

COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data for reference only:

Issuing Agent: Titles of Dakota
Issuing Office: Aberdeen, SD
ALTA® Universal ID: 0002651
Commitment No.: 79256-TI
Issuing Office File No.: 79256-TI
Property Address: N/A, SD

SCHEDULE A

1. Commitment Date: December 30, 2020 at 05:00 PM
2. Policy to be issued:
 - a. ALTA Owners Policy (06/17/06)
Proposed Insured: Brad Engelhart
Proposed Policy Amount:
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:

Brad Engelhart
5. The Land is described as follows:

Southeast Quarter of Section 35, Township 127 North, Range 63 West of the 5th P.M., Except Lot H-1 thereof, Brown County, South Dakota

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SCHEDULE A
(Continued)

Darla Nelson

Darla Nelson
Title Examiner

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *Mark Bilsby* President

Attest *David Wold* Secretary

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COMMITMENT FOR TITLE INSURANCE

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.
5. The proposed insured has not been submitted at this time to our company, and is subject to approval by the company. NOTE: This should not be used for sale or mortgage purposes on said premises, as further requirements may be requested.
6. 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 value of the property as collateral. Proposed Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
7. Procure and record a deed from Brad Engelhart.

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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 liens, 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. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Subject to any taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Real Estate Taxes for the year 2019, payable in 2020, in the amount of \$2,414.23, are paid in full. (Parcel Key #20420) (Parcel ID #373512763SE0000)

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SCHEDULE B
(Continued)

9. RESERVATIONS as contained in that certain Patent, dated July 20, 1887, executed by the United States to John P. Badgley; covering Southeast Quarter of Section 35, Township 127 North, Range 63 West of the 5th P.M., Brown County, South Dakota; filed for record on October 31, 1887 at 3:00 P.M. in Book 23, Page 116 records of said county as follows: "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 also subject to the right of the proprietor of a vein or lode to extract and to remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law."
10. WARRANTY DEED, dated May 12, 1956, executed by John B. Forsting to The State Of South Dakota, of Pierre, South Dakota.; filed for record May 18, 1956 at 11:00 A.M. in Book 151, Page 147 records of said county conveying a strip of land over and across the SE 1/4 of 35-127-63, in Brown County, South Dakota, more particularly described as follows: Lot H-1 in the SE 1/4 of Section 35, Township 127 North, Range 63 West of the 5th P.M., in Brown County, South Dakota; as shown by Plat made by H.C. Kempfer, Registered Land Surveyor, under date of October 14, 1955; said Plat to be filed in the office of the Register of Deeds, Brown County, South Dakota. Said Lot H-1 contains 4.04 acres more or less. (SHOWN FOR REFERENCE)
11. Statutory easement for highway along the section line bounding the land herein described.
12. Subject to any setback lines and utility easements that may exist.

END OF SCHEDULE B

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PLAT OF LOT HI. SE 4 35.127.63

