

# AUCTION

WEDNESDAY, JULY 12TH AT 10:00 A.M.

75.06 ACRES MINNEHAHA COUNTY LAND  
WITH EXECUTIVE STYLE 4 BEDROOM MULTI LEVEL  
HOME & OUTBUILDINGS



OWNER:

JOHN & SUSIE TRAPP



44628 SD HWY 44, Marion SD  
web: [wiemanauction.com](http://wiemanauction.com)  
phone: 800-251-3111  
fax: 605-648-3102



Rick Trapp  
6209 E Silver Maple Circle, Ste 1  
Sioux Falls, SD 57110  
phone: 605-728-8521  
web: [freedomrealtysf.com/](http://freedomrealtysf.com/)

**75.06 ACRES MINNEHAHA COUNTY LAND WITH EXECUTIVE STYLE 4 BEDROOM MULTI LEVEL  
HOME & OUTBUILDINGS  
AUCTION**

As we have moved to Hartford, we will sell the farm at auction at 25735 - 456<sup>th</sup> Avenue, located from Humboldt SD, I-90 Exit, go ¾ miles North on 456<sup>th</sup> Ave on

**WEDNESDAY, JULY 12<sup>TH</sup> 10:00 AM**

The real estate consists of 75.06 acres farmland with 4 Bedroom multi-level home with attached triple garage and full set of outbuildings. The main floor of this spacious home includes large kitchen with Oak built-in cabinets, dining area with patio door to 12' x 14' 3 Season Sunroom, large living room w/ gas fireplace, master bedroom w/ closet and full bathroom. The ground floor level has a 12' x 16' mud room with ½ bath and washer & dryer hookups, the lower level has family room area with walkout to 12' x 24' cement patio. It also has 3 bedrooms w/ closets, ¾ bathroom and utility room with electric heat pump furnace with central air and 2<sup>nd</sup> LP gas furnace which heats the lower level. The features include 3048 sq ft of living area with newer windows, rural water, choice location and nice setting. Appliances will stay with the property. The outbuildings include 32' x 42' machine shed with 12' sidewalls, 24' x 28' double garage, 48' x 72' Machine Shed/Cattle Shed with 12' sidewalls, 12' x 48' horse barn w/ tach room, granary and chicken house. The building site has a second septic tank with electric and water hookups for a new shop building. The FSA Office reports that this tract has 43.69 acres tillable and the balance in grass and building site. Another 5 acres could be tilled. The predominate soil types are Ethan-Egan Complex, Wakonda-Chancellor Complex, Egan-Ethan-Trent Complex and it has a soil productivity rating of 73. This is an excellent opportunity for you to purchase an unusual acreage with 75 acres of land. It will be sold in one tract, not offered separately. The annual real estate taxes are \$3384.95.

To View The Property: Open Houses Wednesday, June 21<sup>st</sup> 6:00 – 8:00 PM. Wednesday, June 28<sup>th</sup> 6:00 – 8:00 PM or for private showing, call Rick Trapp at 605-728-8521 or Wieman Land & Auction Co., Inc. 800-251-3111. For pictures and buyer info packet, visit our website [www.wiemanauktion.com](http://www.wiemanauktion.com)

**LEGAL:** The S ½ of the NE ¼ except Tract #1 of Trapp's Addition including RR ROW in the SW ¼ of the NE ¼ , all in Section 8-102-52, Minnehaha County, South Dakota

**TERMS:** Cash Sale with a 10% nonrefundable down payment the day of sale and the balance on or before August 24, 2017. A Warranty Deed will be provided. Title Insurance will be utilized with cost split 50/50 between buyer and seller for cost of an Owner's policy only. Possession will be granted upon final settlement. The real estate taxes will be prorated to date of possession. The rent on the farmland will be split 50/50 between buyer and seller for the 2017 crop year. Sold subject to confirmation by the owners. Wieman Land & Auction Co., Inc. is representing the seller in this transaction. Cooperation with buyer brokers not offered in this transaction, but is allowed at "Buyers Expense".

