

Transaction Identification Date: N/A

Issuing Agent: Mark Purintun

Issuing Office: Purintun Abstract & Title, LLC

Issuing Office's ALTA® Registry ID: 1057941

Loan ID Number: N/A

Issuing Office File Number: 9581-2025

Property Address: N/A

SCHEDULE A COMMITMENT

1. Commitment Date: October 22, 2025 at 7:59 AM

2. Policy to be issued: **TO BE DETERMINED**

a. 2021 ALTA® Owner's Policy

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured:

b. 2021 ALTA® Loan Policy

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured:

c. (enter text here) ALTA® (enter text here) Policy

Proposed Insured:

Proposed Amount of Insurance:

The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

An undivided one-half interest unto the Kenneth D. Strickler Family Trust, dated July 28, 2012, and an undivided one-half interest unto the Eileen Strickler Survivor's Trust, dated July 28, 2012, and, as disclosed in the Public Records, has been since October 11, 2012 at 10 AM

5. The Land is described as follows:

Government Lots One (1) and Two (2) and the East Half of the Northwest Quarter (E½NW¼), [also described as the Northwest Quarter (NW¼)], Section Thirty-One (31), Township One Hundred Ten (110) North, Range Fifty-Seven (57) West of the 5th P.M., in Kingsbury County, South Dakota, and

The Northeast Quarter (NE¼) in Section Thirty-One (31), Township One Hundred Ten (110) North, Range Fifty-Seven (57) West of the 5th P.M., in Kingsbury County, South Dakota.

SCHEDULE B I COMMITMENT REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Complete and return all enclosed affidavits.

FURTHER REQUIREMENTS TO BE DETERMINED

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

SCHEDULE B II

COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

01. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
02. Coverage of this Commitment extends only to filings in the records of the Register of Deeds, Treasurer and Clerk of Court of Kingsbury County, South Dakota. Search was not made of filings in the central office of the Secretary of State of South Dakota. Any filings in the central office of the Secretary of State of South Dakota are not covered by this Commitment.
03. Rights or claims of parties in possession not shown by the public records. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water; any right, title or interest in any minerals, mineral rights, or related matters.
04. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
05. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
06. The real estate described in this Commitment/Policy shall not be deemed to include and no search has been made in regard to any house trailer, mobile home or manufactured home standing on the premises. Subsequently, we are not liable for and shall be held harmless against any liens, judgments and/or taxes, current or delinquent, that would apply to the same.
07. Easements, claim of easements or encumbrances, including unrecorded underground easements, if any, which are not shown by the public record.
08. 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 easement granted or reserved along therewith or arising by operation of law.
09. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
10. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
11. Any service, installation or connection charge for sewer, water or electricity.
12. Subject to right, title or interest claimed by any lessee or tenant, or by any assignee(s) of the same, in any portion of the subject property by virtue of an unrecorded lease, agreement or memorandum thereof, including, but not limited to, any option to renew, option to purchase, and restriction against another business of the same nature.
13. Real Estate Taxes and Special Assessments, if any, for the year 2025 and subsequent years which constitute a lien but are not due and payable.
14. Section-line highways by operation of law, SDCL 31-18 and/or any road by SDCL 31-3.

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15. Subject to any setback lines and utility easements that may exist.
16. If a portion of the property contains wetlands which may be subject to federal, state or local regulations, the right to use or improve these wetlands is excepted herein.
17. Terms, conditions, duties and obligations of Warranty Deed filed October 5, 1942 at 3:30 PM and recorded in Book 67 of Deeds, on page 242, which covers the E 100' of NE¼ of 31-110-57 and reserves the rights of way for irrigation ditches, canals, etc., as provided by SDC 61.0147, and reserves rights relating to deposits of coal, ores, metals, and other minerals, asphaltum, oil, gas, and other like substances, as provided by SDC 15.0501 and SDC 55.0203.
18. Terms, conditions, duties and obligations of Grant of Right of Way to County granted to Kingsbury County, South Dakota, filed May 12, 1960 at 4 PM and recorded in Book 19 of Misc., on page 198, for a strip of land seventeen feet wide and running from north to south along the entire NE¼ of 31-110-57 and adjoining the present County Highway that now exists.
19. For Parcel DOE# 2264, 2024 Real Estate Taxes due and payable in 2025 in the amount \$2200.98 are paid in full. For Parcel DOE# 2265, 2024 Real Estate Taxes due and payable in 2025 in the amount \$1978.14 are paid in full.

