



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

Pre-Auction Report

Effective Date: May 9, 2025

Owner: Alvin G. Nielsen and Judy K. Nielsen, husband and wife

Tract 1 Legal Description:

The East Half of the Fractional Northwest Quarter (E½Fr. NW¼) of Section Thirty (30), Township One Hundred Fourteen (114) Range Forty-eight (48) West of the 5th P.M., Deuel County, South Dakota

TRACT 1 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. 919: 1st ½: \$838.76; 2nd ½: \$838.76
2. Memorandum of Wind Lease & Easement Agreement, dated July 26, 2016 and recorded August 30, 2016 in Book 2016 of Miscellaneous, Page 3405.

Memorandum of Assignment and Assumption Agreement. Dated September 10, 2021 and recorded September 23, 2021 in Book 2021 of Miscellaneous, page 3159

Grant of Easements. Dated September 7, 2021 and recorded September 27, 2021 in Book 2021 of Miscellaneous, page 3166
3. Utility Easement. Dated April 10, 1974 and recorded March 15, 1975 in Book 29 of Miscellaneous, Page 388.
4. Utility Easement. Dated August 31, 1960 and recorded October 6, 1960 in Book 22 of Miscellaneous, Page 299.
5. Permit for Ditch and Cut slopes, dated March 12, 1949 and recorded April 8, 1949 in Book 19 of Miscellaneous, Page 82.

****Note: Nielsen's own more than the legal description indicated above****