



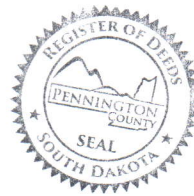
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**A201506814**

May 27, 2015 3:53 PM

Donna M. Mayer  
Pennington County, SD



Prepared By: CW  
Pennington County Treasurer  
130 Kansas City St Suite 250  
Rapid City, SD 57701 (605) 394-2163

Deed Number C4320

**TREASURER'S DEED**

2011 Certificate No. 110438

WHEREAS, Pennington County, 130 Kansas City St Suite 250 Rapid City, South Dakota did, on the 27th day of May, 2015, produce to the undersigned, Janet Saylor, Treasurer of the County of Pennington, in the State of South Dakota, a Certificate of Tax Sale, bearing date the 19th day of December, 2011, signed by Janet Saylor, who at the last mentioned date was Treasurer of said County, from which it appears that Pennington County did on the 19th day of December, 2011, purchase at public auction, at the place prescribed by law in said county, the real property in this indenture described and which real property was sold to Pennington County for the sum of Seventy Six And 00/100 Dollars (\$76.00) being the amount due thereon for the nonpayment of taxes, penalties, interest and costs for the year 2010, and it appears that the said Pennington County is the legal owner of said such Certificate of Tax Sale; that such real property has not been redeemed from such sale; and that notice of the expiration of the right to redeem from such sale has been given as required by law; that sixty (60) days has expired since the completed service of such notice; that the grantee named herein has purchased the assignment of all prior tax sale certificates held by the county on such real property; and that such real property was legally liable for such taxation and had been duly assessed and properly charged on the tax lists for the year 2010, and that the same had been legally advertised for sale and sold on the 19th day of December, 2011.

NOW, therefore, this indenture, made this 27th day of May, 2015, between the State of South Dakota, by Janet Saylor, Treasurer of said county, party of the first part, and the said Pennington County, party of the second part, WITNESSETH: that the said party of the first part, for and in consideration of the premises and the sum of five dollar(s) in hand paid, has granted, bargained and sold and by these presents does grant, bargain and convey unto the party of the second part, Pennington County, its heirs and assigns, forever, the real property mentioned in such certificate and described as follows, to wit:

\*  
LOT 1A Block 1 CATRON CROSSING SUBD (ID# 61720)

to have and to hold, with the appurtenances thereto belonging, to the party of the second part Pennington County, its heirs and assigns, forever; in as full and ample manner as the Treasurer of Pennington County is empowered by law to sell the same.

IN TESTIMONY WHEREOF, the said **Janet Saylor**, Treasurer of said County of Pennington has hereunto set their hand on the day and year above first written.

ATTEST:

Vicki Wolf  
Auditor of Pennington County

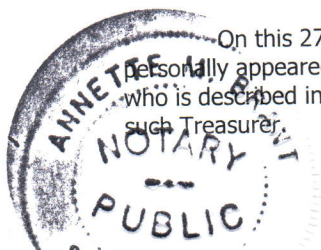
Janet Saylor  
Treasurer of Pennington County



STATE OF SOUTH DAKOTA )  
) SS  
COUNTY OF PENNINGTON )



Exempt from transfer fee 43-4-22 (2)



On this 27th day of May, 2015 before me, Annette M. Brant,  
Personally appeared Janet Saylor, Treasurer of Pennington County, South Dakota, known to me to be the person who is described in and who executed the within deed, and acknowledged to me that she executed the same as such Treasurer.

Annette M. Brant  
Notary Public  
My commission expires Jan 25, 2019



## First American Title Company of South Dakota

801 MT. RUSHMORE ROAD, SUITE 100, RAPID CITY, SOUTH DAKOTA 57701-3541

P.O. Box 8181, Rapid City, SD 57709-8181

TELE: 605-348-4200 FAX: 605-341-6880

**SAM BENNE**  
President / Owner

**MITCH LaFLEUR**  
VP / Owner

NO. 117083

### OWNERSHIP AND ENCUMBRANCE REPORT

FOR THE EXCLUSIVE USE OF: Pennington County Treasurer

RE: OTS, Inc. - TAX ID No. 61720 - TSC # 110438

This is an Ownership and Encumbrance Report taken from the records in our office and no search has been made of the public records. The time period covered by this search is from **January 1, 1991 to December 4, 2014**. NOTE: NO SEARCH HAS BEEN MADE FOR ANY PRIOR RESTRICTIONS, COVENANTS, EASEMENTS, RIGHTS OF WAY, IF ANY, RECORDED PRIOR TO THE COMMENCEMENT DATE OF THIS SEARCH. NO SEARCH HAS BEEN MADE ON THE TAX STATUS OR SPECIAL ASSESSMENT STATUS OF SAID PROPERTY. (NOTE: NO REPRESENTATION IS MADE AS TO THE COMPLETENESS, VALIDITY, OR THE LEGAL SUFFICIENCY OF ANY DOCUMENTS LISTED BELOW, NOR HAVE ANY SUCH DOCUMENTS BEEN EXAMINED TO DETERMINE WHETHER OR NOT THERE ARE ANY EXCEPTIONS, RESERVATIONS, ENCUMBRANCES OR OTHER MATTERS WHICH MIGHT BE DETRIMENTAL TO TITLE.)