**JOHN & SUSIE TRAPP, OWNERS**

Wieman Land & Auction Co., Inc.  
Marion SD 800-251-3111  
Richard & Gary Wieman, Brokers  
Kevin, Mike, Ryan & Derek Wieman and  
Ron Leitheiser, Assoc. Brokers  
Auctioneers & RE Brokers

Freedom Realty  
Rick Trapp  
605-728-8521  
and Stewart Title Company  
Closing Agent



**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

2017 Program Year

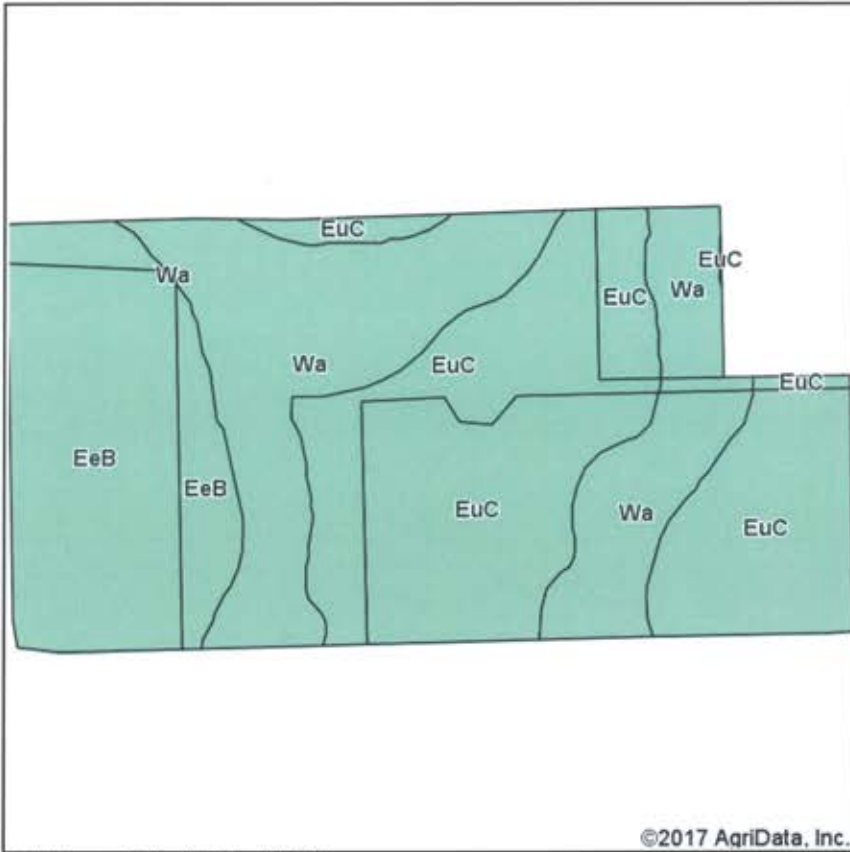
Map Created May 01, 2017

Farm 1138

8-102-52

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

## Soils Map



State: **South Dakota**  
 County: **Minnehaha**  
 Location: **8-102N-52W**  
 Township: **Humboldt**  
 Acres: **72.68**  
 Date: **3/30/2017**



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: SD099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Barley	Corn	Corn silage	Grain sorghum	Oats	Soybeans	Winter wheat
EuC	Ethan-Egan complex, 6 to 9 percent slopes	31.41	43.2%	Ive	61	3.2	39	64	6.7	37	49	23	31
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	22.97	31.6%	IIs	83								
EeB	Egan-Ethan-Trent complex, 1 to 6 percent slopes	18.30	25.2%	Ile	81	4.1	50	87	9.2	51	63	31	39
<b>Weighted Average</b>					<b>73</b>	<b>2.4</b>	<b>29.4</b>	<b>49.6</b>	<b>5.2</b>	<b>28.8</b>	<b>37</b>	<b>17.7</b>	<b>23.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## 2017 Rental Agreement

Tillable acres rented to Don Schumaker of Humboldt, SD for \$5,000 total cash rent.  
 Renter pays \$2,500 in the spring and \$2,500 in the fall.

