



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 3:

The Northeast Quarter (NE¼) of Section Twenty-nine (29), Except the North Nine Hundred Sixteen Feet (N 916') of the West Six Hundred Thirty-eight Feet (W 638'), Except the West Four Hundred Forty-one Point Five Feet (W 441.5') of the East Eight Hundred Seventy-four Point Five Feet (E 874.5') of the North One Hundred Ninety-eight Feet (198'), Except the West Two Hundred Nineteen Feet (W 219') of the East Six Hundred Fifty-two Feet (E 652') of the South One Hundred Sixty-four Feet (S 164') of the North Three Hundred Sixty-two Feet (N 362'), Except Lots H-2, H-3 and H-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: 04000-11049-291-00 1st Half: \$1557.08 paid 2nd half \$1557.08 paid

2. **Municipal Utility Easement. Dated August 28, 2013 and recorded August 29, 2013 in Book 183 of Miscellaneous, Page 2301**

3. **Easement Agreement, dated July 5, 2001 and recorded July 6, 2001 in Book 159 of Miscellaneous, Page 7.**

Prepared By:
Sioux Valley-Southwestern Electric
Tim Schoolmeester, Staking Engineer
P.O. Box 216, Colman, SD 57017
(605) 534-3535

274002



STATE OF SOUTH DAKOTA } ss
Brookings County

Filed for Record on 8/17/2018 at 12:10 AM
and Recorded in Book M1188 Pg 1728
EROW Document #FB274002

Recording Fee: \$30.00 Page: 1 of 1

Sandy Chapman, Register of Deeds
By _____ Deputy

RIGHT - OF - WAY EASEMENT

Map No. 006-1-029-02

KNOW ALL PERSONS BY THESE PRESENTS, that we the undersigned, (whether one or more) James Gilkerson Kysa Gilkerson

(married), (husband and wife), for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto SIOUX VALLEY-SOUTHWESTERN ELECTRIC, a Cooperative, whose Post Office address is Colman, South Dakota, and to its successors or 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 the easement shall consist of the North 20' excluding the public Right-of-Way of the Northwest Quarter excluding H-1 and excluding the North 526' of the West 333' and 15.69 acre farm building site and excluding the South 225' of the North 751' of the West 333' of Section 29, Township 110N, Range 49W of the 5th Prime Meridian Brookings County, South Dakota

_____ and to place, construct, operate, repair, maintain, relocate, and replace thereon an electric distribution line or system on or under the above described lands and/or in, upon or under all streets, roads, or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as the Cooperative may from time to time deem advisable, including, by way of example and to cut, trim and control the growth of trees and shrubbery to the extent necessary to keep same clear of said electric line to keep the easement clear of all buildings, structures, or other obstructions.

The undersigned agree that all poles, wires, and other facilities, including any main service entrance equipment, installed in, upon, or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The Cooperative agrees to pay the Grantor reasonable damages for any crop damage resulting from any underground installation or maintenance thereof.

The undersigned covenant that they are the owners of the above-described lands and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

It is further understood that whenever necessary words used in this instrument in the singular shall be construed to read in the plural.

IN WITNESS WHEREOF, the undersigned set their hand and seal this 6th day of August, 2018.

James Gilkerson

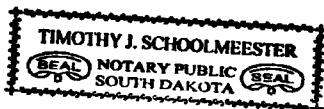
Kysa Gilkerson

STATE OF South Dakota)

County of Brookings) ss

On this 6th day of August, 2018, before me Timothy J. Schoolmeester, a Notary Public within and for said County and State, personally appeared James Gilkerson Kysa Gilkerson known to me to be the person(s) described in, and who executed the within and foregoing instrument and acknowledged to me that they executed the same.