No. 3370

KINGSBURY

GRANT OF RIGHT OF WAY TO COUNTY

KNOW BY ALL THESE PRESENCE: That I,

EARL STRUB
Lillie Hillestead

being one of the owners of separate parcels of land lying ^{east} ~~west~~ and adjacent to a public highway known as Proj. 14 running north and south between Miner Co. South Dakota, do hereby give, grant, dedicate and quit claim unto said County of Kingsbury, State of South Dakota an easement or right of way for the construction, improvement, operation and maintenance of a public road upon and across the following land lying and being situated in the County of Kingsbury, and the State of South Dakota, to-wit:

A strip of land (17) seventeen feet wide and running along the entire Northeast $\frac{1}{4}$ Section 31-Township 110-Range 57. The seventeen feet are adjoining the present County Hwy. that now exists. This strip of land begins approximately (33) thirty three feet from center line of the present highway and extends to the east or the west of the now existing right of way and runs from the north to the south.

To have and to hold the said easement or right of way unto the said County of Kingsbury, State of South Dakota, for public road or highway purposes, so long as the same shall be used, operated and maintained as a public highway; and the grantors hereby dedicate their respective interests in said strip of land to public use for such purposes.

The grantors herein expressly limit the grant and quit claim of this easement or right of way to their respective interests in those parcels of land across which the above described strip of land lies.

The grantors herein for the purposes and considerations herein above contained and expressed, do hereby join in the grant of this easement or right of way, and in this dedication to public use, for the purpose of relinquishing any right and homestead which we may or might have.

EARL STRUB

State of South Dakota)
County of Kingsbury } ss.

On this 7 day of July, 1958, before me, the undersigned, the following person

appeared, Earl Strub, to me known to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

(SEAL)

PRESTON OLIVER

My commission expires Oct. 13, 1959 Notary Public in and for the State of South Dakota

BORROW PERMIT

KNOW ALL MEN BY THESE PRESENT: That I, EARL STRUB
Lillie Hillestead of the County of Kingsbury, State of South Dakota, hereby do dedicate unto the County of Kingsbury, State of South Dakota the right to take materials, consisting of rock, gravel, sand and earth from any portion of the hereinafter described tract of land, for the purpose of construction, maintaining and repairing highways, at any and all time from date hereof until

together with the right to operate necessary equipment thereon and right of ingress and egress for the purpose of removing said materials therefrom, to the right of way of

County Road No. 14 said tract of land being situated in the County of Kingsbury, State of South Dakota, and described as follows:

Situated along the entire east length of the Northeast $\frac{1}{4}$ -Section 31-Township 110-Range 57.

In witness whereof I have hereunto set my hand and seal this 7 day of July, A. D. 1958.

EARL STRUB

State of South Dakota)
County of Kingsbury } ss.

On this 7 day of July, 1958, before me, the undersigned, the following person appeared

Earl Strub to me known to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same.

(SEAL)

PRESTON OLIVER

My commission expires Oct. 13, 1959 Notary Public in and for the State of South Dakota

Filed for record the 12 day of May A.D. 1960, at 4 o'clock P. M. and recorded in Book 19 of Miscellaneous Records, on page 198

A. N. RUSSETT

Register of Deeds, Kingsbury County, S. D.

By Clara T. Nelson, Deputy

Owner Information

KENNETH D STRICKLER FAMILY TRUST
EILEEN STRICKLER SURVIVORS TRUST
3408 E 41ST ST
SIOUX FALLS SD 57103,

Payment Information

Payment Status	Paid
Last Payment Date	03/24/2025
Amount Paid	\$2,200.98
Total Due	\$0.00

Parcel Information

Parcel Number	002264
Year	2024
Property Type	Current Tax
Address	STR 31-110-57
Description	NE 31-110-57

Tax Information

First Installment	Tax	\$1,100.49
Due: 04/30/2025	Penalty	\$0.00
	Interest	\$0.00
	Paid	\$1,100.49
	Balance	\$0.00
Second Installment	Tax	\$1,100.49
Due: 10/31/2025	Penalty	\$0.00
	Interest	\$0.00
	Paid	\$1,100.49
	Balance	\$0.00
Current Amount Due:		\$0.00

Owner Information

KENNETH D STRICKLER FAMILY TRUST
EILEEN STRICKLER SURVIVORS TRUST
3408 E 41ST ST
SIOUX FALLS SD 57103,

Payment Information

Payment Status	Paid
Last Payment Date	03/24/2025
Amount Paid	\$1,978.14
Total Due	\$0.00

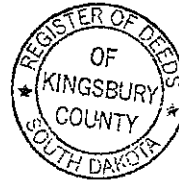
Parcel Information

Parcel Number	002265
Year	2024
Property Type	Current Tax
Address	STR 31-110-57
Description	NW 31-110-57

Tax Information

First Installment	Tax	\$989.07
Due: 04/30/2025	Penalty	\$0.00
	Interest	\$0.00
	Paid	\$989.07
	Balance	\$0.00
Second Installment	Tax	\$989.07
Due: 10/31/2025	Penalty	\$0.00
	Interest	\$0.00
	Paid	\$989.07
	Balance	\$0.00
Current Amount Due:		\$0.00

Prepared by:
Thompson Law, P.C.
5027 S. Western Ave, Suite 100
Sioux Falls, SD 57108
(605) 362-9100



STATE OF SOUTH DAKOTA }
Kingsbury County } ss

FEE \$ 30.00
RECORDED
INDEXED
COMP.

