FILE NUMBER 9886-2026

Issuing Agent: Mark Purintun
Issuing Office: Purintun Abstract & Title, LLC
Issuing Office's ALTA® Registry ID: 1057941
Loan ID Number:
Commitment Number: 9886-2026
Property Address: N/A

SCHEDULE A

COMMITMENT

1. Commitment Date: October 29, 2026 at 7:00 AM
2. Policy to be issued: TO BE DETERMINED (TBD)
   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. ALTA® 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:

   The BNR and JHR Trust FBO Bjorn Richardson, Thoreson Steffes Trust Company, as Trustee
   and, as disclosed in the Public Records, has been since June 18, 2021 at 9:50 AM
5. The Land is described as follows:

The Southeast Quarter (SE1/4) of Section Eight (8), Township One Hundred Twelve (112) North, Range Fifty-Four (54) 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.
6. To Be Determined

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. 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.
07. 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.
08. Easements, claim of easements or encumbrances, including unrecorded underground easements, if any, which are not shown by the public record.
09. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts 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 or 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 2026 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.
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 Vested Drainage Rights Registration Form filed June 30, 1992 a 9:08 AM and recorded in Book 35 of Misc., on page 52, which shows SE1/4-8-112-54 as land from which water is drained
18. Terms, conditions, duties and obligations of Vested Drainage Right Registration Form filed June 30, 1992 at 10:47 AM and recorded in Book 35 of Misc., on page 64, which shows SE1/4-8-112-54 as land onto which water is drained.
19. 2025 Real Estate Taxed due and payable in 2026 in the amount of $1795.22 are paid in full. DOE# 3920

KINGSBURY COUNTY TREAS

PO BOX 166
DE SMET SOUTH DAKOTA 57231
(605) 854-3411

10/29/2026

Parcel Information for Bill #: 2026— 1 —808

Record #: 3920

TAXPAYER: BNR & JHR TRUST FBO BJORN RICHARDSON
% THORESON STEFFES TRUST COMPANY
210 BROADWAY STE #400
FARGO ND 58108

Prop Addr: STR 8-112-54

Title:

Legal: HARTLAND TOWNSHIP
SE 8-112-54

8 – 112 – 54 0 – 0

School: 38-3

Acres / Lots: 160.00

	Tax Amt.	Int Due	Adv/Cert	TOTAL DUE	Date Pd	Treas#
1st Half:	897.61	.00	.00	.00	04/07/2026	1600
2nd Half:	897.61	.00		.00	04/07/2026	1600
Totals:	1,795.22			.00		

******* Interest *******
Thru: 10/29/2026

	Total	AG	NA-Z	OO	M-OO	NA	M
Valuation:		280503	0	0	0	0	0
Total Tax:	1795.22		.00	.00	.00	.00	.00

1st half paid by: THORESON STEFFES TRUST COMPANY - MAIL
2nd half paid by: THORESON STEFFES TRUST COMPANY - MAIL

Prepared by:
Tatum O'Brien
O'Keeffe, O'Brien, Lyson & Foss
720 Main Avenue
Fargo, ND 58103
(701) 235-8000

REGISTER OF DEEDS OF KINGSBURY COUNTY SOUTH DAKOTA

P FEE $ 30.00
RECORDED
INDEXED
COMP.

STATE OF SOUTH DAKOTA
Kingsbury County } SS

Filed for Record on 6/18/2021 at 9:50 AM
and Recorded in Book 119 of Deeds
on Page 614. Document # 46538
Recording Fee: $30.00 Page:1 of 2
Transfer Fee:$0.00
Caryn J. Hojer
By Bric. Tan Register of Deeds
Deputy

TRUSTEE'S DEED

Thoreson Steffes Trust Company, as Successor Trustee of the Anthony Burdick Richardson Trust created by the Last Will and Testament and Codicils of Burdick N. Richardson, of 210 Broadway North, Suite 400, Fargo, North Dakota 58102-4771, (GRANTOR) does hereby grant, convey and quit claim to Thoreson Steffes Trust Company, as Trustee of the BNR and JHR Trust FBO Bjorn Richardson, of 210 Broadway North, Suite 400, Fargo, North Dakota 58102-4771 (GRANTEE), the following real property and all of the right, title and interest acquired by GRANTOR, by operation of law or otherwise, which real estate is situated in the County of Kingsbury, in the State of South Dakota, and is described as follows, to wit:

> The Southeast Quarter (SE¼) of Section Eight (8), Township One Hundred Twelve (112) North of Range Fifty-four (54) West of the Fifth Principal Meridian, Kingsbury County, South Dakota.

