

A201408879 July 15, 2014 4:04 PM \$0

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Prepared By:

Pennington County Treasurer 315 Saint Joseph St. Suite 214 Rapid City, SD 57701 (605) 394-2163 H DAKE



Deed Number C4306

TREASURER'S DEED

2010 Certificate No. 100680

WHEREAS, Pennington County, 315 St. Joe #214 Rapid City, South Dakota did, on the 15th day of July, 2014, produce to the undersigned, Janet Sayler, Treasurer of the County of Pennington, in the State of South Dakota, a Certificate of Tax Sale, bearing date the 20th day of December, 2010, signed by Janet Sayler, who at the last mentioned date was Treasurer of said County, from which it appears that Pennington County did on the 20th day of December, 2010, 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 Five And 17/100 Dollars (\$75.17) being the amount due thereon for the nonpayment of taxes, penalties, interest and costs for the year 2009, 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 2009, and that the same had been legally advertised for sale and sold on the 20th day of December, 2010.

NOW, therefore, this indenture, made this 15th day of July, 2014, between the State of South Dakota, by Janet Sayler, 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:

DRAINAGE LOT Block 3 ROBBINSDALE #10 (ID# 52769)

COUNTY OF PENNINGTON

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 Sayler, Treasurer of said County of Pennington has hereunto set their hand on the day and year above first written.

ATTEST: t Chief Dopter for Jonet Sayler Auditor of Pennington County Treasurer of Pennington County STATE OF SOUTH DAKOTA Exempt from transfer fee 43-4-22 (2) SS

On this 15th day of July, 2014 before me, Kara personally appeared Annette Brant, 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.

> Notary Public My commission expires _

Prepared by: Annette Brant, Chief Deputy Treasurer Pennington County Treasurer's Office 315 St. Joseph St. Rapid City, SD 57701 (605) 394-2163

AFFIDAVIT OF COMPLETED SERVICE

STATE OF SOUTH DAKOTA)
)ss.
COUNTY OF PENNINGTON)

Calli Winkelman, being first duly sworn, deposes and states:

- Affiant is an employee acting on behalf of Pennington County who is the lawful owner of Pennington County Treasurer's Tax Certificate #100680
- Affiant caused to be personally served a copy of the attached Notice of Intent to Take
 Tax Deed upon the persons who may have been in possession of the property subject of
 said Tax Certificates in accordance to SDCL 10-25-3. Not Occupied
- 3. Attached hereto are the original Affidavits of Sheriff's Return from the Pennington County Sheriff's Department, where service was returned on: Walgar Development Corp through Gary Rasmusson Agent with Notice of Intention To Take Tax Deed for ID#52769

Calli Winkelman

Pennington County Deputy Treasurer

On this the 13th day of May 2014, before me, the undersigned officer, personally appeared Calli Winkelman, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledges that she executed the same for the purposes therein contained.

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

Notary Public – South Dakota

My Commission/Expires: Ougust 8, 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. 113305

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED FOR: Pennington County Treasurer

RE: Walgar Development Corporation - TAX ID No. 52769 - TSC # 100680

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 July 11, 1996 to December 17, 2013. 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:

Drainage Lot in Block 3 of Robbinsdale Addition No. 10 to the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 29, Page 179.

DURING THE PERIOD SEARCHED, WE FIND THE FOLLOWING:

- 1. That title appears to be vested in Walgar Development Corporation, a South Dakota corporation
- 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 17, 2013:

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 \$135.00

Dated: January 6, 2014

First American Title Company of S.D.

BY