



418 Sixth Street
Brookings, SD 57006
PH: 605-696-0100
BrookingsCountyTitleCo.com

Pre-Auction Report

Effective Date: October 21, 2024

Owner: Verna J. Clark Revocable Trust

*Note: A certificate of trust will be required to be recorded with the deed at time of sale.

Legal Description:

Tract 1:

The Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty (20), Except Outlots A, B, C, D, E, F, G, H-2 and H-3, Except Lot 2 of CKS Partners Addition, EXCEPT Tract 1 BMU WTP Addition, and EXCEPT the North 443.9 Feet of the South 1,073.7 Feet of the West 594.5 Feet of the Southwest Quarter (SW $\frac{1}{4}$), all in Township One Hundred Ten (110) North, Range Forty-nine (49), West of the 5th P.M., Brookings County, South Dakota

EXCEPTIONS:

1. **Real Estate Taxes for 2023 payable in 2024 as shown below, Real Estate Taxes for all subsequent years, and any Special Assessments hereafter levied. (1st installment due April 30 & 2nd installment due October 31)**

Parcel ID: 04000-11049-203-00 1st Half: \$861.49 paid 2nd half \$861.49 paid

****parent parcel****

2. **Vested Drainage Right. Dated June 26, 1992 and recorded June 26, 1992 in Book 127 of Miscellaneous, Page 229.**
3. **Vested Drainage Right. Dated June 26, 1992 and recorded June 26, 1992 in Book 127 of Miscellaneous, Page 221.**
4. **Utility Easement. Dated June 28, 1987 and recorded December 2, 1988 in Book 116 of Miscellaneous, Page 470**



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5. **Brookings-Deuel Rural Water System, Inc. Utility Easement. Dated March 29, 1976 and recorded May 12, 1976 in Book 91 of Miscellaneous, Page 25.**
6. **Utility Easement. Dated February 16, 1967 and recorded February 16, 1967 in Book 82 of Miscellaneous, Page 403.**
7. **Utility Easement. Dated March 21, 1956 and recorded June 6, 1961 in Book 79 of Miscellaneous, Page 202.**

1. Claimant of Vested Drainage Right:

Name Teikrup Edward A 229
(Last) (First) (Middle)
Aurora township, Brookings County
Political Subdivision or Company name (if applicable)
Address 636 22nd Ave.

City Brookings State S.D. Zip Code 57006

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:

NW 1/4 of Sec. 20, Twp 110 Rg. 49 in the County of Brookings

B. State the legal description of the land onto which the water is drained:

SW 1/4 of Sec. 20, Twp 110 Rg. 49 in the County of Brookings

C. State the legal description of the land for which the drainage right is claimed, if different from A, through a prescriptive right:

E 1/2 of SW 1/4 of Sec. 20, Twp 110 Rg. 49 in the County of Brookings

3. The man made modifications consist of grass waterway (i.e. drain tile, ditch, levee, dike etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3ft. deep and 80ft. long):

Note: If drainage improvements are difficult to describe in sections 3-5, show them on an attached ASOS map.

