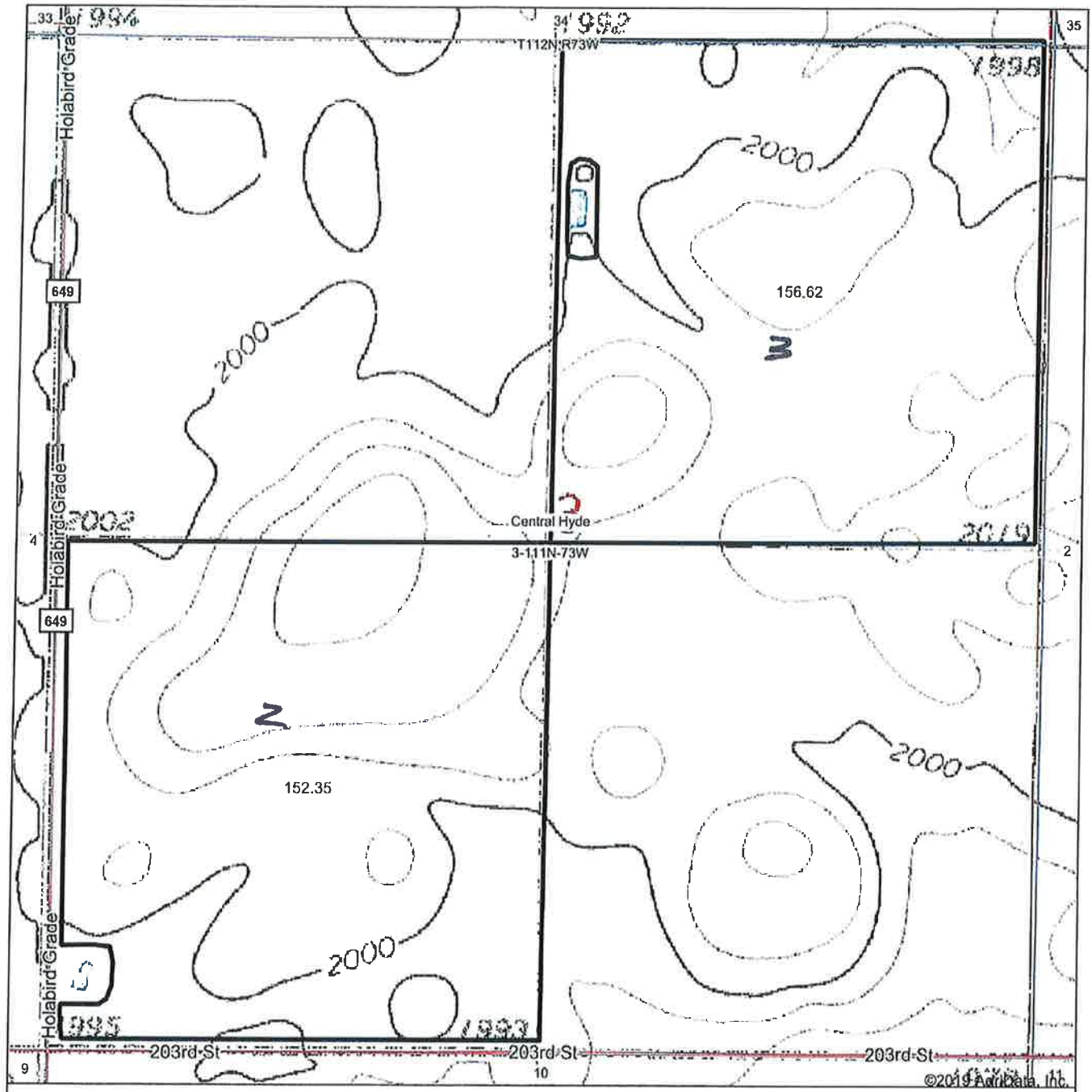
Area Symbol: SD069, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Oats	Spring wheat	Winter wheat	*n NCCPI Soybeans
ErB	Eakin-Raber complex, 2 to 6 percent slopes	88.32	28.6%		IIe	76							54
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	81.32	26.3%		IVs	56							34
RcB	Raber-Cavo loams, 2 to 6 percent slopes	57.55	18.6%		IIe	57							42
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	30.83	10.0%		IIe	73							49
RcA	Raber-Cavo loams, 0 to 2 percent slopes	21.83	7.1%		IIc	60							42
EpC	Eakin-Peno complex, 6 to 9 percent slopes	20.54	6.6%		IIIe	64	1.8	3	33	44	21	29	51
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	5.01	1.6%		IIc	76							48
Ho	Hoven silt loam, 0 to 1 percent slopes	3.57	1.2%		VIs	15							4
					Weighted Average	**64.3**	**0.1**	**0.2**	**2.2**	**2.9**	**1.4**	**1.9**	***n 44.3**