Subject to easement and restrictions of record.

EXEMPT FROM TRANSFER FEE SDCL 43-4-22 (15)

EXEMPT FROM
TRANSFER FEE

Dated this 19 day of May, 2021.

Thoreson Steffes Trust Company, as Successor Trustee of the Anthony Burdick Richardson Trust created by the Last Will and Testament and Codicils of Burdick N. Richardson

By: Kelly L. Steffes
Its: President

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

On this 19 day of May, 2021, before me, a Notary Public, in and for said County and State, personally appeared Kelly L. Steffes, known to me to be the President of Thoreson Steffes Trust Company, as Successor Trustee of the Anthony Burdick Richardson Trust created by the Last Will and Testament and Codicils of Burdick N. Richardson and acknowledged to me that she executed the same as Successor Trustee of the Anthony Burdick Richardson Trust created by the Last Will and Testament and Codicils of Burdick N. Richardson.

Notary Public, Cass County, ND
My Commission Expires: 2-24-25

(SEAL)

PAULA STEBNER
Notary Public
State of North Dakota
My Commission Expires Feb 24, 2025

#7842 52

APPENDIX B
VESTED DRAINAGE RIGHT
REGISTRATION FORM

1. Claimant of Vested Drainage Right:
   Name Richardson (Last) B.N. (First) Trust (Middle Initial)
   First Trust Company of North Dakota
   Political Subdivision or Company Name (if applicable)
   Address Box 1980
   City Fargo State N.D. Zip Code 5810
   Co-Owner or Other Interest Owner:
   Name
   Address
   City State Zip Code

2. A. State the legal description of the land from which the water is drained (dominant estate):
   A & B X ¼ of the SE ¼ of Sec. 8, Twp. 112, Rg. 54, in the County of Kingsbury
   B. State the legal description of the land onto which the water is drained (servient estate):
   X ¼ of the SW ¼ of Sec. 9, Twp. 112, Rg. 54, in the County of Kingsbury
   C. State the legal description of the land for which the drainage right is claimed, if different than A, above (prescriptive right):
   ____ ¼ of the ____ ¼ of Sec. ____, Twp. ____, Rg. ____, in the County of ____

3. The man made modifications consist of Drainage Ditch (i.e. drain tile, ditch, levee, dike, etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3 ft. deep and 80 ft. long):
   A = 2700' 3' - 30'
   Bo = 1500' 3' - 20'

4. The claimed drainage right has existed since:
   A. Oct (Month) / ____ (Day) / 63 (Year); or
   B. ____ Unknown

5. State the general course and direction of the flow of water by means of the drainage right:
   See Attached SCS MAP

6. State the general course and direction of the natural flow:
   A. ____ Same as paragraph 5; or
   B. See Attached SCS MAP

7. State any facts you believe relevant to the vested drainage rights:
   See Attached SCS MAP

Dated this 24TH day of June, 1992.

