

Jones County Abstract Co., Inc.

131 S Main Street
Chamberlain, SD 57325
Telephone: 605.234.2220

UPDATED TITLE REPORT

DESCRIPTION:

Description 1: S1/2 of Section 11, Twp 2S, Range 31;
all East of the Black Hills Meridian, Jones County

Description 2: NE1/4 of Section 11, Twp 2S, R31
SE1/4 of Section 10, Twp 2S, R31
Lots 1 & 2 of Section 12, Twp 2S, R31
all East of the Black Hills Meridian, Jones County

LAST GRANTEE OF RECORD:

Desc 1: Moreland Land, LLC

Desc 2: Moreland Land, LLC

UNSATISFIED MORTGAGES:

- 1) Mortgage dated July 10, 2018, executed by Susan Moreland, to Dakota Prairie Bank, in the principal amount of \$XXX,XXX.XX. Recorded July 23, 2018, at 1:05 PM in the Office of the Jones County Register of Deeds in Book 40 of Mortgages, pages 1-17. (Pertains to DESC 1-(S1/2 11-2S-31)

Addendum to Collateral Real Estate Mortgage, dated June 26, 2023, by Susan Moreland, to extend due date of mortgage. Recorded July 10, 2023, at 8:00 AM in the Office of the Jones County Register of Deeds in Book 43 of Mortgages, page 230.

Addendum to Collateral Real Estate Mortgage, dated June 26, 2023, by Moreland Land, LLC, to extend due date of mortgage. Recorded July 10, 2023, at 8:02 AM in the Office of the Jones County Register of Deeds in Book 43 of Mortgages, page 231.

- 2) Mortgage dated July 10, 2018, executed by Moreland Land, LLC to Dakota Prairie Bank, in the principal amount of \$XXX,XXX.XX. Recorded July 23, 2018, at 1:07 PM in the Office

of the Jones County Register of Deeds in Book 40 of Mortgages, pages 18-35. (Pertains to DESC 1 (S1/2, 11-2S-31)

- 3) Mortgage dated April 15, 2020, executed by Moreland Land, LLC, to Dakota Prairie Bank, in the principal amount of \$XXX,XXX.XX. Recorded June 18, 2020, at 11:00 AM in the Office of the Jones County Register of Deeds in Book 41 of Mortgages, pages 260-277.(Pertains to DESC 1 (S1/2, 11-2S-31).

JUDGMENTS: None

EASEMENTS: None

LIENS: None

TAXES:

2023 Real Estate Taxes (due in 2024) currently a lien but not yet due and payable.

2022 Real Estate Taxes (due in 2023) in the amount of \$X,XXX.XX which are paid in full. Tax Receipt No. 1118. (SE1/4, 10-2S-31)

2022 Real Estate Taxes (due in 2023) in the amount of \$XXX.XX which are paid in full. Tax Receipt No. 1119. (NE1/4, 11-2S-31)

2022 Real Estate Taxes (due in 2023) in the amount of \$X,XXX.XX which are paid in full. Tax Receipt No. 1121. (S1/2, 11-2S-31)

2022 Real Estate Taxes (due in 2023) in the amount of \$XX.XX which are paid in full. Tax Receipt No. 1122. (Lots 1 & 2, 12-2S-31)

ABTRACTOR'S NOTE

This report is not intended to be a substitute for Title Insurance or an Abstract and Title opinion, and should not be relied upon for closing any Purchase, Sale, Mortgage or Lending transaction. This report is based on a limited review of records on file and does not purport to report on the existence or non-existence of any matter outside the scope of said review. Anyone making use of this report for any purpose is warned that a full review of the records on file might disclose records or information which might effect or alter all of the information reported on herein and that no warranty of any type is made as to the existence or non-existence of any matters outside the scope of the limited review.

LIMIT OF LIABILITY

All Liability for or based on this report is limited to the amount of the consideration paid for the report and shall not include incidental or consequential damages of any kind.

DATES COVERED

This report covers only matters appearing of record between the following dates and times:
08/29/1918 to 11/7/2023 at 8 o'clock A.M

EXCLUDED ITEMS

This report does not include or report on the existence or status on any bankruptcy proceedings, easements, rights-of-way, building line setbacks, questions of survey or property line location, compliance with zoning ordinances or other laws, interests of persons in possession or occupancy of property, or the interests of any person providing materials, labor or skill for visible improvements of said property to said property. Any person dealing with the title must make an independent inquiry as to any and all such matters.

Dated: November 8, 2023, at 08:00 AM.

Jones County Abstract Co., Inc.



Maryalice Larson, Licensed Abstractor