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



map center: 44° 26' 49.29, -99° 35' 35.83

0ft 817ft 1634ft

3-111N-73W
Hyde County
South Dakota

N W E S

7/22/2019

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 4 – E1/2 OF SECTION 4, 111 NORTH – RANGE 73 WEST, HYDE COUNTY, SOUTH DAKOTA
320.0 ACRES – 100% GRASSLAND, AN EXCELLENT SUMMER PASTURE TRACT, WATER PROVIDED BY MID-DAKOTA RURAL WATER TO ONE PASTURE TAP AND SEVERAL DUGOUTS. SURETY – AGRI DATA PRODUCTIVITY INDEX OF 53.6 – 2018 REAL ESTATE TAXES -$2,2069.55

USDA United States Department of Agriculture

Hyde County, South Dakota

Common Land Unit

Non-Cropland

Tract Boundary

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation Compliance Provisions

PLSS

2019 Program Year

Map Created April 09, 2019

Farm **1249**

4 -111N -73W

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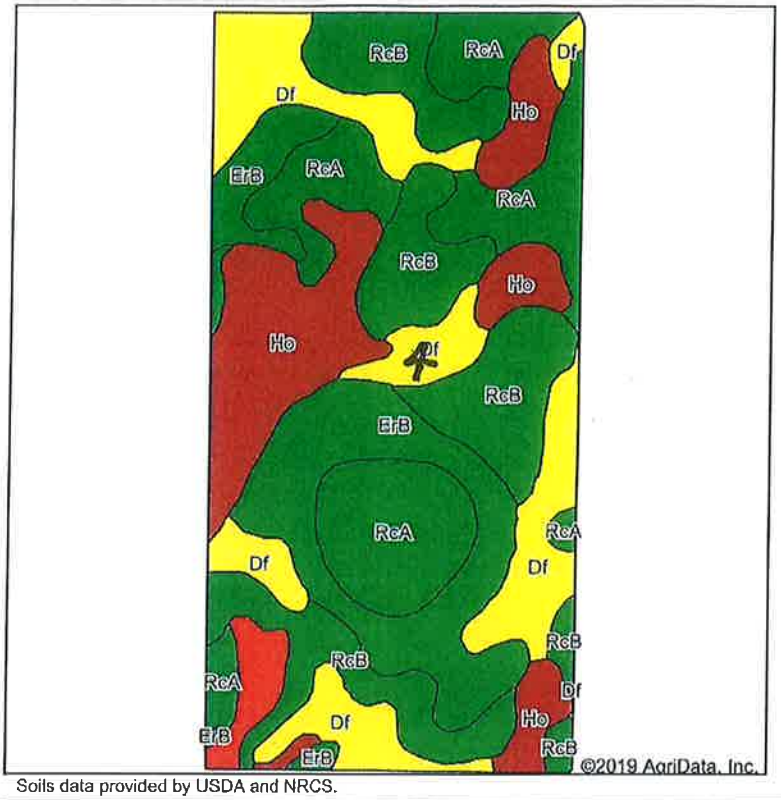
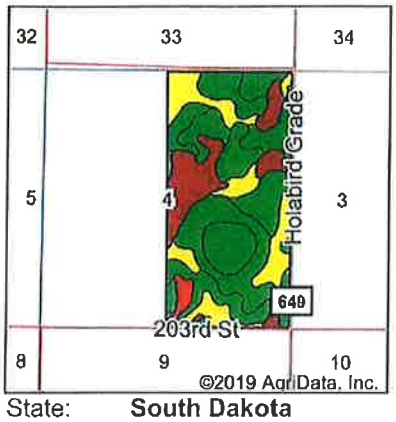