B.N. Richardson Trust by:

Tom Archbold
Vice President & Property Manager

STATE OF ~~SOUTH~~ North DAKOTA)
) SS
COUNTY OF Cass)

On this 24th day of June, 1992, before me, Lauri O'Hara, the undersigned officer, personally appeared Tom Archbold, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Lauri O'Hara

LAURI O'HARA
Notary Public, STATE OF NORTH DAKOTA
My Commission Expires OCT. 31, 1997

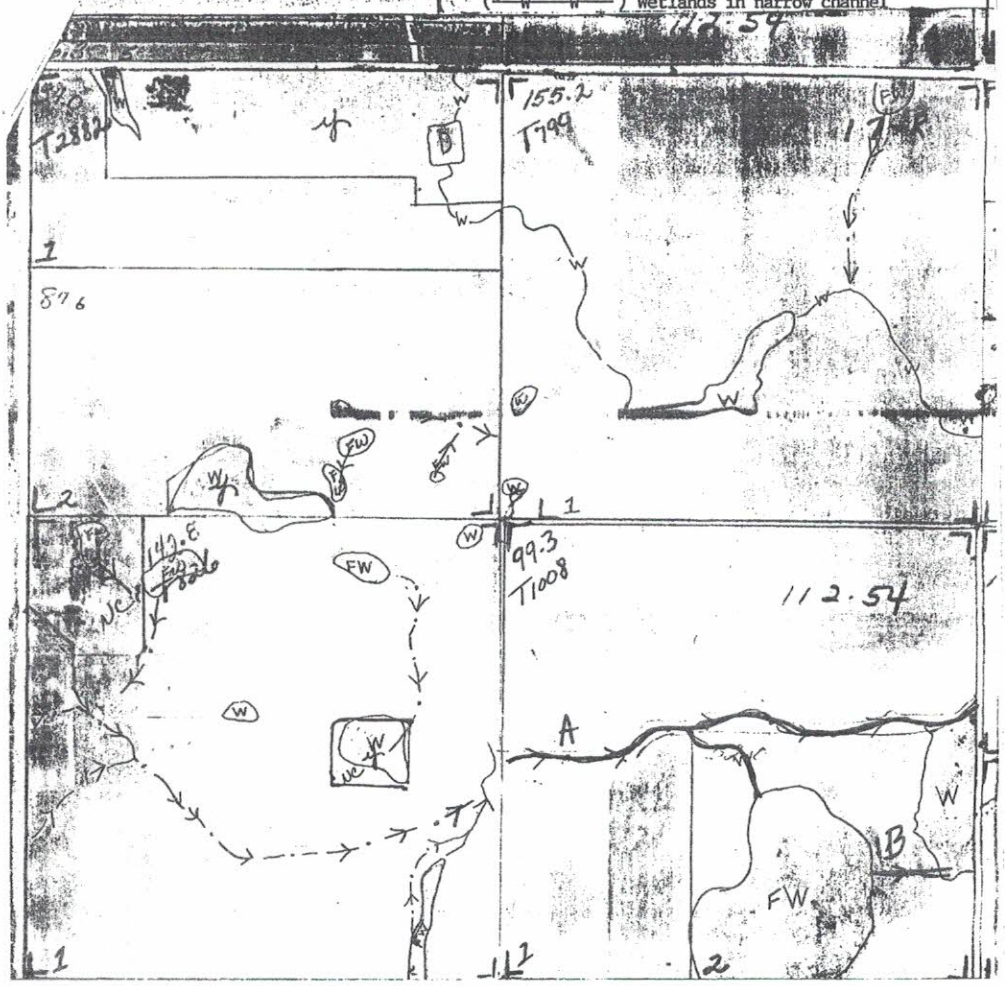
Title of Officer

My commission expires ____

[redacted] [redacted] [redacted]

[AL WETLAND DETERMINATION
HIGHLIGHTED TRACTS ONLY

land
(FW) Ditched or tiled prior to 12-23-85 but still wetland
(PC) Converted Wetland prior to 12-23-85
(CW) Converted Wetland after 12-23-85
(—·—·—·—) Ditched prior to 12-23-85
(—•—>—•—) Tiled prior to 12-23-85
(—W—W—) Wetlands in narrow channel



07843

STATE OF SOUTH DAKOTA } ss
Kingsbury County

Filed for record the 30 day of June A.D., 1992 at 9 o'clock and 08 minutes A M., and recorded in Book 35 of Misc on page 52