#1- grass waterway 900 ft long, 1-3 ft deep and 25 to 50 ft wide

4. State the general course and direction of the water flow by means of the drainage right:

#1- northwest to southeast

5. State the general course and direction of the natural flow:

A. ☒ Same as section 4; or
B. _____

6. State any facts you believe relevant to the vested drainage rights:

the waterway was put in in the 50's or 60's

7. The claimed drainage right has existed since:

A. _____ / _____ / _____ or
Month Day Year
B. ☒ Unknown

STATE OF SOUTH DAKOTA, COUNTY OF BROOKINGS

26th June 1992 at 10:00 A.M.
Anna C. Steund 229-230
Anna C. Steund
Notary Public

Dated this 26 day of June, 1992

Edward Teikrup

Signature of claimant

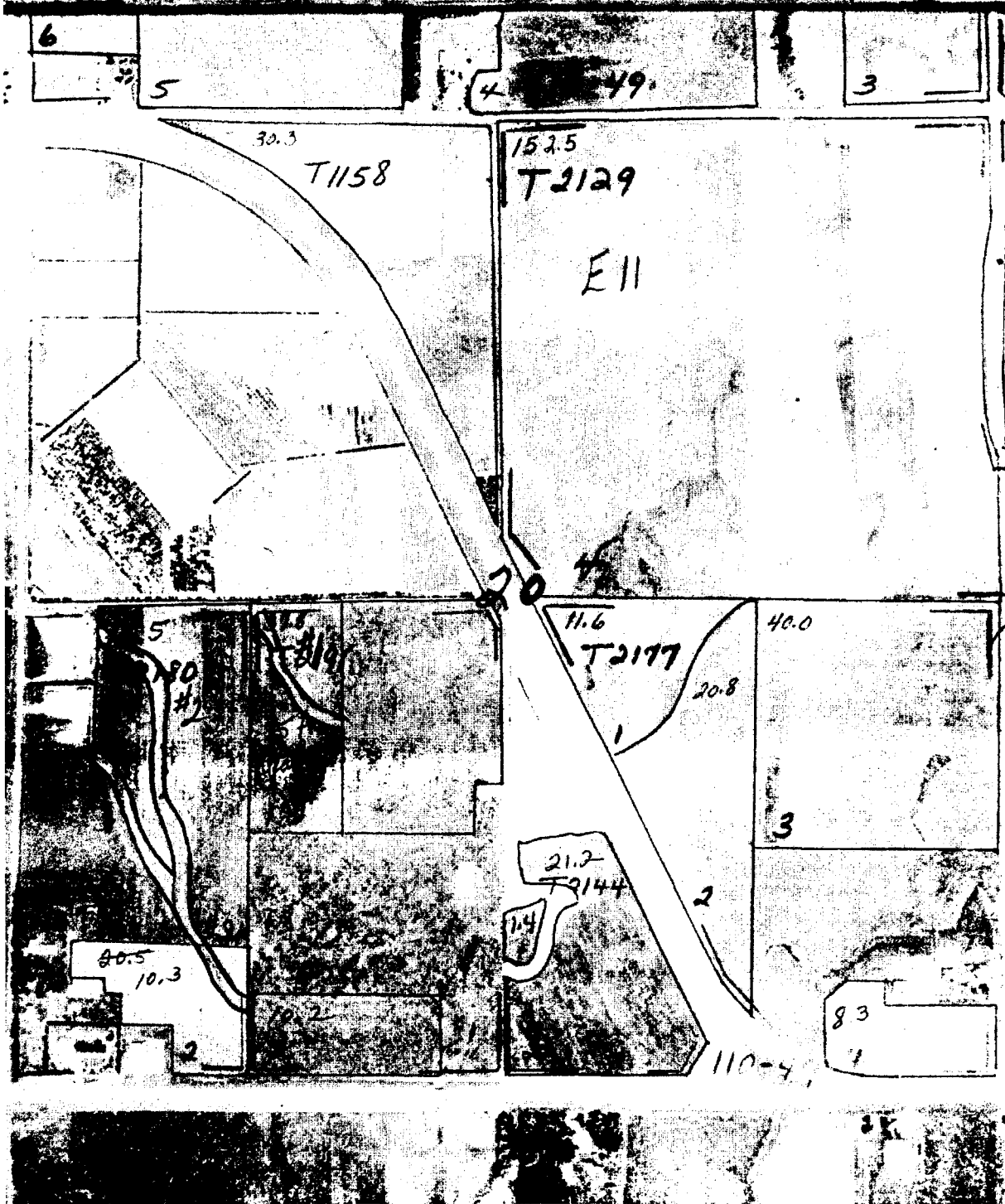
State of SD)
County of Brookings) SS

On this 26th day of June 1992, before me, Anna C. Steund, the undersigned officer, personally appeared Edward Teikrup known to me or satisfactorily proven to be the person whose name(s) 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.