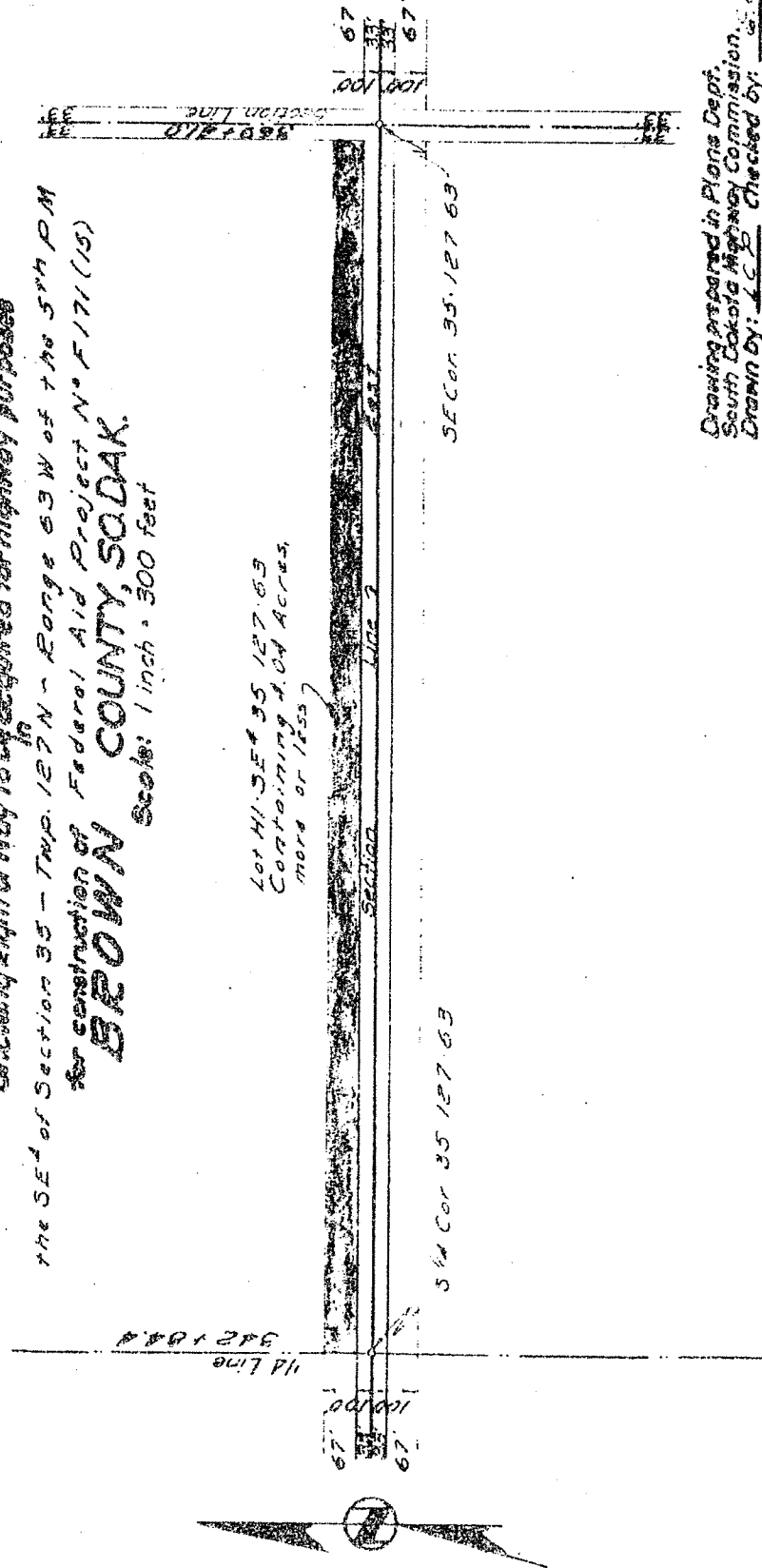
Showing Right of Way to be acquired for highway purposes

the SE 4 of Section 35 - Twp. 127 N - Range 63 W of the 5th PM
for construction of Federal Aid Project N° F 171 (15)

BROWN COUNTY, S.DAK.

Scale: 1 inch = 300 feet

Lot HI. SE 4 35.127.63
Containing 4.04 Acres,
more or less



SE 4 Cor 35.127.63

SE 4 Cor 35.127.63

Drawing prepared in Plans Dept.
South Dakota Highway Commission.
Drawn by: L.C.B. Checked by: G.A.
Date: 9/13/55

SURVEYORS CERTIFICATE

H. C. REMPFER

Registered Land Surveyor, do hereby certify that, at the direction of the
South Dakota State Highway Commission, I have surveyed the tract of land as shown on the above plat and such
tract shall be hereafter known by the lot number designated above. The location and dimensions of the tract
are as shown on this plat. In witness whereof, I have set my hand and seal this _____ day of
MAY 18 1955 A. D., 19

the N. C.

SEAL