

## Schedule A

File: 17-96 (2017-249)

1. Commitment Date: **September 28, 2017 at 7:45 A.M.**
  
2. Policy to be issued:
  - a. 2006 ALTA Owner's Policy  
Proposed Insured: To be determined.  
Proposed Policy Amount: \$ 1,000.00
  - b. 2006 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 the Commitment is Fee Simple.
  
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

**Sarah P. Fleischer, Trustee of the Sarah P. Fleischer Family Trust Number One u/a/d 4/1/1998  
Martha P. Cranor, as tenants in common**

5. The land is described as follows:

**Northwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5<sup>th</sup> P.M., Spink County, South Dakota (NW ¼ 6-117-62)**

**Government Lots Six (6) and Seven (7) and the East Half of the Southwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5<sup>th</sup> P.M., Spink County, South Dakota A/K/A Southwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5<sup>th</sup> P.M., Spink County, South Dakota (Gov't Lots 6, 7 and E ½ SW ¼ 6-117-62 a/k/a SW ¼ 6-117-62)**

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.

Old Republic National Title Insurance Company

Jamie Fink  
Authorized Signatory

**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 in the land 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.**

*Please record a Certificate of Trust for the Sarah P. Fleischer Family Trust Number One u/a/d 4/1/1998 referred to at Item 4 of Schedule A. Such certificate (1) must provide sufficient information to identify the subject trust, i.e. trust name, if any, names of trustors, names of original trustees and successor trustees and the date of the trust, (2) must state that the subject trust is valid, sufficient and in full force and effect, and (3) state that the conveyance of the property in question is within the express powers granted to the trustees.*

**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 provision of any lease or easement identified in Schedule A, and will include the following Exception unless cleared to the satisfaction of the Company.

1. 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 - 1 Requirements are met.

2. 2016 Real Estate taxes in the original amounts are paid in full.

NW ¼ 6-117-62	\$1,208.42
Gov't Lots 6 & 7, SW ¼ 6-117-62	1,246.62

3. Reservations contained in the United States Patent recorded:

NW ¼ 6-117-62	February 8, 1912	Book 52, Page 553
Gov't Lots 6 & 7 & E ½ SW ¼ 6-117-62	November 20, 1891	Book 27, Page 55

reciting as follows:

Subject to any vested and accrued water rights for mining, agriculture, manufacturing or other purpose and right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

4. Statutory Easement for highways along section lines bounded or within the lands described herein.

5. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.

6. Encroachments, or questions of location, boundary, and area which are dependant upon a correct survey or inspection of the premises for determination. **(Please note: This exception will remain on the final policy unless a survey is provided.)**

7. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **(Please note: This exception will remain of the final policy unless extended coverage is included on the final policy.)**

END OF SCHEDULE B  
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**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND  
SPINK COUNTY ABSTRACT & TITLE INSURANCE COMPANY, INC.  
PRIVACY POLICY NOTICE**

(Applies to land used for personal use/residential purposes only)

Title V of the Gram-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing non-public personal information about you with a non-affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of the Old Republic National Title Insurance Company and Spink County Abstract & Title Insurance Company, Inc..

We may collect non-public personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional non-public personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of non-affiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers or other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NON-PUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your non-public personal information.

# SPINK COUNTY ABSTRACT & TITLE INSURANCE, INC.

502 North Main Street  
Redfield, South Dakota 57469

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Phone 605/472-2011  
Facsimile 605/472-2001

Staff  
Mary Gillette, Owner/Abstracter  
Gena J. Masat, Abstracter  
Jamie Fink, Abstracter  
Julie Jungwirth, Records

Escrow Closings  
Corrynne Gillette, Abstracter  
Phone 605/472-2011  
Fax 605 472/2001

## TITLE COMMITMENT TRANSMITTAL

DATE: September 28, 2017

TO: Thorpe Realty & Auction  
1002 S Lawson Street  
Aberdeen, SD 57401

ATTN: Peggy Thorpe [peggy@thorpeauction.com](mailto:peggy@thorpeauction.com)

RE: **17-96 (2017-249)**  
Fleischer & Crandon

FROM: Jamie Fink

MESSAGE:

This is the title commitment you requested covering:

**Northwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5<sup>th</sup> P.M., Spink County, South Dakota (NW ¼ 6-117-62)**

**Government Lots Six (6) and Seven (7) and the East Half of the Southwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5<sup>th</sup> P.M., Spink County, South Dakota A/K/A Southwest Quarter of Section Six, Township One Hundred Seventeen North, Range Sixty-two West of the 5<sup>th</sup> P.M., Spink County, South Dakota (Gov't Lots 6, 7 and E ½ SW ¼ 6-117-62 a/k/a SW ¼ 6-117-62)**

Also enclosed is our billing for title insurance.

The Gram-Leach-Bliley Act Privacy Policy Notice attached should be given to the buyer and seller on or before the day of the closing.

Please call if you have any questions or if we can be of further assistance.