



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

Pre-Auction Report

Effective Date: July 29, 2025

Owner: Robert C. Johnson and Rosalie A. Johnson, husband and wife, as joint tenants with right of survivorship and not as tenants in common

Legal Description:

Lots Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25) in Block Eleven (11) of Mathews and Scobey's Addition to the Town, now City, of Brookings, Brookings County, South Dakota.

EXCEPTIONS:

1. A Termination of the Joint Tenancy of Rosalie A. Johnson accompanied by a certified death certificate, must be properly executed and recorded.
2. An affidavit of possession must be properly executed and recorded By the Sellers (regarding the Life Estate of Augusta C. Smith that was not terminated after her death in 1978) in accordance with SDCL 43-30-1, 43-30-7, 43-30-8 and laws amendatory thereto. (Lots 22-23)
3. 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. 40325-01100-022-00: 1st ½: \$685.69 paid; 2nd ½: \$685.69 paid (Lots 22-23)

Parcel/Record No. 40325-01100-024-00: 1st ½: \$775.60 paid; 2nd ½: \$775.60 paid (Lots 24-25)

4. Subject to all private, public, and/or utility easements, public roadway right-of-ways, and rights of third parties, if any, created or depicted by the plat recorded in Book 1 of Plats, Page 61, or now in use.