

Old Republic National Title Insurance Co.

Commitment Number: 8609 THORPE

SCHEDULE A

1. Commitment Date: January 19, 2018 at 08:00 AM
2. Policy (or Policies) to be issued: Amount

(a)	Owner's Policy (ALTA Owner Policy (6/17/06))	\$ 1,000.00
	Proposed Insured:	
	TBD	
(b)	Loan Policy (ALTA Loan Policy (6/17/06))	\$ 1,000.00
	Proposed Insured:	
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by Severson Family Trust.
4. The land referred to in the Commitment is described as follows:
SE1/4, Section 13, Township 128N, Range 56W of the 5th P.M., Marshall County, South Dakota

Marshall Land and Title Co., Inc.

By: Elizabeth Aadland
Elizabeth Aadland, Abstracter

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. A Certificate of Trust must be recorded for the Severson Family Trust.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Mechanics', Contractors' or Materialmen's lien and lien claims, if any, where no notice thereof appears on record.
3. Rights and claims of parties in possession.
4. Easements or claims of easements not shown by the public records.
5. 2017 Real Estate tax due in 2018 (1st half due by April 30th and 2nd half due by October 31st) parcel # 41.56.13.4000 - \$1850.36; and any subsequent taxes and/or special assessments not yet due and payable
6. Rights of the public in all roads, highways and section lines not heretofore vacated.
7. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
8. Conveyance of Easement for Waterfowl Management Rights executed by Robert Severson and Anna Severson, his wife, to the United States of America, acting by and through the Secretary of the Interior or his authorized representative, granting a permanent easement in perpetuity as a waterfowl production area and includes the right of ingress and egress on, over, across and through the E 1/2, 13-128-56. Dated August 30, 1968 and recorded October 25, 1968 at 2:45 P.M. in Book SM, Page(s) 92.
9. Right of Way Easement executed by Herbert Severson and Norma Severson, to BDM Rural Water Systems, Inc., granting a perpetual easement with the right to erect, construct, maintain, etc. in connection with the operation of a rural water system, and constitutes a covenant running with the land, over, across and through the SE 1/4, 13-128-56. Dated May 18, 1999 and recorded May 25, 1999 at 11:20 A.M. in Book KKM, Page(s) 787.
10. Memorandum of Leases and Easements by and between Herbert H. Severson, Trustee of the Severson Family Trust and Boulevard Associates, LLC. Dated October 4, 2007 and recorded January 30, 2008 at 3:00 P.M. in Book QQM, pages 125-131. (will be removed)