



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

Pre-Auction Report

Effective Date: April 25, 2025

Owner: Kathy Kenyon Living Trust, dated April 13, 2015, and any amendment thereto

Legal Description:

The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-five (35), Township One Hundred Seventeen (117) North, Range Forty-eight (48), West of the 5th P.M., Deuel 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. 2773: 1st $\frac{1}{2}$: \$490.11 paid; 2nd $\frac{1}{2}$: \$490.11 unpaid
2. **Land Grant-Reservations, exceptions and conditions, if any, in the Act of Congress approved March 3, 1857 and in Acts amendatory thereto, authorizing the Land Grant for the Land in Section 35, Township 117 North, Range 48 West to the Territory and future State of Minnesota to aid in constructing a railroad**
3. **Wind Lease Easement and Agreement, dated April 6, 2016 and recorded April 28, 2016 in Book 2016 of Miscellaneous, Page 3170.**
 - i) **First Amendment to Wind Lease and Easement Agreement. Dated: October 8, 2019 and recorded October 21, 2019 in Book 2019 of Miscellaneous, page 3326**
 - ii) **Assignment and Assumption Agreement. Dated October 22, 2019 and recorded October 29, 2019 in Book 2019 of Miscellaneous, page 3335**