Anna C. Steund
Notary Public
Title of Officer

My commission expires August 17, 1992

NOT TO SCALE

1. Claimant of Vested Drainage Right:

Name Telkamp Family Trust
(Last) (First) (Middle)
Aurora township, Brookings County
Political Subdivision or Company name (if applicable)

Address 630 22nd Ave

City Brookings State S.D.A. Zip Code 57006

Co-Owner or Other Interest Owner:

Name Edward A. Telkamp - Trustee

Address 630 22nd Ave

City Brookings State S.D.A. Zip Code 57006

2. A. State the legal description of the land from which the water is drained:

SW 1/4 of NW 1/4 of Sec. 20, Twp 110 Rg. 49 in the County of Brookings
NW Corner of SW 1/4 20 110 49 Brookings

B. State the legal description of the land onto which the water is drained:

NW 1/4 of Sec. 29, Twp 110 Rg. 49 in the County of Brookings

C. State the legal description of the land for which the drainage right is claimed, if different from A, through a prescriptive right:

W 1/2 of SW 1/4 of Sec. 20, Twp 110 Rg. 49 in the County of Brookings

3. The man made modifications consist of grass waterway (i.e. drain tile, ditch, levee, dike etc.). Generally describe the modifications in terms of length, depth, width, etc. (i.e. a ditch 3ft. deep and 80ft. long):

Note: If drainage improvements are difficult to describe in sections 3-5, show them on an attached ASCS/SCS map.

#1- grass waterway 1000 ft long, 1 ft deep and 50 ft wide

#2- grass waterway 2500 ft long, 1-3 ft deep & 50 ft wide

4. State the general course and direction of the water flow by means of the drainage right:

#1- northwest to southeast

#2- northwest to southeast

5. State the general course and direction of the natural flow:

A. ☒ Same as section 4; or

B. _____

6. State any facts you believe relevant to the vested drainage rights:

the grass waterways date back to the 1950's or 1960's

7. The claimed drainage right has existed since:

A. 1 1 1 or

B. Unknown

STATE OF SOUTH DAKOTA, COUNTY OF BROOKINGS

THIS 26th DAY OF June 1992
before me, Anna C. Stead
PAGE 221-222
Anna C. Stead
REGISTER OF DEEDS DEPUTY

Dated this 26th day of June, 1992

Edward A. Telkamp

Signature of claimant

State of SD)

County of Brookings) SS

On this 26th day of June 1992, before me, Anna C. Stead
the undersigned officer, personally appeared Edward A. Telkamp Trustee
known to me or satisfactorily proven to be the person whose name(s) is subscribed to the within instrument and
acknowledged that he executed the same for the purposes therein contained.