JaDonne Williams
Register of Deeds

By _____
Deputy

FEE $ 5.00
RECORDED
INDEXED
GRANTOR
GRANTED

#7941 264

APPENDIX B
VESTED DRAINAGE RIGHT
REGISTRATION FORM

1. Claimant of Vested Drainage Right:
   Name Kropuenske (Last) Maude (First) (Middle Initial)
   Political Subdivision or Company Name (If applicable)
   Address
   City Lake Preston State S.Dak Zip Code 57249
   Co-Owner or Other Interest Owner:
   Name Wade Jensen
   Address RR #2 Box 162
   City Lake Preston State S.Dak Zip Code 57249

2. A. State the legal description of the land from which the water is drained (dominant estate):
   ___ ¼ of the SW ¼ of Sec. 8, Twp. 112 Rg. 54, in the County of Kingsbury
   B. State the legal description of the land onto which the water is drained (servient estate):
   NW ¼ of the SE ¼ of Sec. 8, Twp. 112, Rg. 54, in the County of Kingsbury
   C. State the legal description of the land for which the drainage right is claimed, if different than A, above (prescriptive right):
   ___ ¼ of the ___ ¼ of Sec. ___, Twp. ___, Rg. ___, in the County of ___

3. The man made modifications consist of drainage ditch (i.e. drain tile, ditch, levee, dike, etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3 ft. deep and 80 ft. long):
   Consists of a drainage ditch extending all across the sw quarter. It is 3400 ft. long x 24ft wide x 6ft deep.

4. The claimed drainage right has existed since:
   A. Oct. (Month) / (Day) / 1962 (Year); or
   B. ___ Unknown

5. State the general course and direction of the flow of water by means of the drainage right:
   See Attached SCS map

6. State the general course and direction of the natural flow:
   A. ___ Same as paragraph 5; or
   B. See Attached SCS map

7. State any facts you believe relevant to the vested drainage rights:
   See Attached SCS map

Dated this 30th day of June, 1992.

Maude E Kropuenske

Wade A Jensen

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF Kingsbury)

On this 30th day of June, before me, Janet C Beer, the undersigned officer, personally appeared Maude Kropuenske / Wade Jensen known to me or satisfactorily proven to be the person whose name s are subscribed to the within instrument and acknowledged that the y executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Janet C Beer
Notary Public
Title of Officer

My commission expires Mar. 13, 1995

[redacted] [redacted] [redacted]

Vested Drainage Right Schedule

Attachment ____ to Certificate from Farm # _____

Page ____ of ____ Date: _____

Identification	Description	Measurements Length x Width x Height and/or Depth	Comments	Date Installed
B	from NW-SW 8-112-54	300 x 10 x 3	to SE-NE 8-112-54	10/62
C	from NW-SW 8-112-54	700 x 10 x 3	to SE- 8-112-54	10/62
D	from NW-SW 8-112-54	250 x 8 x 3	to SE- 8-112-54	10/62
E	from SW-SW 8-112-54	700 x 10 x 3	to SE-S 8-112-54	10/62
F	from SE-SW 8-112-54	900 x 12 x 5	to SE- 8-112-54	10/62
G	from NE-SW 8-112-54	1200 x 20 x 8	to SE- 8-112-54	10/62
A	from NE-SW-8-112-54	3400 x 24 x 6	to SE- 8-112-54	10/62
		x x		
		x x		
		x x		
		x x		
		x x		
		x x		
		x x		
		x x		
		x x		
		x x		
		x x		