The legal description searched is in the State of South Dakota, County of PENNINGTON:

Lot 1A (Out Lot) in Block 1 of Catron Crossing Subdivision in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 34, Page 173; and as corrected by Surveyor's Affidavits recorded in Book 175, Page 2835 and in Book 175, Page 8618.

DURING THE PERIOD SEARCHED, WE FIND THE FOLLOWING:

1. That title appears to be vested in OTS Incorporated, a South Dakota corporation

NOTE: OTS, Inc., is listed as "Delinquent" with the South Dakota Secretary of State. Registered Agent Name and Address: Chad Lewis, 2612 Harvard, Rapid City, SD 57702-6274.

2. MORTGAGES OR UCC FINANCING STATEMENTS OF RECORD FOR WHICH NO SATISFACTIONS OR RELEASES HAVE BEEN FILED:

None

3. CONTRACTS FOR DEED OR LEASES OF RECORD WHICH ARE OPEN:

None

4. MECHANICS LIENS OR NOTICES OF LIS PENDENS OF RECORD FOR WHICH NO SATISFACTIONS, RELEASES OR DISCHARGES HAVE BEEN FILED:

None

WE HAVE ALSO SEARCHED COUNTY LIENS, STATE LIENS, FEDERAL LIENS OR JUDGMENTS which remain unsatisfied or released and BANKRUPTCIES against the apparent record owner for 10 years prior to **December 4, 2014**:

None

NOTE: THIS REPORT IS NOT IN ANY WAY TO BE CONSTRUED AS A COMMITMENT TO INSURE. LIABILITY OF THE COMPANY IS LIMITED TO THE AMOUNT PAID TO THE COMPANY FOR THIS REPORT. THE CHARGE FOR THIS REPORT IS \$175.00

Dated: December 23, 2014

First American Title Company of S.D.

BY

A handwritten signature in cursive script, appearing to read "Cheryl Kiof", is written over a horizontal line.



# Tax Deed Property



## Property Information

**Property ID:** 0061720  
**PIN #:** 37-22-351-006  
**Acres (Lot Size):** 0.23 Acres

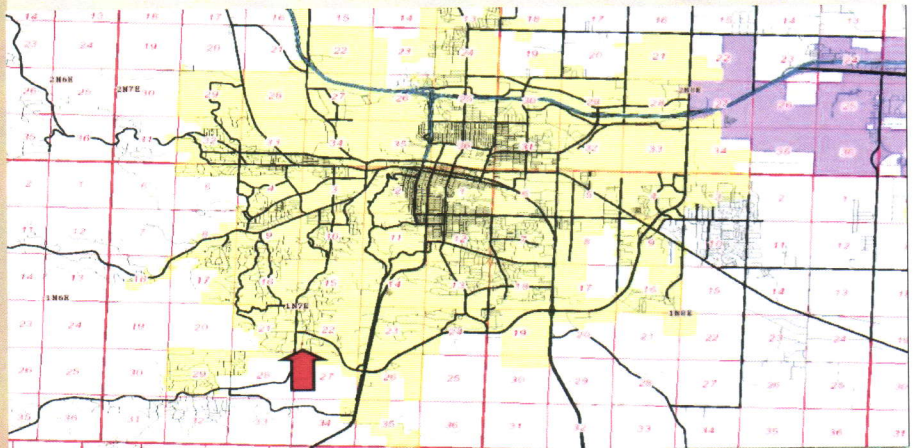
**Property Address:**  
5911 Bendt Drive

**Legal Description:**  
Catron Crossing Subd; Block 1; Lot 1A;  
Located in Sec 22, T1N, R7E; Rapid City,  
Pennington County, South Dakota

**Property Description:**  
This lot is located in Rapid City. The lot slopes away from the road and leads into a drainage area.

**Improvements:**  
N/A

**Assessed Value of Property:**  
\$3,000.00





# Tax Deed Property



## Additional Photos

**Property ID:** 0061720  
**PIN #:** 37-22-351-006