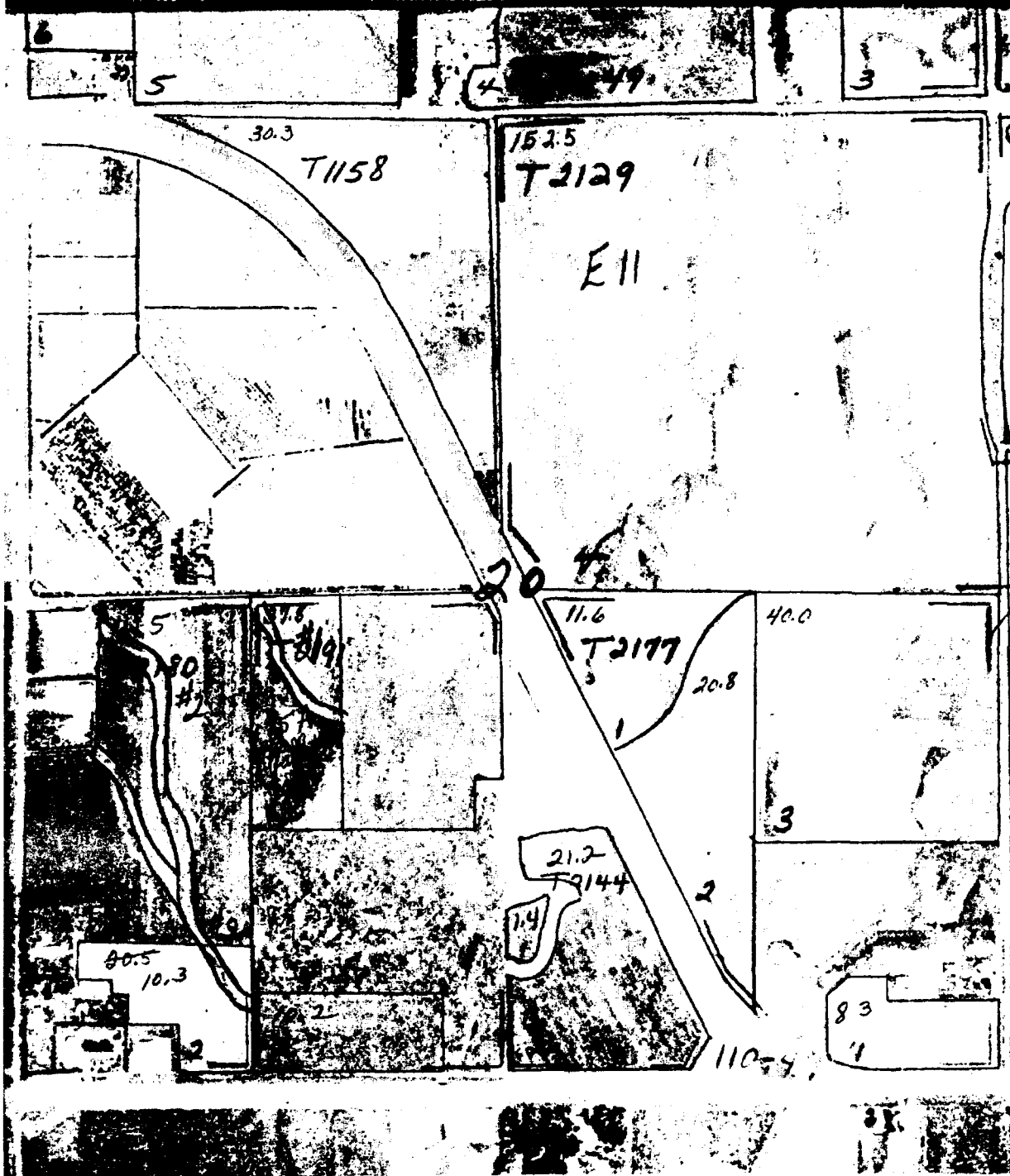
In witness whereof I hereunto set my hand and official seal.

Anna C. Stead
Notary Public

Notary

My commission expires August 17, 1992

NOT TO SCALE



STATE OF SOUTH DAKOTA COUNTY OF BROOKINGS

FILED 2nd DAY OF Dec 88 4:45 P 116 Miss

470 Anna C. Stenlund

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable consideration paid to Harold Telkamp and hereinafter referred to as GRANTOR, by BROOKINGS-DEUEL RURAL WATER SYSTEM, INC., hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove the water pipes, connections, valves, and all other devices used in connection with the operation of a rural water system, over, under, across and through the land of the GRANTOR, situated in BROOKINGS County, State of South Dakota, said land being described as follows:

SW 1/4 - 20-110-49 excepting O.L. A, B, C, D, E,
F & H-2 & H-3 & excepting E 1320' THEREOF

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns for the purposes of this easement.

The easement shall be thirty (30) feet in width, the center line of which is described as follows: Fifteen (15) feet on either side of the center line of the pipeline as constructed, and insofar as possible the center line shall be Fifteen (15) feet inside of the fence line which fence line is the boundary of the property of the GRANTORS.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

GRANTEES agree that they will, following any excavation for pipeline, return the premises to their former condition as is reasonably possible at no expense to GRANTORS.

The grant and other provisions of this agreement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

WITNESS WHEREOF the GRANTORS have executed this instrument this 28th day of Dec, 1987.

Harold Telkamp (SEAL)

(SEAL)

STATE OF SOUTH DAKOTA
County of Brookings

On this the 28 day of June, 1987, before me, Patrick D. Gilligan

, the undersigned officer, personally appeared Harold Telkamp

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.

Patrick D. Gilligan
Notary Public, State of South Dakota

My Commission expires: 3-6-92

STATE OF SOUTH DAKOTA, COUNTY OF BROOKINGS-65:

TO THIS DAY OF May 1976 9:35 A.M. 91
25

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One (\$1.00) Dollar and other good and valuable consideration paid to

Harold Telkamp

and Helen Telkamp

hereinafter referred to as GRANTOR, by BROOKINGS-DEUEL RURAL WATER SYSTEM, INC., hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove the water pipes, connections, valves, and all other devices used in connection with the operation of a rural water system, over, under, across and through the land of the GRANTOR, situated in Brookings County, State of South Dakota, said land being described as follows:

the Southwest Quarter (SW $\frac{1}{4}$), except previously platted outlots, of Section 20, Township 110, Range 49

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns for the purposes of this easement.