Vested Drainage Rights Legend for Aerial Photo

Tile Drains -·-·-·-·-·-

Dikes ////////////////////

Lift Pumps

Grass Waterways

Bridges

Drainage Direction

Levees \\\\\\\\\\\\\\\\

Diversions (Terraces) — — — — —

Ditches = = = = = = = = = =

Culverts

Plow Furrows + + + + + + +

Edge of Drainage

Next

Drain FM3 Rev 1-91

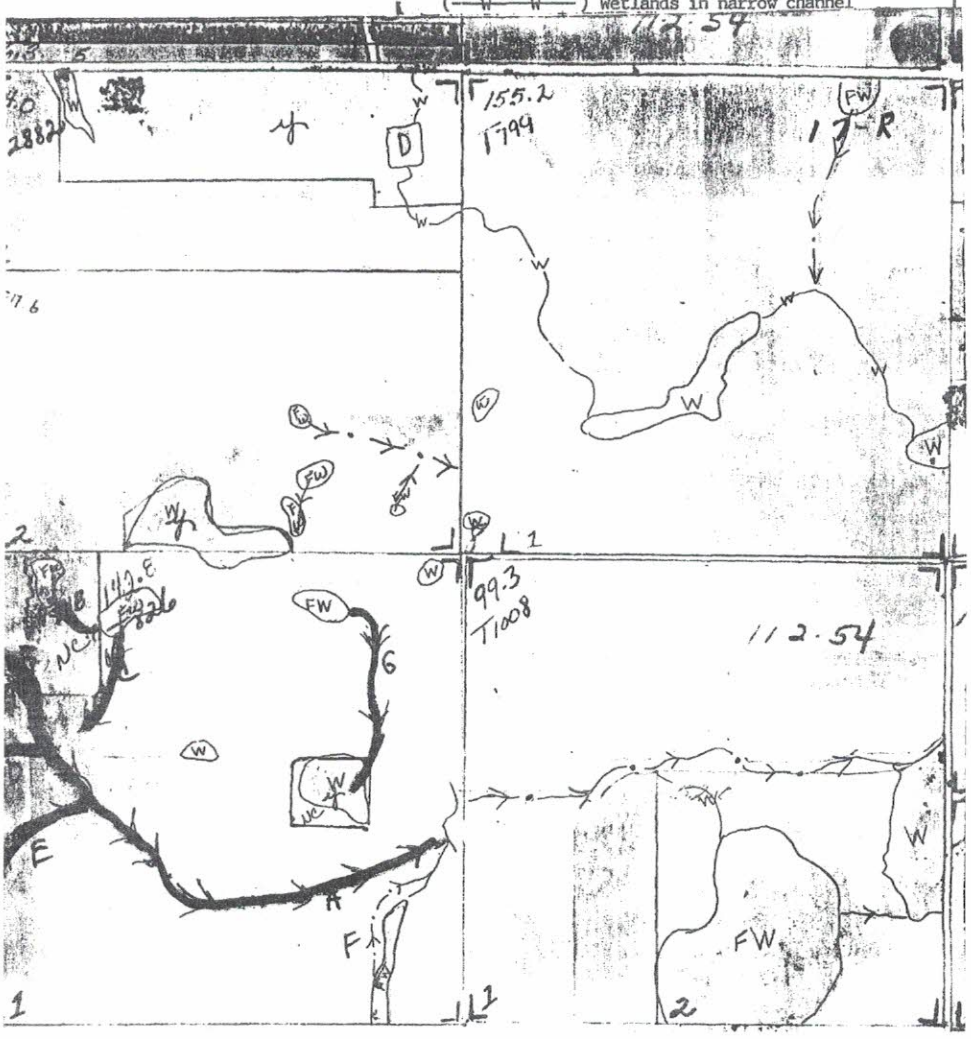
#7941 cont.

21.5

OFFICIAL WETLAND DETERMINATION
FOR HIGHLIGHTED TRACTS ONLY

(W) Wetland
(FW) Ditched or tiled prior to 12-23-85 but still wetland
(PC) Converted Wetland prior to 12-23-85
(CW) Converted Wetland after 12-23-85
(—·—·—·—) Ditched prior to 12-23-85
(—•—>—•—) Tiled prior to 12-23-85
(—W—W—) Wetlands in narrow channel

266



07941

STATE OF SOUTH DAKOTA } ss
Kingsbury County

Filed for record the 30 day of June A.D., 1992 at 10 o'clock and 47 minutes A M., and recorded in Book 35 of Misc on page 264

Jo Yonne Williams
Register of Deeds

By _____
Deputy

FEE $ 7.00
RECORDED
INDEXED
GRANTOR
GRANTED