(SEAL)



Timothy J. Schoolmeester
Notary Public

My commission expires May 29, 2021

EASEMENT AGREEMENT

GREGORY D. KENNELLY and TRINA I. KENNELLY, husband and wife,
Grantors, of Brookings, South Dakota, as owner of the following described real property,
to-wit:

The West One Hundred Sixty-five Feet (W 165') of the North Three Hundred Feet (N300') of the West Nineteen Rods (W 19 Rods) of the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section Twenty-eight (28), Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5th P.M., in Brookings County, South Dakota (Except Lot H-2 thereof and except the South 17 Feet of the North 50 Feet thereof for highway purpose.)

hereby grants to **EDWARD TELKAMP and VERA CLARK**, Trustees of the Telkamp Family Trust, Grantees, of Brookings, SD 57006, their heirs and assigns, as owners of the following described real property:

Southeast one-fourth (SE ¼) of Section Twenty-nine (29), Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5th P.M., Brookings County, South Dakota; and
Northeast one-fourth (NE ¼), except the North Nine Hundred Sixteen feet (N916') of the West Six Hundred Thirty-eight feet (W638') of the Northeast one-fourth (NE ¼) thereof and except the West Four Hundred Forty-one and five tenths feet (W441.5') of the East Eight Hundred Seventy-four and five tenths feet (E874.5') of the North One Hundred Ninety-eight feet (N198') of the Northeast one-fourth (NE ¼) thereof and except the West Two Hundred Nineteen feet (W219') of East Six Hundred Fifty-two feet (E652') of the South One Hundred Sixty-four feet (S164') of the North Three Hundred Sixty-two feet (N362') of the Northeast one-four (NE ¼) and except Lots H-2, H-3 and H-4 thereof of Section Twenty-nine (29) of Township One Hundred Ten (110) North, Range Forty-nine (49) West of the 5th p.m., Brookings County, South Dakota

a Temporary Easement for only that portion of Grantor's property which is shown to be west of grantees property consisting of a fence, onto Grantor's property, as shown on the annexed survey drawing, only for the life of the fence.

This Temporary Easement is granted to establish as a matter of record that any use or occupancy of Grantor's property by the Grantees, or their predecessors in title, has been permissive and not adverse to the title of Grantors, and this Temporary Easement shall not extend beyond the life or removal of the fence, as shown on said survey drawing.

Dated this 5 day of July, 2001.

Gregory D. Kennelly
GREGORY D. KENNELLY

Trina I. Kennelly
TRINA I. KENNELLY

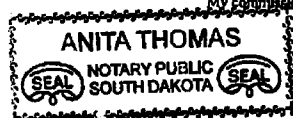
STATE OF SOUTH DAKOTA)
)
COUNTY OF BROOKINGS)

On this 5 day of July, 2001, before me, the undersigned officer, personally appeared GREGORY D. KENNELLY and TRINA I. KENNELLY, Trustees of the Telkamp Family Trust, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledges that they executed the same for the purposes therein contained.

(SEAL)

My commission expires: 11/15/2006

Anita Thomas
Notary Public, South Dakota



Dated this 6th day of July, 2001.

Edward Telkamp
EDWARD TELKAMP, Trustee

Verna Clark
VERNA CLARK, Trustee

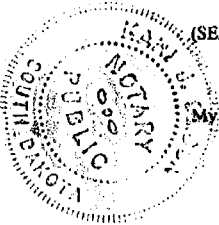
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF BROOKINGS)

On this 6th day of July, 2001, before me, the undersigned officer, personally Trustees of the Telkamp
appeared EDWARD TELKAMP and VERNA CLARK, ~~husband and wife~~, known to me Family Trust
or satisfactorily proven to be the person whose name is subscribed to the within
instrument and acknowledges that they executed the same for the purposes therein
contained.

(SEAL)

Kari J. Olson
Notary Public, South Dakota

My commission expires: 12/02/04



STATE OF SOUTH DAKOTA COUNTY OF BROOKINGS

JUL 06 2001

FILED THIS

A- 1:25 O'CLOCK P M BOOK 159 Min PAGES 7-9
Ed M. Olson BY _____
REGISTER OF DEEDS

Prepared by: Tim Hogan, McCann, Ribstein & Hogan, P.C.
317 6th Avenue
Brookings, SD 57006
(605) 692-6163

