Schedule A

1. Commitment Date: February 02, 2022 at 7:00 AM

2. Policy to be issued: TO BE DETERMINED

(a) 2006 ALTA Owner's Policy

Proposed Insured:

Proposed Policy Amount:

(b) ALTA Loan Policy

Proposed Insured:

Proposed Policy Amount:

(c) ALTA Policy

Proposed Insured:

Proposed Policy Amount:

3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Parcel 01: Bruce Jensen

Parcel 02: Bruce R. Jensen and Sandra M. Cheney, brother and sister, as joint tenants

5. The Land is described as follows:

Parcel 01: Government Lot Four (4) and the South Half of the Northwest Quarter (S½NW¼), all in Section Four (4), Township One Hundred Twelve (112) North, Range Fifty-Four (54) West of the 5th P.M., in Kingsbury County, South Dakota. Parcel DOE# 3900

Parcel 02: The South Half of the Northwest Quarter (S½NW½) 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. Parcel DOE# 3917

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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-I ALTA 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.
- 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.

FURTHER REQUIREMENTS TO BE DETERMINED

This page is only a part of a 2016 ALTA Commitment for Title Insurance. 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

ALTA COMMITMENT

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

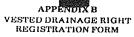
The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 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.
- 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.
- 3. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- Easements, claim of easements or encumbrances, including unrecorded underground easements, if any, which are not shown by the public record.
- 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.
- 11. 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.
- 12. Any service, installation or connection charge for sewer, water or electricity.
- 13. Subject to unrecorded leases, if any.
- 14. Real Estate Taxes, (and Special Assessments, if any), for year 2022 and subsequent years which constitute a lien but are not due and payable.
- 15. Section-line highways by operation of law, SDCL 31-18 and/or any road by SDCL 31-3.
- 16. Subject to any setback lines and utility easements that may exist.
- 17. 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.

(continued on next page)

SCHEDULE B-II

- 18. Terms and conditions of Right of Way Easement granted to Kingbrook Rural Water System, Inc., filed September 26, 1977 at 10 AM and recorded in Book 25 of Misc., on page 357, which covers NW½-8-112-54.
- 19. Duties and obligations of Vested Drainage Right Registration Form, filed June 30, 1992 at 8:44 AM and recorded in Book 35 of Misc., on page 3, which shows the NW½-8-112-54 as land from which water is drained.
- 20 Duties and obligations of Vested Drainage Right Registration Form, filed June 30, 1992 at 8:48 AM and recorded in Book 35 of Misc., on page 11, which shows the NW¼-4-112-54 as land from which water is drained and as land onto which water is drained.
- 21. For Parcel DOE# 3900, 2021 Real Estate Taxes due and payable in 2022 in the amount \$2120.04. The 1st half due April 30, 2022 in the amount of \$1060.02 is unpaid, and the 2nd half due October 31, 2022 in the amount of \$1060.02 is unpaid.
 - For Parcel DOE# 3917, 2021 Real Estate Taxes due and payable in 2022 in the amount \$2879.92. The 1st half due April 30, 2022 in the amount of \$1439.96 is unpaid, and the 2nd half due October 31, 2022 in the amount of \$1439.96 is unpaid.