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **4-111N-73W**
Township: **Central Hyde**
Acres: **317.5**
Date: **7/22/2019**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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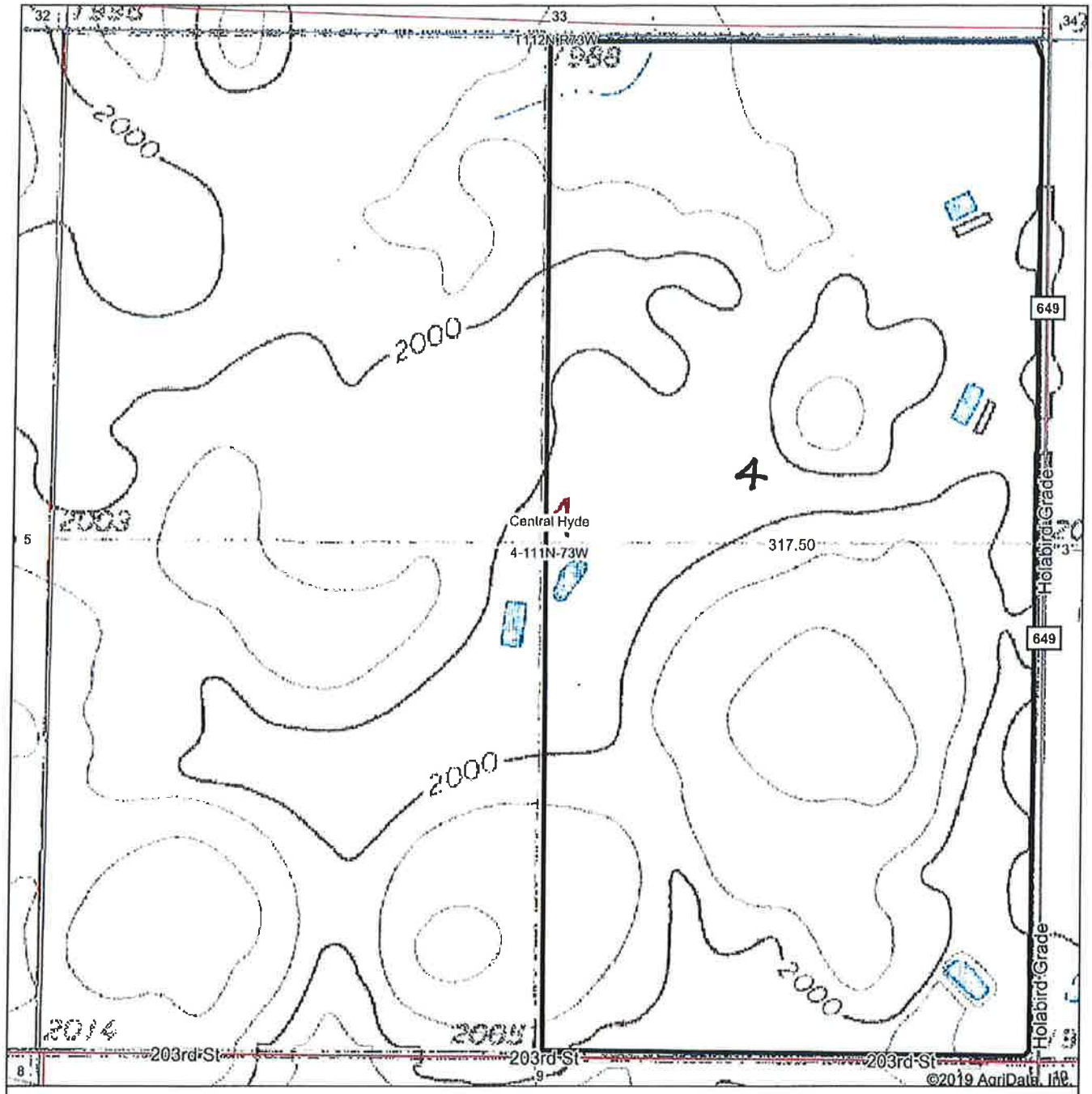
Area Symbol: SD069, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Oats	Spring wheat	Winter wheat	*n NCCPI Soybeans
RcB	Raber-Cavo loams, 2 to 6 percent slopes	74.62	23.5%		IIe	57							42
RcA	Raber-Cavo loams, 0 to 2 percent slopes	65.05	20.5%		IIc	60							42
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	61.01	19.2%		IVs	56							34
ErB	Eakin-Raber complex, 2 to 6 percent slopes	55.42	17.5%		IIe	76							54
Ho	Hoven silt loam, 0 to 1 percent slopes	54.74	17.2%		VIs	15							4
EpC	Eakin-Peno complex, 6 to 9 percent slopes	6.66	2.1%		IIIe	64	1.8	3	33	44	21	29	51
					Weighted Average	**53.6**	***-**	**0.1**	**0.7**	**0.9**	**0.4**	**0.6**	***n 36.2**