035215

Filed for record the 11 day of
October A.D., 2012 at 10 o'clock
and minutes A M, and recorded in
Book 112 of Deeds
on page 1042
Caryn G. Horner
Register of Deeds
By Kim Martens
Deputy

TRUSTEE'S DEED

Eileen Strickler, Trustee of the KENNETH & EILEEN STRICKLER LIVING TRUST, dated February 20, 2008, and any amendments thereto, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, does hereby grant, convey, transfer, assign and release a one-half interest unto Eileen Strickler and Kevin Strickler, Trustees, or their successors in trust, under the KENNETH D. STRICKLER FAMILY TRUST, dated July 28, 2012, and any amendments thereto, of 211 N. Ottawa Street, Iroquois, South Dakota 57353; and a one-half interest unto Eileen Strickler and Kevin Strickler, Trustees, or their successors in trust, under the EILEEN STRICKLER SURVIVOR'S TRUST, dated July 28, 2012, and any amendments thereto, of 211 N. Ottawa Street, Iroquois, South Dakota 57353, Grantees, all of the right, title and interest acquired by said Grantor, by operation of law or otherwise, in the following described real estate in the County of Kingsbury, in the State of South Dakota:

See Exhibit "A" attached hereto.

Grantor warrants that she has not made, done, executed, or suffered any act or thing whatsoever whereby the above-described property, or any part thereof, shall or may be imperiled, charged or encumbered in any manner whatsoever, and Grantor warrants against her own acts only.

Transfer Fee: Exempt per SDCL 43-4-22(18)

**EXEMPT FROM
TRANSFER FEE**

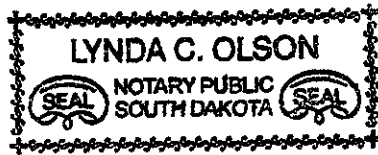
Dated this 3rd day of October, 2012.

Eileen Strickler
Eileen Strickler, Trustee

STATE OF SOUTH DAKOTA)
 :SS
COUNTY OF LINCOLN)

On this the 3rd day of October, 2012, before me, the undersigned officer, personally appeared Eileen Strickler, who acknowledged herself to be the Trustee of the Kenneth & Eileen Strickler Living Trust, and that she, Eileen Strickler, as the Trustee and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Trustee.

IN WITNESS WHEREOF I hereunto set my hand and official seal.



Lynda C. Olson
Notary Public – South Dakota
My Commission Expires: 1-16-2014

EXHIBIT "A" TO TRUSTEE'S DEED

The North Half (N1/2) of Section Thirty One (31), Township One Hundred Ten (110), Range Fifty Seven (57), Kingsbury County, South Dakota.

The South 691 Feet of the North 1,291 Feet of the East 631 Feet of the Northeast Quarter (NE1/4) of Section Twelve (12), in Township One Hundred Ten (110) North, of Range Fifty-eight (58), West of the 5th Principal Meridian, in Kingsbury County, South Dakota.

Nutrient Application Agreement

This agreement is hereby made between KENNETH D STRICKLER FAMILY TRUST, EILEEN STRICKLER SURVIVORS TRUST and Riverview, LLP.

1. Riverview, LLP requires access to the below described land for the purposes of applying nutrients in the form of solid and/or liquid manure.
2. Riverview, LLP may or may not spread manure in any given year of this agreement.
3. Owner agrees to allow Riverview, LLP to spread manure on said premises at such times as are mutually agreeable by both Riverview, LLP and owner.
4. Owner may specify application rate if desired but application rate will not exceed the agronomic rates as defined in the DENR-approved permit.
5. This Agreement shall continue for five years from the date last signed below. After that, it will continue year-to-year without further renewal, except if either party desires to change or cancel this Agreement they can do so in writing on or before September 1, of any given year for the following year.
6. Owner agrees to provide the following land tracts for manure and nutrient applications:

Office Use Only	Name	Legal Description	Acres	County	Irrigated?	Number of Wells
		Example: NE1/2 of SW1/4 S 14, T 11, R 4W				
	Strickler Sect 31	N1/2 of Section 31, Township 110, Range 57	315.24	Kingsbury	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Riverview LLP, Partner

Date

Titled Owner(s): _____

KENNETH D STRICKLER FAMILY TRUST, EILEEN STRICKLER SURVIVORS TRUST

Address: 211 Ottawa St N

City State Zip: Iroquois, SD 57353

Phone: _____

Landowner

Date

Landowner

Date