



418 Sixth Street  
Brookings, SD 57006  
PH: 605-696-0100  
BrookingsCountyTitleCo.com

## **Pre-Auction Report**

**Owner:** The Bean Dahl Family Revocable Trust and The Wendy Kay Dafoe and Wayne Alan Dafoe Revocable Trust

### **Legal Description:**

The West Half (W $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section One (1), Township One Hundred Ten (110) North, Range Fifty-one (51) West of the 5th P.M., Brookings County, South Dakota

### **EXCEPTIONS:**

- 1. Real Estate Taxes for 2023 payable in 2024 as shown below, Real Estate Taxes for all subsequent years, and any Special Assessments hereafter levied. (1st installment due April 30 & 2nd installment due October 31) Parcel/Record No. 06000-11051-014-05: 1st  $\frac{1}{2}$ : \$712.96 paid; 2nd  $\frac{1}{2}$ : \$712.96 paid**
- 2. No title examination was made regarding and no coverage is afforded hereunder for the minerals or the mineral estate underlying, associated with, or severed from the land described in Schedule A, if any, including rights and easements granted or reserved along therewith or arising by operation of law**
- 3. Certified Land Corner Record. Recorded in Book 1 of Corner Records, Page 18.**
- 4. Vested Drainage Right. Dated June 30, 1992 and recorded June 30, 1992 in Book 127 of Miscellaneous, Page 851.**

VESTED DRAINAGE RIGHT FORM

1. Claimant of Vested Drainage Right:

Name DAHL Jim DAHL FARMS  
(Last) (First) (Middle)

851

Address RR3 Box 195  
Political Subdivision or Company name (if applicable)

City Brookings State SD Zip Code 57006

Co-Owner or Other Interest Owner:

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

2. A. State the legal description of the land from which the water is drained:

SE 1/4 of Sec. 01, Twp 110 Rg. 51 in the County of Brookings

B. State the legal description of the land onto which the water is drained:

SE 1/4 of Sec. 01, Twp 110 Rg. 51 in the County of Brookings

C. State the legal description of the land for which the drainage right is claimed, if different from A, through a prescriptive right:

\_\_\_\_\_ of Sec. \_\_\_\_\_, Twp \_\_\_\_\_ Rg. \_\_\_\_\_ in the County of \_\_\_\_\_

3. The man made modifications consist of Ditch (i.e. drain tile, ditch, levee, dike etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3ft. deep and 80ft. long):

Note: If drainage improvements are difficult to describe in sections 3-5, show them on an attached ASCS/SCS map.

1 ft. Deep, 4 ft Wide, 60 rods Long

4. State the general course and direction of the water flow by means of the drainage right:

South

5. State the general course and direction of the natural flow:

A.  Same as section 4; or

B. \_\_\_\_\_

6. State any facts you believe relevant to the vested drainage rights:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. The claimed drainage right has existed since:

A. 1 52; or  
Month Day Year

B. Unknown

STATE OF SOUTH DAKOTA; COUNTY OF BROOKINGS

LED THIS 30 DAY OF June 1992 AT 2:30 O'CLOCK P

Amel Steud PAGE 851-852

REGISTER OF DEEDS BY DEPUTY

Dated this 30 day of June, 1992

Jim Dahl  
\_\_\_\_\_  
Signatures of claimants

State of SD )  
County of Brookings ) SS

On this 30 day of June 1992, before me, Amel Steud  
the undersigned officer, personally appeared Jim Dahl  
known to me or satisfactorily proven to be the person whose name(s) is subscribed to the within instrument and  
acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Amel Steud  
Notary Public  
\_\_\_\_\_  
Notary Public

My commission expires AUG 17 1992



CERTIFIED LAND CORNER RECORD

County of Brookings, State of South Dakota

Section 1, Township 110, Range 51, Meridian 5TH

CERTIFICATION:

I hereby certify that on the 10TH day of JANUARY, 1996, that I did find/establish the SOUTH QUARTER CORNER SECTION 1-110-51 which was evidenced by PROPORTIONATE MEASUREMENT BETWEEN CORNERS

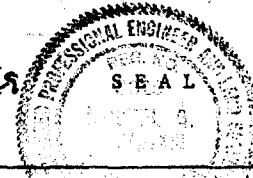
I further certify that to perpetuate the location of said corner I did, at the exact location thereat, place a permanent monument consisting of 5/8" x 18" REBAR

I further certify that I did establish the following references \_\_\_\_\_

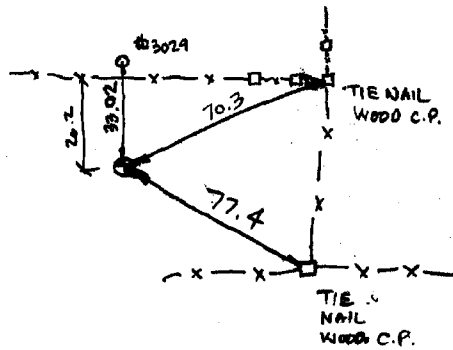
NOTE: BECAUSE OF FROZEN GROUND CONDITIONS THE CORNER BEING RECORDED WAS ESTABLISHED BY FOUND MONUMENTS OR BY AN APPARENT LOCATION BEING SUPPORTED BY EXISTING ROADWAYS AND FENCELINES. THE SEARCH FOR STONES AND OTHER MONUMENTS UNDER EXISTING ROADWAYS WAS NOT POSSIBLE BECAUSE OF FROZEN CONDITIONS.

Date January 27, 1996

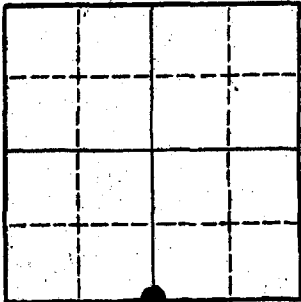
Daniel A. Norman  
Registered Land Surveyor No. 3029



SKETCH: Show course and distance to adjacent corners if determined in this survey. Reverse side may be used.



SECTION 1 DIAGRAM  
(To be completed by Surveyor)



LEGEND:  
● Corner Location

OFFICE OF REGISTER OF DEEDS

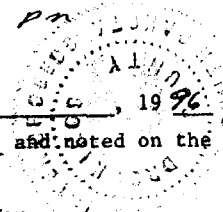
County of Brookings  
State of South Dakota

Filed for the record this 6th day of Feb, 1996  
in Corner Record Book No. 1 Page 18 and noted on the following cross-index plats:

Cross Index No. \_\_\_\_\_, T \_\_\_\_\_, R \_\_\_\_\_, Mer. \_\_\_\_\_  
\_\_\_\_\_, T \_\_\_\_\_, R \_\_\_\_\_, Mer. \_\_\_\_\_  
\_\_\_\_\_, T \_\_\_\_\_, R \_\_\_\_\_, Mer. \_\_\_\_\_  
\_\_\_\_\_, T \_\_\_\_\_, R \_\_\_\_\_, Mer. \_\_\_\_\_

Register of Deeds: Daniel A. Norman By: \_\_\_\_\_

DANIEL A. NORMAN, Surveyor, Sioux Falls, SD 57103  
Chg - \$5.00



133040