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



map center: 44° 26' 49.25, -99° 36' 48.45

0ft 810ft 1621ft

4-111N-73W
Hyde County
South Dakota

N
W E
S

7/22/2019

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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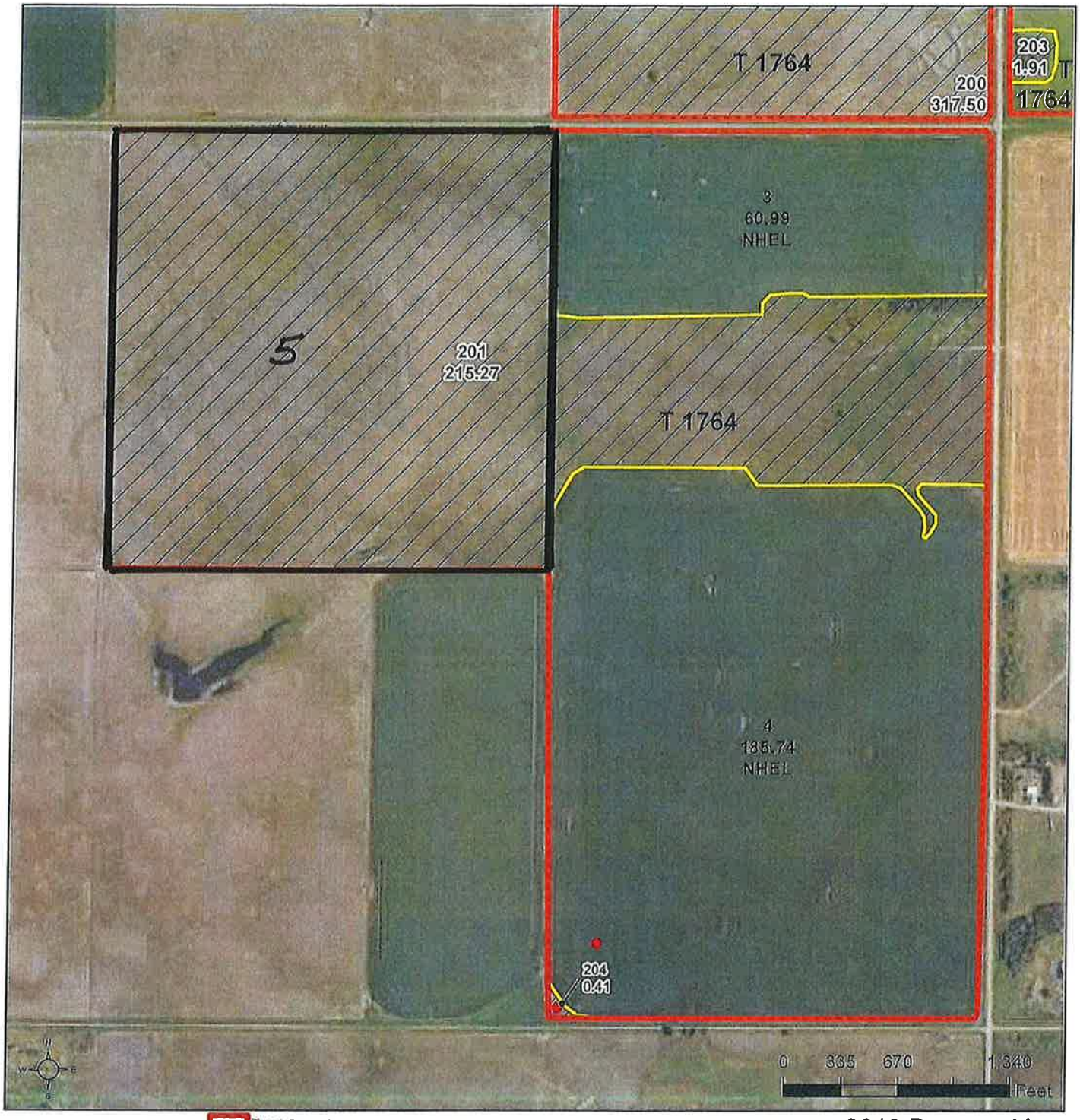
Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 5 – NW1/4 OF SECTION 9, 111 NORTH – RANGE 73 WEST, HYDE COUNTY, SOUTH DAKOTA 160.0 ACRES – 100% GRASSLAND, AN EXCELLENT SUMMER PASTURE TRACT, WATER PROVIDED BY MID-DAKOTA RURAL WATER AND A DUGOUT. SURETY AGRI – DATA PRODUCTIVITY INDEX OF 62.1 – 2018 REAL ESTATE TAXES $1,196.98

