

TITLE REPORT

We hereby report as of the 17th day of January, 2019, at 8:00 a.m., that we have searched the records in the Courthouse at Sisseton, in the County of Roberts, State of South Dakota, as to the real property described as follows and find:

Parcel #1: N½NW¼ except Lot H-1; S½NW¼ and SW¼, all in Section 21, Township 128 North, Range 48, West of the 5th P.M., Roberts County, South Dakota.

Parcel #2: NE¼SE¼ of Section 29, Township 128 North, Range 48, West of the 5th P.M., Roberts County, South Dakota.

Parcel #3: NE¼ of Section 33, Township 128 North, Range 48, West of the 5th P.M., Roberts County, South Dakota.

ABSTRACTER'S NOTE: In the event title insurance is issued, an Affidavit of Possession must be recorded to cure the defects that have occurred in the chain of title.

Title is vested as follows: **Alfred Scharnberg, as Trustee of the Revocable Living Trust dated November 7, 2002.**

We also find the following outstanding mortgages and easements:

- 1. Right of Way Easement granted to Sully Buttes Telephone Cooperative, Inc., to construct, operate and maintain a telephone line or system over, across and through the SW¼ of 21-128-48, as set forth in document recorded July 7, 1983 at 11:35 a.m., in Book M-49 of Miscellaneous Records, page 186.**
- 2. Vested Drainage Rights as set forth in documents recorded in Book M-59 of Miscellaneous Records, pages 901-902; and in Book M-59 of Miscellaneous Records, pages 917-918.**
- 3. Right of Way Easement granted to Lorne Scharnberg, Trustee of the Alfred Scharnberg Revocable Living Trust, et al, to construct and maintain a drain tile system over, across and through the NE¼SE¼ of 29-128-48 and the NE¼ of 33-128-48, and other land, as set forth in document recorded December 15, 2015 at 9:10 a.m., in Book M-87 of Miscellaneous Records, page(s) 301-307.**
- 4. Alfred Scharnberg Revocable Living Trust dated November 7, 2002, recorded November 12, 2002 at 11:00 a.m., in Book M-69 of Miscellaneous Record, pages 325-334.**

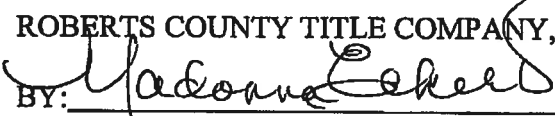
Taxes: 2018 Real Estate Taxes in the amount of \$10,349.28, now due and payable. First half due April 30, 2019 in the amount of \$5,174.64 is unpaid. Second half due October 31, 2019 in the amount of \$5,174.64 is unpaid. Tax ID #8906, #7781, #7780 and #7782.

Special Assessments: NONE

We have also searched the records for Judgments, State and Federal Tax liens, Mechanic's Liens and County Aid Liens levied against: Alfred Scharnberg, as Trustee of the Revocable Living Trust dated November 7, 2002.

And Find the Following: NONE

ROBERTS COUNTY TITLE COMPANY, INC.

BY: 

Madonna Eckert

The charges for this service will not include supplemental reports, re-checks or other services. Our liability is limited to the cost of this Title Report.