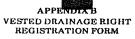
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City	State Zip Code
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B. State the legal description of the la	and onto which the water is drained (servient estate):
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C. State the legal description of the scriptive right):	land for which the drainage right is claimed, if different than A, above (pre-
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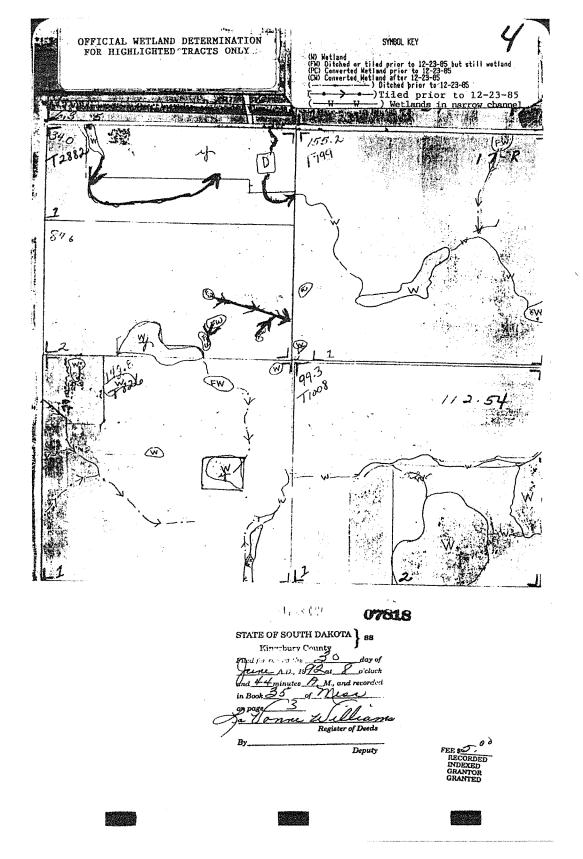
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	d valuable consideration paid to
Vern Jensen, Donna Jensen and	i Virgil Jensen, Joyce Jensen
its successor and assigns, a perpetual easement with the right inspect, repair, maintain, replace, and remove the water pipes, or operation of a rural water system, over, under, across and the County, State of South Dakota, said land being described as followed.	WATER SYSTEM, INC., hereinafter referred to as GRANTEE, the ereby grant, bargain, sell, transfer and convey unto the GRANTEE, to erect, construct, install and lay, and thereafter use, operate, onnections, valves, and all other devices used in connection with the brough the land of the GRANTOR, situated in Kingabury lows:
NW⅓ -8-112-54	
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together with the right of increase and orners are the adjacent	January C. M. C. O. L. Williams
poses of this easement.	lands of the GRANTOR, his successors and assigns for the pur-
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The consideration hereinabove recited shall constitute payment cessors and assigns, by reason of the installation, operation, therein. The GRANTEE convenants to maintain the easement in use to the adjacent land of the GRANTOR his grossors and a	in full for any damages to the land of the GRANTOR, his suc- and maintenance of the structures or improvements referred to good repair so that no unreasonable damage will result from its ssigns.
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•	Starts and an arrange of the start of the st
GRANTEE, its successors and assigns.	itute a covenant running with the land for the benefit of the
IN WITNESS WHEREOF, the GRANTORS have executed this in	astrument this 29th day of August , 19 77
	AND COMPANY THROUGH
LU VERNE JENSEN	MRS. DONNA JENSEN (SEAL)
VIRGIL JENSEN	JOYCE E. JENSEN (SEAL)
STATE OF SOUTH DAKOTA,	
STATE OF SOUTH DAKOTA, County of Kingsbury Ss.	
On this the 29 day of August , 19.	77 Phyllis M. Taschner
the undersigned officer, personally appeared Lu Verne	Jensen, Donna Jensen, Virgil Jensen and
known to me or satisfactorily proven to be the person wil	nose name ^{\$} are subscribed to the within instrument
and acknowledged that . the Y executed the same for the pu	rposes therein contained.
IN WITNESS WHEREOF I hereunto set my hand and official seal	l. '
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(SEAL)	
(SEAL)	PHYLLIS M. TASCHNER
(SEAL)	PHYLLIS M. TASCHNER Notary Public, State of South Dakota.
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My Commission expires: 3/21/83	
My Commission expires: 3/21/83 STATE OF SOUTH DAKOTA, }ss.	
My Commission expires: 3/21/83 STATE OF SOUTH DAKOTA, County of Kingsbury Sss.	Notary Public, State of South Dakota.
My Commission expires: 3/21/83 STATE OF SOUTH DAKOTA, County of Kingsbury Filed for record the 26 day of Sept.	Notary Public, State of South Dakota. Notary Public, State of South Dakota.
My Commission expires: 3/21/83 STATE OF SOUTH DAKOTA, }ss.	Notary Public, State of South Dakota. Notary Public, State of South Dakota.



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