LAND AUCTION

USDA United States Department of Agriculture

Hyde County, South Dakota



Common Land Unit
- Non-Cropland
- Cropland

Tract Boundary
PLSS

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2019 Program Year
Map Created April 09, 2019

Farm **1249**

9 -111N -73W

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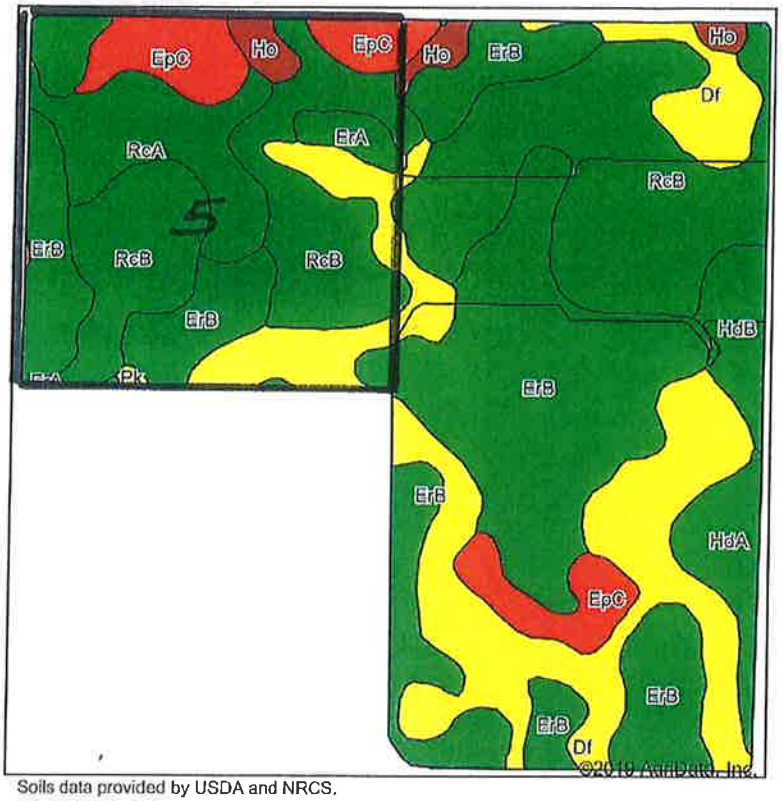
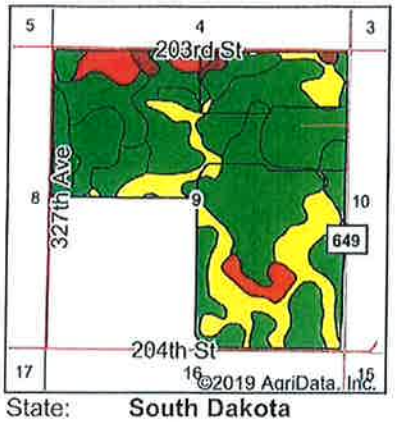
Soils Map



Soils data provided by USDA and NRCS.



State: **South Dakota**
County: **Hyde**
Location: **9-111N-73W**
Township: **Central Hyde**
Acres: **462.01**
Date: **7/22/2019**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