The buyer will receive \$2,500 of the total cash rent. The new buyer receives land lord's possession of tillable acres and alfalfa acres and full possession of building site and pasture at closing.

South Dakota  
Minnehaha

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 1138**  
Prepared: 5/22/17 11:12 AM  
Crop Year: 2017  
Page: 1 of 1

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: DONALD SHUMAKER  
Farm Identifier:  
Recon Number:

Farms Associated with Operator:  
8198, 11647

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
69.0	43.69	43.69	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	43.69	0.0	0.0	0.0			

ARC/PLC

ARC-IC  
NONE

ARC-CO  
OATS, CORN

PLC  
NONE

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	7.4		59	0.0
CORN	23.2		158	0.0
<b>Total Base Acres:</b>	<b>30.6</b>			

Tract Number: 1804 Description: S1/2NE1/4-8-102-52

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
69.0	43.69	43.69	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	43.69	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	7.4		59	0.0
CORN	23.2		158	0.0
<b>Total Base Acres:</b>	<b>30.6</b>			

Owners: JOHN M TRAPP

Other Producers: None

# SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

(This disclosure shall be completed by the seller. This is a disclosure required by law. If you do not understand this form, seek legal advice.)

Seller John & Susie Trapp Property Address 25735-456<sup>th</sup> Ave  
Humboldt SD.  
This Disclosure Statement concerns the real property identified above situated in the City of NA  
County of Minnehaha, State of South Dakota.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 43-4-38. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PARTIES MAY WISH TO OBTAIN.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

IF ANY MATERIAL FACT CHANGES BEFORE CONVEYANCE OF TITLE TO THIS PROPERTY, THE SELLER MUST DISCLOSE SUCH MATERIAL FACT WITH A WRITTEN AMENDMENT TO THIS DISCLOSURE STATEMENT.

## I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 1976

*If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.*

2. Were there any title problems when you purchased the property? Yes \_\_\_ No

3. Are there any recorded liens or financial instruments against the property, other than a first mortgage?  
Yes \_\_\_ No

4. Are there any unrecorded liens or financial instruments against the property, other than a first mortgage; or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9? Yes \_\_\_ No  Unknown \_\_\_

5. Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)? Yes \_\_\_ No  Unknown \_\_\_

6. Are there any problems related to establishing the lot lines/boundaries? Yes \_\_\_ No  Unknown \_\_\_

7. Do you have a location survey in your possession or a copy of the recorded plat? If yes, attach a copy.  
Yes \_\_\_ No  Unknown \_\_\_

8. Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)? Yes \_\_\_ No

9. Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law? If yes, attach a copy of the covenants and restrictions. Yes \_\_\_ No

10. Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?  
Yes \_\_\_ No

11. Is the property currently occupied by the owner? Yes  No \_\_\_

12. Does the property currently receive the owner occupied tax reduction pursuant to SDCL 10-13-39? Yes  No \_\_\_

13. Is the property currently part of a property tax freeze for any reason? Yes \_\_\_ No  Unknown \_\_\_

14. Is the property leased? Yes  No \_\_\_

15. If leased, does the property use comply with local zoning laws? Yes  No \_\_\_

16. Does this property or any portion of this property receive rent? Yes  No \_\_\_

If yes, how much \$ \_\_\_ and how often \_\_\_ ?

