



Grue Abstract Company

THE TITLE RESOURCE NETWORK

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Webster, SD 57274
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August 20, 2024

Delaney, Nielsen & Sannes, P.C.
Attn: Pam Richards
520 2nd Avenue East, PO Box 9
Sisseton, SD 57262

File No.: SD-2438490

Re: Parcel I: The Southwest Quarter (SW1/4) of Section 17, Township 120 North, Range 54 West of the 5th P.M., Day County, South Dakota.

Parcel II: The Northeast Quarter (NE1/4) of Section 19, Township 120 North, Range 54 West of the 5th P.M., Day County, South Dakota.

Dear Pam Richards,

We have reviewed the records for the above described property and as of the effective date of August 16, 2024 at 07:00 AM, we find the owner to be The Heirs and Devisees of Ann M. Pingle, deceased.

Subject to the following:

1. The 2023 Real Estate Taxes due and payable in 2024 in the amount \$2,818.22 are paid in full. Tax ID # 54.117.3000. (Parcel I)
2. The 2023 Real Estate Taxes due and payable in 2024 in the amount \$2,733.54 are paid in full. Tax ID # 54.119.1000. (Parcel II)
3. No open Mortgages found of public record.
4. No judgments found of public record.
5. An Easement for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: WEB Water Development Association, Inc., a corp.
Purpose: Rural Water System. (Parcel II)
Recorded: June 27, 1988, in Book B-97 of Misc., on page 221, Records of Day County, S.D.
6. An Easement for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Northwestern Bell Telephone Company, a corp.
Purpose: Buried Inter-Exchange Facility Easement.
Recorded: Feb. 2, 1989, in Book B-98 of Misc., on page 360-361, Records of Day County, S.D.
7. An Easement for Waterfowl Management Rights as created by and subject to terms, covenants and conditions as set forth in the grant recorded April 29, 1994, in Book B-110 of Miscellaneous on pages 741-744, Records of Day County, South Dakota.
8. Certified Land Corner Record dated August 8, 2016, filed on October 14, 2016 and recorded in Book 2 of Corner Records on page 81. (Parcel II)

9. Certified Land Corner Record dated August 8, 2016, filed on October 14, 2016 and recorded in Book 2 of Corner Records on page 82. (Parcel II)
10. Certified Land Corner Record dated August 8, 2016, filed on October 14, 2016 and recorded in Book 2 of Corner Records on page 83. (Parcel II)
11. Option Agreement for Easement dated April 1, 2014, executed by Ann M. Pingle to Otter Tail Power Company and Montana-Dakota Utilities Co, a Division MDU Resources Group, Inc., filed on May 20, 2014 and recorded in Book B156 of Miscellaneous on page 50. (Parcel II)
12. Electric Line Easement dated November 16, 2015, executed by Ann M. Pingle to Otter Tail Power Company and Montana- Dakota Utilities Co., a Division of MDU Resources Group Inc., filed on January 21, 2016 and recorded in Book B159 of Miscellaneous on page 459. (Parcel II)
13. Rights of the public in and to the section line right-of-way.

This report is not a title insurance policy. It is not to be used for sale or mortgage purposes, but for informational purposes only. Grue Abstract Company disclaims any liability with respect to this information report except to the extent of the cost hereof, \$250.00

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Kim Bell