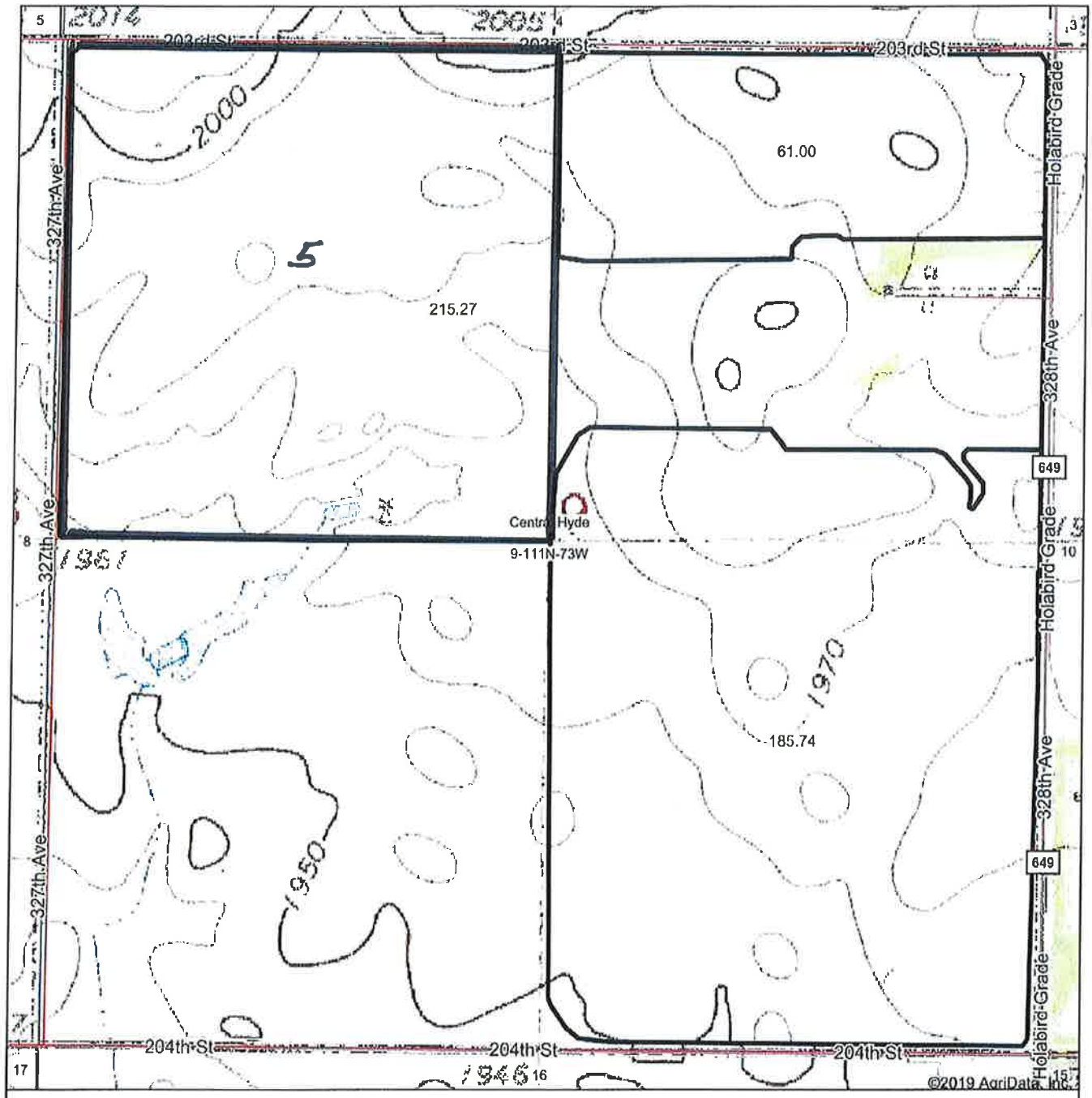
Area Symbol: SD069, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Corn	Oats	Spring wheat	Winter wheat	*n NCCPI Soybeans
ErB	Eakin-Raber complex, 2 to 6 percent slopes	153.68	33.3%		IIe	76							54
RcB	Raber-Cavo loams, 2 to 6 percent slopes	122.89	26.6%		IIe	57							42
Df	DeGrey-Walke silt loams, 0 to 2 percent slopes	95.54	20.7%		IVs	56							34
EpC	Eakin-Peno complex, 6 to 9 percent slopes	28.77	6.2%		IIIe	64	1.8	3	33	44	21	29	51
RcA	Raber-Cavo loams, 0 to 2 percent slopes	25.35	5.5%		IIc	60							42
HdA	Highmore-DeGrey silt loams, 0 to 2 percent slopes	12.41	2.7%		IIc	76							48
HdB	Highmore-DeGrey silt loams, 2 to 6 percent slopes	10.29	2.2%		IIe	73							49
Ho	Hoven silt loam, 0 to 1 percent slopes	7.55	1.6%		VIs	15							4
ErA	Eakin-Raber complex, 0 to 2 percent slopes	5.00	1.1%		IIc	83							56
Pk	Plankinton silt loam	0.53	0.1%		IVw	51	0.3	0.5	20	20	15	18	13
					Weighted Average	**64.2**	**0.1**	**0.2**	**2.1**	**2.8**	**1.3**	**1.8**	***n 44.7**