\$5000. + or -

17. Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?  
 Yes \_\_\_ No   
 If yes, what are the fees or assessments? \$ \_\_\_ per \_\_\_ (i.e. annually, semi-annually, monthly)  
 Payable to whom: \_\_\_\_\_ For what purpose? \_\_\_\_\_
18. Are you aware if the property has ever had standing water in either the front, rear, or side yard more than forty-eight hours after heavy rain? Yes \_\_\_ No
19. Is the property located in or near a flood plain? Yes \_\_\_ No  Unknown \_\_\_
20. Are wetlands located upon any part of the property? Yes  No \_\_\_ Unknown \_\_\_ *but not by home*
21. Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?  
 Yes \_\_\_ No  Unknown \_\_\_  
 If yes, what are the fees or charges? \$ \_\_\_\_\_ per \_\_\_\_\_ (i.e. annually, semi-annually, monthly)

## II. STRUCTURAL INFORMATION

If the answer is yes to any of the following, please explain under additional comments or on an attached separate sheet.

1. Are you aware of any water penetration problems in the walls, windows, doors, basement, or crawl space? Yes \_\_\_ No
2. What water damage related repairs, if any, have been made? *None*  
 If any, when? \_\_\_\_\_
3. Are you aware if drain tile is installed on the property? Yes \_\_\_ No
4. Are you aware of any interior cracked walls or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas? Yes  No \_\_\_ *normal cracking of cement*  
 What related repairs, if any, have been made? *none*
5. Are you aware of any roof leakage, past or present? Yes \_\_\_ No   
 Type of roof covering: *asphalt* Age: *6 yrs?*  
 What roof repairs, if any, have been made, when and by whom? \_\_\_\_\_
- Describe any existing unrepaired damage to the roof: *none*
6. Are you aware of insulation in:  
 the ceiling/attic? Yes  No \_\_\_ the walls? Yes  No \_\_\_ the floors? Yes \_\_\_ No
7. Are you aware of any pest infestation or damage, either past or present? Yes \_\_\_ No
8. Are you aware of the property having been treated for any pest infestation or damage?  
 Yes \_\_\_ No  If yes, who treated it and when? \_\_\_\_\_
9. Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?  
 Yes \_\_\_ No  If yes, describe the work: \_\_\_\_\_  
 Was a permit obtained? Yes \_\_\_ No \_\_\_ Was the work approved by an inspector? Yes \_\_\_ No \_\_\_
10. Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?  
 Yes  No \_\_\_ If yes, describe *1983 had Fire place Fire all damage repaired*  
 Have any insurance claims been made? Yes  No \_\_\_ Unknown \_\_\_  
 Was an insurance payment received? Yes  No \_\_\_ Unknown \_\_\_  
 Has the damage been repaired? Yes  No \_\_\_ If yes, describe in detail: \_\_\_\_\_
11. Are you aware of any problems with sewer blockage or backup, past or present? Yes \_\_\_ No   
*pumpent 2 yrs*
12. Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway? Yes \_\_\_ No  If yes, describe in detail: \_\_\_\_\_

### III. SYSTEMS/UTILITIES INFORMATION

	None/Not Included	Working	Not Working
1. 220 Volt Service		X	
2. Air Exchanger	X		
3. Air Purifier	X		
4. Attic Fan	X		
5. Burglar Alarm & Security System	X		
6. Ceiling Fan - 3		X	
7. Central Air- Electric		X	
8. Central Air - Water Cooled	X		
9. Cistern			X
10. Dishwasher			X
11 Disposal	X		
12. Doorbell		X	
13. Fireplace		X	
14 Fireplace Insert <i>LP gas</i>		X	
15. Garage Door/Opener Control(s) 2		X	
16. Garage Wiring		X	
17. Heating System		X	
18. Hot Tub, Whirlpool, and Controls	X		
19. Humidifier	X		
20 Intercom		X	
21. Light Fixtures		X	
22. <del>Microwave</del> /Hood <i>Range Hood</i>		X	
23. Plumbing and Fixtures		X	
24. Pool and Equipment	X		
25. Propane Tank		X	<i>Leased from Cenex</i>
26. Radon System	X		
27 Sauna	X		
28. Septic/Leaching Field		X	
29. Sewer Svstems/Drains		X	
30. Smoke/Fire Alarm		X	
31. Solar House - Heating	X		
32. Sump Pump(s)	X		
33. Switches and Outlets		X	
34. Underground Sprinkler and Heads	X		
35. Vent Fan		X	
36. Water Heater - <u>Electric</u> or Gas		X	
37. Water Purifier	X		
38. Water Softener - Leased or Owned	X		
39. Well and Pump	<i>yes but not used in years</i>		
40. Wood Burning Stove	X		

### IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed?

	Existing Conditions		Tests Performed	
	Yes	No	Yes	No
1 Methane Gas		X		X
2 Lead Paint		X		X
3 Radon Gas (House)		X		X
4 Radon Gas (Well)		X		X
5 Radioactive Materials		X		X
6 Landfill, Mineshaft		X		X
7 Expansive Soil		X		X
8 Mold		X		X
9 Toxic Materials		X		X
10. Urea Formaldehyde Foam Insulations		X		X
11. Asbestos Insulation		X		X
12. Buried Fuel Tanks		X		X
13. Chemical Storage Tanks		X		X
14. Fire Retardant Treated Plywood		X		X
15. Production of Methamphetamines		X		X

If the answer is yes to any of the questions above, please explain in additional comments or on an attached separate sheet.





## SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)

\_\_\_\_\_ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known Lead-based paint and/or lead-based paint hazards are present in the housing (explain).

House was built in 1976, but no known hazards in this home

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above.

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

\_\_\_\_\_ (e) Purchaser has (check on below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

RDW (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance

### Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information provided by the signatory is true and accurate.

<input checked="" type="checkbox"/>	<u>John Trapp</u>	Date		Buyer	Date
<input checked="" type="checkbox"/>	<u>Lucile Trapp</u>	Date		Buyer	Date
	<u>RDW</u>	Date		Agent	Date

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

File No. 01507-12243

1. **Effective Date:** April 27, 2017 at 8:00 A.M.

2. <b>Policy or Policies to be issued:</b>		<b>Amount of Insurance</b>
(a) ALTA Owner's Policy	2006 (Standard)	T.B.D.

Proposed Insured:

To Be Determined - Buyer/Borrower

(b) ALTA Loan Policy	2006 (Standard)	T.B.D.
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Proposed Insured:

Lender

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

Fee Simple

4. **Title to the said estate or interest in the land is at the Effective Date hereof vested in:**

The John M. Trapp and Susie E. Trapp Revocable Trust Dated July 1, 2005

5. **The land referred to in this Commitment is described as follows:**

The South Half of the Northeast Quarter (S1/2NE1/4) except Tract One (1) of Trapp's Addition contained therein of Section 8, Township 102 North, Range 52 West of the 5th P.M., Minnehaha County, South Dakota;

together with

A strip of land extending over and across the center line of the main track (now removed) of the Chicago, St. Paul, Minneapolis and Omaha Railway Company (now the Chicago and North Western Transportation Company) as said main track center line was originally located and established over and across the SW1/4 NE1/4 Section 8, Township 102 North, Range 52 West of the 5th P.M., Minnehaha County, South Dakota.

For information purposes only, the property address is purported to be:  
25735 456th Avenue, Humboldt, SD 57035



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

File No.: 01507-12243

The following are the requirements to be complied with:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
4. 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.
5. The identification, including photograph (i.e. Valid Driver's License, Valid U.S. Passport, etc.) of all parties (whether present or not) executing any documents (deed, mortgages, power of attorney, etc.) must be presented at closing.
6. Execution of all documents necessary for required reporting of this transaction to the Internal Revenue Service is required.
7. If the property is subject to any private assessments for association dues, maintenance fees, or otherwise, we must be provided a current statement showing all sums are paid or the amount or any outstanding charges.
8. Stewart Title Company requires all funds received to be in the form of Certified Checks, Cashier's Checks or Wire Transfers.
9. Stewart Title Company require certain affidavits and/or agreements to be signed by the parties at the time of closing.
10. Conveyance is to be made by The John M. Trapp and Susie E. Trapp Revocable Trust Dated July 1, 2005. Obtain and submit for recording the following instruments:

Trust Instrument containing power of sale or Certificate of Trust

Trustee's Deed to To Be Determined.