The easement shall be thirty (30) feet in width, the center line of which is described as follows: Fifteen (15) feet on either side of the center line of the pipeline as constructed, and insofar as possible the center line shall be Fifteen (15) feet inside of the fence line which fence line is the boundary of the property of the GRANTORS.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

GRANTEES agree that they will, following any excavation for pipeline, return the premises to their former condition as is reasonably possible at no expense to GRANTORS.

The grant and other provisions of this agreement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 29 day of March, 1976

Harold Telkamp (SEAL)
Helen Telkamp (SEAL)

STATE OF SOUTH DAKOTA)

County of Brookings)ss

On this the 29 day of March, 1976, before me, Patrick N. Gilligan

the undersigned officer, personally appeared Harold +

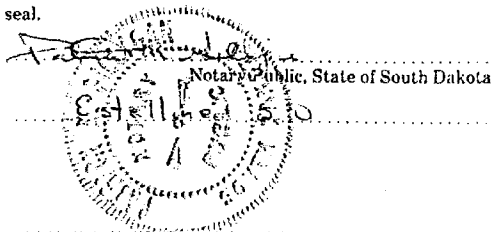
Helen Telkamp known to me or satisfactorily proven to be the persons whose name

are subscribed to the within instrument and acknowledged

that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

My Commission expires: 3-3-1984



Form SDE 146
(Rev. 10-65)

BURIED INTER-EXCHANGE FACILITY EASEMENT

The undersigned owner(s) of an interest in the real estate described below (hereinafter called the "Owner") hereby grant(s) and convey(s) to NORTHWESTERN BELL TELEPHONE COMPANY, an Iowa corporation, its associated and allied companies, its and their respective successors, assigns, lessees and agents (hereinafter called the "Company"), in consideration of the sum of \$5.00

Five and 00/100 Dollars received from the Company and of the agreements stated below, a right of way and easement to construct, operate, maintain, replace, and remove such communications systems as the Company may from time to time require, consisting of underground cables, wires, conduits, splicing boxes, and

and surface testing terminals and markers, together with the right of access thereto for the purpose of exercising the rights herein granted, upon, under and across a strip of land one rod wide situated within the following described real estate located in the County of

Brockings, State of South Dakota:

South half (S 1/2) of Southwest Quarter (SW 1/4) of Section Twenty (20) in Township One Hundred Ten (110) Range Forty Nine (49) subject to rights of Brockings County and the public in the north 17 feet of the north 50 feet of said tract.

together with the following rights: to place surface markers beyond said strip; to clear and keep cleared all trees, roots, brush and other obstructions from the surface and subsurface of said strip and within seven feet thereof; and to install gates and stiles in any fences crossing said strip. The

boundary of said one-rod strip shall be a line parallel to and 5 feet north of the first cable laid, which cable shall have its location indicated upon surface markers set at intervals on the land of the Owner or on adjacent lands. The Owner for

heirs, executors, administrators, successors and assigns, hereby covenant(s) that no structure shall be erected or permitted on said strip.

The Company agrees to bury all cables and wires below plow depth in order to not interfere with ordinary cultivation of the land, and to pay for all damage to Owner's property arising from the Company's exercise of the rights herein granted, including crops, livestock, fences, soil restoration and improvements, as the interests may appear, except as stated below: Exceptions (if any):

Signed this 16 day of February, 1947.