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



map center: 44° 25' 56.64, -99° 36' 48.56

0ft 810ft 1621ft

9-111N-73W
Hyde County
South Dakota

N W E S

7/22/2019

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

ESTIMATED / PRO-RATA FSA BASES & YIELDS:

Legal Description	Cropland	Crop	Base Acres	Yield
E1/2 of Section 9	246.74	Wheat	128.83	46 Bu
		Corn	61.05	113 Bu
		Sunflowers	54.36	1,842 lbs
NE1/4 of Section 3	156.62	Wheat	81.81	46 Bu
		Corn	38.80	113 Bu
		Sunflowers	34.50	1,842 lbs
SW1/4 of Section 3	152.35	Wheat	79.49	46 Bu
		Corn	37.7	113 Bu
		Sunflowers	33.5	1,842 lbs

COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent:	Titles of Dakota
Issuing Office:	Ft. Pierre, SD
ALTA® Universal ID:	0002672
Commitment No.:	19-0570
Issuing Office File No.:	19-0570
Property Address:	N/A, Highmore, SD 57345

SCHEDULE A

1. Commitment Date: June 20, 2019 at 08:00 AM

2. Policy to be issued:

   a. ALTA Owners Policy (06/17/06)
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
   Proposed Policy Amount: $15,000.00

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. The Title is, at the Commitment Date, vested in:

   Dale E. Misterek and Elizabeth L. Misterek, Trustees of the Misterek Living Trust, Shirley Helgesen, and Alice Englund, an undivided one-third interest

5. The Land is described as follows:

   HYDE COUNTY, SOUTH DAKOTA

   Township 111 North, Range 73 West of the 5th P.M.
   Section 3: NE1/4 and SW1/4
   Section 4: E1/2
   Section 9: N1/2 and SE1/4

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A
(Continued)

CHICAGO TITLE INSURANCE COMPANY

Heather S. Stoeser

By:

ATTEST

President

Secretary

Heather S. Stoeser
Title Examiner
209 N. Deadwood St.
Ft. Pierre, SD 57532
605-223-2727

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   a. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent herewith when the final amounts are approved.

   b. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

5. If it is desired that any liens listed on Schedule B - Part II not be shown on the final policy to be issued, we require a satisfaction/release for each lien be obtained and duly filed for record.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
(Continued)

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. Rights of tenants in possession under the terms of unrecorded leases.

8. The 2018 real estate taxes due and payable in 2019 are due and payable as follows:

   NE1/4 of Section 3-111-73 in the amount of $1,235.28 which are PAID IN FULL. (Record #1080)
   SW1/4 of Section 3-111-73 in the amount of $1,194.62 which are PAID IN FULL. (Record #1082)
   NE1/4 of Section 4-111-73 in the amount of $943.64 which are PAID IN FULL. (Record #1084)
   SE1/4 of Section 4-111-73 in the amount of $1,125.94 which are PAID IN FULL. (Record #1087)
   NE1/4 of Section 9-111-73 in the amount of $1,204.14 which are PAID IN FULL. (Record #1104)
   NW1/4 of Section 9-111-73 in the amount of $1,196.98 which are PAID IN FULL. (Record #1105)
   SE1/4 of Section 9-111-73 in the amount of $1,248.60 which are PAID IN FULL. (Record #1107)

   Subject to real estate taxes for 2019 tax year which are not yet due and payable.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
(Continued)

9. Mid-Dakota Rural Water System, Inc., Right of Way Easement, dated June 17, 1999, executed by Alice Englund, Shirley Helgesen and Betty Misterek, grants to Mid-Dakota Rural Water System, Inc., a perpetual easement, over, across and through the land described herein, with the right to erect, construct, install and lay and thereafter perpetually use, operate, inspect, repair, maintain, replace and remove water pipelines and associated equipment and devises, together with the right of ingress and egress over adjacent land of the grantor, his heirs, successors and assigns for the purpose of this easement.
Recorded June 18, 1999, in Book E-3, page 29.

10. Mid-Dakota Rural Water System, Inc., Right of Way Easement, dated August 31, 1999, executed by Betty Misterek, grants to Mid-Dakota Rural Water System, Inc., a perpetual easement, over, across and through the land described herein, with the right to erect, construct, install and lay and thereafter perpetually use, operate, inspect, repair, maintain, replace and remove water pipelines and associated equipment and devises, together with the right of ingress and egress over adjacent land of the grantor, his heirs, successors and assigns for the purpose of this easement.
Recorded September 7, 1999, in Book E-3, page 173.