11. Obtain and submit to the Company for recording, a Satisfaction of the following mortgage. Mortgage dated January 22, 1998, Filed June 21, 1998 in Book 1305, Page 246, to secure an indebtedness of \$16,760.41, from John M. Trapp and Susie E, aka Frances E. Trapp, husband and wife to Home Federal Savings Bank. Loan Number: 7136591

The above mortgage has been modified by Modification Agreement dated June 5, 2003, filed June 27, 2003 in Book 1439, on page 398.

12. Obtain and submit to the Company for recording, a Satisfaction of the following mortgage. Mortgage dated March 9, 2012, Filed March 15, 2012 in Book 1699, Page 603, to secure an indebtedness of \$50,000.00, from John M. Trapp and Susie E. Trapp, as husband and wife to Metabank. Loan Number: Unavailable

The above mortgage secures a revolving line of credit, and if the mortgage is paid off the line of credit must be closed and satisfied.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

13. Obtain and submit to the Company for recording, a Satisfaction of the following mortgage. Mortgage dated February 28, 2017, Filed March 9, 2017 in Book 1814, Page 892, to secure an indebtedness of \$275,000.00, from John M. Trapp and Susie E. Trapp, Trustees of The John M. Trapp and Susie E. Trapp Revocable Trust, and John M. Trapp individually, Susie E. Trapp Individually to Metabank. Loan Number: 4287003799
  
14. Note: Name searches have been completed including state and federal tax liens, and none were found.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

File No.: 01507-12243

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the Public Records.
4. Easements, or claims of easements, not shown by the Public Records.
5. 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.
6. (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.
7. Taxes or special 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. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
8. Minerals of whatsoever kind, subsurface, and surface substances, including, but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Special Assessments levied or pending and special taxes, if any not covered herein.
10. Real estate taxes and municipal charges, which may constitute a lien.
11. Any disputes as to boundaries caused by a change in the location of any water body within or adjacent to the land prior to the policy, and any adverse claim to all or part of the land, that is, at Date of Policy, or was previously under water.
12. No coverage is provided for municipal code compliance matters and fees, including, but not limited to, utilities, water or sewer services, or fees for tree, weed, grass and snow or garbage removal, police boarding, vacant building registration and zoning.
13. 2016 Real Estate Taxes in the amount of \$3,384.95, (1st Half Paid), Tax ID No. 16211.
14. County tax records indicate the property is "**owner occupied**" for taxes payable in 2017.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

15. Right of Way Easement executed by John M. Trapp to Minnehaha Community Water, Corp., filed July 2, 1985 in Book 157 of Miscellaneous on Page 114.
16. Vested Drainage Right Form executed by Donald Patrick Even and Marilyn Frances Even, filed December 18, 1990 in Book 190 of Miscellaneous on Page 103.
17. Vested Drainage Right Form executed by Marie M. Leuth, filed June 30, 1992 in Book 202 of Miscellaneous on Page 576.
18. Right of Way Easement executed by John M. Trapp and Susie E. Trapp, aka Frances E. Trapp to Minnehaha Community Water, Corp., filed July 8, 1996 in Book 228 of Miscellaneous on Page 927.
19. Subject to the rights of the public in and to the section line right-of-way.

The above documents are available upon request

Stewart Title Company  
6216 S Pinnacle Place, Suite 102  
Sioux Falls, SD 57108  
Phone: (605) 339-3199 Fax: (605) 339-3372

For information regarding closing, wiring instructions, scheduling, please contact:

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Sioux Falls, SD 57108  
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