WITNESSES:

E. R. Gibson

OWNER:

Shardel Ted Kamp

Shardel Ted Kamp

Individual Acknowledgment

STATE OF South Carolina } ss.
 COUNTY OF Richland }

On this the 16 day of February, 1967, before me,

E. R. Thompson, the undersigned officer,

personally appeared Harold Thompson - Nelson Thompson

known to me or satisfactorily proven to be the person(s) whose name(s) Harold subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

E. R. THOMPSON, Notary Public
 My Commission Expires JUNE 20, 1974
 Registered in Richland County

E. R. Thompson
 Notary Public

Corporate Acknowledgment

STATE OF _____ } ss.
 COUNTY OF _____ }

On this the _____ day of _____, 19____, before me,

_____, the undersigned officer,

personally appeared _____

who acknowledged himself to be the _____

of _____, a corporation,

and that he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____

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

 Notary Public

Name of Town Richland

Line Section _____

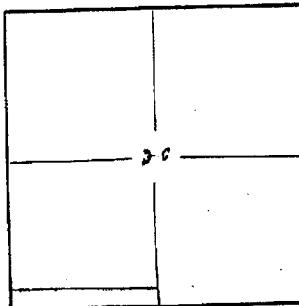
Secured by E. R. Thompson

Post Office Address of Owner

Richland, S.C.

R.O.W. No. 63023

Est- or J.O. No. 43711



FILED

Office of RECORDS OF DEEDS

Filed for record this 16 day of February, 1967

9:40 a.m.

403-4

By Paul H. Howell

11-40

MISCELLANEOUS RECORD NO. 79

and acknowledged that she executed the same for the purposes therein contained.
In witness whereof I have hereunto set my hand and official seal.

My commission expires Jan 17, 1960.

W. L. Lievan
Notary Public, South Dakota

MH-----

Filed for record June 6, 1961 at 10:15 A.M. Hazel Langland Register of Deeds

Telephone Line Right-of-Way Easement

Know all men by these presents, that we, the undersigned (whether one or more) Harold Telkamp and Helen (husband and wife), for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Brookings County Telephone Cooperative Association, Inc., a cooperative association (hereinafter called the "Association"), whose post office address is Brookings, South Dakota, and to its successors and assigns, the right to enter upon the lands of the undersigned, situated in the county of Brookings, state of South Dakota, and more particularly described as follows:

Attract approximately 80 acres located 1 miles in a E direction from the town of Brookings and further described as the E½SE quarter of Section 13, Township 110, Range 50, and to construct, reconstruct, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, a telephone line or system, to cut, trim or chemically spray trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes.

The undersigned agree that all poles, wires and other facilities, including all telephone equipment, installed on the above described premises at the Association's expense shall remain the property of the Association and shall be removable at the option of the Association.

The undersigned represent that said lands are free and clear of encumbrances and liens except---

2 yard plats

In Witness whereof, the undersigned have set their hands this 29 day of Feb, 1956.

Harold Telkamp
Helen Telkamp

State of South Dakota) ss
County of Brookings)

On this 29 day of Feb., 1966, before me, W. L. Lievan, the undersigned office,, personally appeared H. Telkamp and Helen (husband and wife) (unmarried), known to me or satisfactorily proven to be the persons whose names (are) (is) subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

W. L. Lievan
Notary Public, South Dakota

My commission expires Jan, 17 1960.

MH-----

Filed for record June 6, 1961, at 10:15 A.M. Hazel Langland Register of Deeds

Telephone Line Right-of Way Easement

Know all men by these presents, that we, the undersigned (whether one or more) Harold Telkamp and Helen (husband and wife), for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Brookings County Telephone Cooperative Association, Inc., a cooperative association (hereinafter called the "Association"), whose post office address is Brookings, South Dakota, and to its successors and assigns, the right to enter upon the lands of the undersigned, situated in the county of Brookings, state of South Dakota, and more particularly described as follows:

Attract approximately 16 acres located 1 miles in a E direction from the town of Brookings and further described as the SW quarter of Section 20, Township 110, Range 49, and to construct, reconstruct, operate and maintain on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands, a telephone line or system, to cut, trim or chemically spray trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes.

The undersigned agree that all poles, wires and other facilities, including all telephone equipment, installed on the above described premises at the Association's expense shall remain the property of the Association and shall be removable at the option of the Association.

The undersigned represent that said lands are free and clear of incumbrances and liens except----

Harold will you sign Huffan wants a phone

In Witness whereof, the undersigned have set their hands this 21 day of Mch., 1956.

Harold Telkamp
Helen Telkamp

State of South Dakota)
) ss
County of Brookings)