

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

Pre-Auction Report

Effective Date: February 21, 2025

Owner: Randy Novak

Legal Description:

TO BE PLATTED AS: Novak Addition in the Northeast Quarter (NE½) of Section Fifteen (15), Township One Hundred Eleven (111) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota

EXCEPTIONS:

- 1. Real Estate Taxes for 2024 payable in 2025 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. 01000-11149-151-00: 1st ½: \$1,443.44 paid; 2nd ½: \$1,443.44 paid **Parent parcel**
- 2. Sioux Valley Southwestern Electric-Utility Easement. Dated February 14, 2021 and recorded April 6, 2021 in Book 191 of Miscellaneous, Page 898.
- 3. Utility Easement-Brookings-Deuel Rural Water. Dated March 18, 1992 and recorded April 6, 1992 in Book 125 of Miscellaneous, Page 743.
- 4. Subject to Highway Right of Way Plat recorded September 21, 1956 in Book 6, page 98

My Commission expires: 3-6-2000

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6 of april 10 theme
RICHT-OF-WAY EASEMENT
PRIGHT FOR TOP TO A SERVICINE
KNOW ALL MEN BY THESE PRESENTS:
That in consideration of One (\$1.00) Dollar and other good and valuable consideration paid to
Rodney Foster. And hereinafter referred to as GRANTOR, by BROOKINGS-DEUEL RURAL WATER SYSTEM, INC., hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove the water pipes, connections, valves, and all other devices used in connection with the operation of a rural water system, over, under, across and through the land of the GRANTOR, situated in Brookings. County. State of South Dakota, said land being described as follows:
The Northeast Quarter (NE1/4) of Section Fifteen (15), Township One Hundred Eleven (111) North, Range
Forty-nine (49) West of the 5th P.M.

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns for the purposes of this easement.
The easement shall be thirty (30) feet in width, the center line of which is described as follows: Fifteen (15) feet on either side of the center line of the pipeline as constructed, and insofar as possible the center line shall be Fifteen (15) feet inside of the fence line which fence line is the boundary of the property of the GRANTORS.
The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE convenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.
GRANTEES agree that they will, following any excavation for pipeline, return the premises to their former condition as is reasonably possible at no expense to GRANTORS.
The grant and other provisions of this agreement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.
IN WITNESS WHEREOF 19 the GRANTORS have executed this instrument this 1648th. day of
+ () String (For C) (SEAC)
STATE OF SOUTH DAKOTA)
County of Brookings)
On this the 18th day of March 19 92 before me, Patrick N. Gilligan
the undersigned officer, personally appeared Rodney Foster
known to me or satisfactorily proven to be the person whose name
is
thatheexecuted the same for the purposes therein contained.
IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public, State of South Dakota

Prepared By: Sioux Valley Energy Ryan Olson, R.O.W./Staking Engineer P.O. Box 216, Colman, SD 57017 (605) 534-3535



STATE OF SOUTH DAKOTA } SS **Brookings County**

Filed for Record on 4/6/2021 at 1:30 PM and Recorded in Book MI191 Pg 898 Document #FB289777

Recording Fee: \$30.00 Page: 1 of 1

RIGHT - OF - WAY EASEMEN

Deputy

Register of Deeds

Map No. 002-4-015-01

KNOW ALL PERSONS BY THESE PRESENTS, that we the undersigned, (whether one or more) Rodney D. Foster Trust , for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto SIOUX VALLEY SOUTHWESTERN ELECTRIC, a Cooperative, whose Post Office address is Colman, South Dakota, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Brookings, State of South Dakota and more particularly described as follows: The East 25' excluding public Right of Way of the NE1/4 of Section 15 Township 111 North, Range 49 West of the 5th P.M., and to place, construct, operate, repair, maintain, relocate, and replace thereon a distribution line or system on or under the above described lands and or in, upon or under all streets, roads, or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Cooperative may from time to time deem advisable, to cut, trim and control the growth of trees and shrubbery to the extent necessary to keep same clear of said electric line or system and to cut down from time to time all dead, weak, leaning, or dangerous trees that are tall enough to strike the wires in falling; to keep the easement clear of all buildings, structures, or other obstructions.

