

Client Reference Number:

SEARCH REPORT

This report was prepared at the request and exclusively for the use of:

Burlage Peterson Auctioneers & Realtors, LLC

Tri-State Title, L.L.C. dba Moody County Abstract is a Bonded Abstractor for the County shown below, in the State of South Dakota.

Tri-State Title, L.L.C. dba Moody County Abstract hereby reports that it has made a search of records of the offices of the Register of Deeds, County Treasurer and Clerk of Courts at the Courthouse for the County of Moody, State of South Dakota, as to the following described property to-wit:

The Northwest Quarter (NW1/4) except Tracts 1 and 2 of Van Dyke's addition thereof; and the North Half of the Southwest Quarter (N1/2SW1/4) in Section Twelve (12), Township One Hundred Eight (108) North, Range Forty Eight (48) West of the 5th P.M., Moody County, South Dakota;

and

Lots Three (3) and Four (4), otherwise described as the fractional Northwest Quarter (NW¼) of Section One (1), Township One Hundred Eight (108) North, Range Forty-Eight (48) West of the 5th P.M., Moody County, South Dakota, except Lot H-1 and except the East 343.2 Feet of the West 1,240.8 Feet of the North 297 Feet and except the East 564 Feet of the West 1,804.8 Feet of the North 508 Feet all in the NW¼ 1-108-48

Names searched:

Golden Dakota Farms, LLC

The last conveyance of record runs to:

Golden Dakota Farms, LLC, a South Dakota limited liability company

Effective Date and Time:

Start Date of Report: From Patent

End Date of Report: November 24, 2025 at 07:30 AM

Subject to the following matters:

SPECIAL EXCEPTIONS:

2. Any service, installation or connection charge for sewer, water or electricity.
3. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.

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4. 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 easements granted or reserved along therewith or arising by operation of law.
5. No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described in Schedule A and any such records and/or their effect on title to said land are hereby excluded from coverage hereunder.
6. Conditions, Reservations and Provisions contained in any United States or State Patent, or any applicable enabling acts.
7. Address noted on Schedule A hereof is for reference only and is not applicable to coverage.
8. *Note* We have been aware there is a delay in the recording of County Aide/Poor Liens in the Register of Deeds office. As of the effective date of this commitment/policy there were no county aide liens of record for any one of interest in the last ten (10) years except for those listed below if any.
9. 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. 108.48.12.200 : 1st ½: \$2,136.76 paid; 2nd ½: \$2,136.76 paid - For property in 12-108-48
10. 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. 108.48.01.220 : 1st ½: \$1,332.26 paid; 2nd ½: \$1,332.26 paid For property in 1-108-48
11. Statutory easement for public right-of-way along the section line (or lines) bounding (or within) the land herein described.
12. Contract and Grant of Electric Transmission Line Easement between the United States of America and Vernon Nissen and Judieth Nissen, husband and wife dated August 16, 1974 and recorded November 18, 1974 at 10:00 A.M. in Book 34 of Misc., pages 503-506
13. Vested Drainage Right Form executed by Precilla Wyly and the Priscilla Wyly Trust, by Charles A Sutton, Agent dated June 15, 1992 and recorded June 24, 1992 at 3:00 P.M. in Book 50 of Misc., pages 326-328
14. Right of Way Easement dated August 26, 1999 and recorded March 8, 2000 at 9:15 A.M. in Book 56 of Misc., page 4, granted unto Sioux Valley-Southwestern Electric covering NW1/4 12-108-48

No search has been made for any liens or encumbrances not shown in public record.

This report does not include a review of court files for divorces or marriage dissolutions, or bankruptcies, occurring prior to the vesting of the current title holder.

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No search has been made for liens against title for mobile homes and/or manufactured homes that may be located on the subject property.

No search of the records on file at the Office of the South Dakota Secretary of State has been or will be conducted in connection with any of the land described above and any such records and/or their effect on title to said land are hereby excluded from this report.

This report does not contain any matters related to mineral rights, whether of record or off record. This report does not contain information as it pertains to liens, open mortgages, easements, covenants and restrictions, or any other matter filed prior to the Report Start Date shown above. Our report on encumbrances was limited to the tract indices and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. Our liability shall not exceed the lesser of: (a) actual loss suffered; or (b) the fee charged for this Report.

This report is not to be interpreted as opinion of title nor shall it be construed to be any form of Title Insurance.

Tri-State Title, L.L.C. dba Moody County Abstract

By:



Billy Stitz