11. Mid-Dakota Rural Water System, Inc., Right of Way Easement, dated September 8, 1999, executed by Alice Englund and Shirley Helgesen, grants to Mid-Dakota Rural Water System, Inc., a perpetual easement, over, across and through the land described herein, with the right to erect, construct, install and lay and thereafter perpetually use, operate, inspect, repair, maintain, replace and remove water pipelines and associated equipment and devises, together with the right of ingress and egress over adjacent land of the grantor, his heirs, successors and assigns for the purpose of this easement.
Recorded September 13, 1999, in Book E-3, page 184.

12. Mid-Dakota Rural Water System, Inc., Right of Way Easement, dated July 11, 2000, executed by Alice Englund and Shirley Helgesen, grants to Mid-Dakota Rural Water System, Inc., a perpetual easement, over, across and through the land described herein, with the right to erect, construct, install and lay and thereafter perpetually use, operate, inspect, repair, maintain, replace and remove water pipelines and associated equipment and devises, together with the right of ingress and egress over adjacent land of the grantor, his heirs, successors and assigns for the purpose of this easement.
Recorded July 17, 2000, in Book E-3, page 354.

13. Mid-Dakota Rural Water System, Inc., Right of Way Easement, dated July 6, 2000, executed by Elizabeth Misterek, grants to Mid-Dakota Rural Water System, Inc., a perpetual easement, over, across and through the land described herein, with the right to erect, construct, install and lay and thereafter perpetually use, operate, inspect, repair, maintain, replace and remove water pipelines and associated equipment and devises, together with the right of ingress and egress over adjacent land of the grantor, his heirs, successors and assigns for the purpose of this easement.
Recorded July 17, 2000, in Book E-3, page 355.

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SCHEDULE B
(Continued)

14. Easement, dated August 22, 2001, executed by Alice Englund, Grantor, unto Hyde County, Grantee, an Easement for the purpose of constructing and maintaining a public highway over and upon, and through the described property herein. This Easement shall be in full force and effect until such highway is abandoned by proper action of Hyde County, South Dakota. The Easement shall be binding upon the heirs, lessees, successors, or assigns of the respective parties hereto.
Recorded August 28, 2001, at 4:30 PM, in Book 29 MS, page 299.

15. Easement, dated August 20, 2001, executed by Shirley Helgesen, Grantor, unto Hyde County, Grantee, an Easement for the purpose of constructing and maintaining a public highway over and upon, and through the described property herein. This Easement shall be in full force and effect until such highway is abandoned by proper action of Hyde County, South Dakota. The Easement shall be binding upon the heirs, lessees, successors, or assigns of the respective parties hereto.
Recorded August 28, 2001, at 4:30 PM, in Book 29 MS, page 301.

16. Easement, dated August 23, 2001, executed by Elizabeth Misterek, Grantor, unto Hyde County, Grantee, an Easement for the purpose of constructing and maintaining a public highway over and upon, and through the described property herein. This Easement shall be in full force and effect until such highway is abandoned by proper action of Hyde County, South Dakota. The Easement shall be binding upon the heirs, lessees, successors, or assigns of the respective parties hereto.
Recorded August 28, 2001, at 4:30 PM, in Book 29 MS, page 303.

17. Memorandum of Easement dated July 9, 2001, between Elizabeth (Betty) Misterek, Dale E. Misterek, Shirley A. Helgesen, Alfred S. Helgesen, Alice F. Englund, "Grantors" and Clipper Windpower, Inc., "Clipper", whereby Grantors grant to Clipper, the property on the terms and conditions set forth in the Agreement as to the that certain real property described herein.
Recorded January 2, 2002 in Book E-3, page 448.

18. Patent - Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of Courts; and there is reserved from the land hereby granted, a right of way thereon for ditches or canals constructed by the Authority of the United States.

19. The land shall not be deemed to include any house trailer, manufactured home, mobile home or mobile dwelling on the land.

20. Section line highways by operation of law, South Dakota Code 31-18-1, and unrecorded underground easement, if any.

21. Any right, title or interest in any minerals, mineral rights, or related matters, or rights of access and egress,

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including but not limited to oil, gas, coal, and other hydrocarbons.

End of Schedule B.

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