The undersigned agree that all poles, wires, and other facilities, including any main service entrance equipment, installed in, upon, or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The Cooperative agrees to pay the Grantor reasonable damages for any damage resulting from any underground installation or maintenance thereof.

The undersigned covenant that they are the owners of the above described lands and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that whenever necessary words used in this instrument in the singular shall be construed to read in the plural.

K.P. Fost	IN WITNESS WHEREOF, the undersigned set their hand and seal this May of the , 20	<u>121</u>
Rick Now		
	STATE OF South Dakota	
	County of <u>Brookings</u>)	
	On this May of Feb., 2021, before me Rick of A Notary Public within a for said County and State, personally appeared Rick of the World of Peder known me to be the person(s) described in, and who executed the within and foregoing instrument a acknowledged to me that he executed the same.	ind i to ind
	(SEAL) RYAN J. OLSON	

SOUTH DAKOTA

My commission expires 05-17-2022

Dublic, State of South Dakota

	PLAT OF LOT HI-NE ⁴ 15-111-49
	Showing Right of Way to be acquired for highway purposes
97.476	the NE® of section IS -TWD IIIN - RABW of the 5th P.M. for construction of Federal And Project 5 64 (II) BROOKINGS COUNTY, SO.DAK. Scole: I inch • 300 feet
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3	NE cor 15-111-49 NE cor 15-111-49
32	Section to Sant 3
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	Lot HI NET IS -III - 49' Containing 1.24 Rores more or less
1	more or less
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1	Drawing prepared in Plans Dept. South Device Hapmay Commission. Drawn by: Twice Checked by: Date: 4-14-5 Checked by:
	Date: 4-15-56
1	SURVEYORS CERTIFICATE Period by Victoria, Charactery of the Section of the Secti
	Supreyors CEPTIFICATE South Dakedo State Highway Commission I, have seen the tract of land as shown on the above plat and such tract _ about to the south Dakedo State Highway Commission I, there surveyed the tract _ or land as shown on the above plat and such tract _ should be beneather known by the lat humber_ designated above. The locating agg dimensions of the tract _ are as glower on the plat. In mitness, whereas, I have set my hand and and this _ and _
	tract shall be hereafter known by the lot number designated above. The location and dimensions of the tract
	40, 756 h. O
SEAL	REGISTERED IND SUPEROR.
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	. CERTIFICATE BY OWNER N. A. Zellinghuiren and Sila N. Zellinghuisen Continuis 15 Rept. 111 North 109 Kest
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2	CERTIFICATE BY OWNER SENTANCE STATE OF OWNER A Tellinghuism and Sila N. Tellinghuism County, South Debeto, to hereby join in and express the survey and plot of the load and the highery or road as represented and shown on the above plot; and the load therein processing and shown on the above plot; and the load therein represented and debetograde on LOT 325. So shown and represented by soid survey and plot, is been by intended for and dedicated to the public forta public high-may and road, but this dedication should not be taken to be a grant or dendring of the face of soid highery or road as shown on said plot. Witness Dasks. hand 2. and seal 2. this (SEAL) (SEAL) ACKNOWLEDSEMENT OF OWNER.
ā	CERTIFICATE BY OWNER No. 4. Tallianchuinen and Sila N. Tallianchuinen Section 15 of the 15 Country South Dakota The 15th 15 N. Tallianchuinen and Sila N. Tallianchuinen South South Dakota Country, South Dakota, do hereby join in ord approve the survey and plot of the load the highway or road are presented and shown on the above plot; and the load therein represented and designated and taking and talk, is benefity intended for and definitioned to the public highway and road, but this dedication shall not be taken to be a grant or donation of the fee of said highway or road are shown on said plot. Nitness Dako. hand 1 and small 2 this 25th day or 3017 (CEAL)
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