

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE A

ISSUED BY
Stewart Title Guaranty Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Black Hills Title, Inc.
Issuing Office: 1903 5th Avenue, P.O. Box 636, Belle Fourche, SD 57717-0636
Issuing Office's ALTA® Registry ID: 0002678
Loan ID Number:
Commitment Number: 103856
Issuing Office File Number: 103856
Property Address: 10504 Hlousek Lane, Belle Fourche, SD 57717
Revision Number:

1. Commitment Date: October 02, 2025 at 8:00 A.M.

2. Policy to be issued:	Proposed Amount of Insurance
(a) 2021 ALTA® Owner's Policy	T.B.D.

Proposed Insured: TO BE DETERMINED

(b) 2021 ALTA® Loan Policy

Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

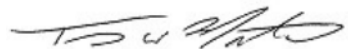
The Estate of William Grant Harmon aka William G. Harmon

5. The Land is described as follows:

Lots 18, 19, 20 and 21 of Grandview Subdivision, located in the SW¼ of Section 24, and the NE¼NW¼ and E½NW¼NW¼ of Section 25, all in Township 8 North, Range 1 East of the Black Hills Meridian, Butte County, South Dakota, as shown by the Plat recorded in [Plat Book 12, page 29A](#).

*Note: This Title Commitment is for informational purposes only. No coverage is insured or given until a buyer and purchase price is determined and given to the title company.

Stewart Title Guaranty Company



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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART I

ISSUED BY

Stewart Title Guaranty Company

Requirements

File No.: 103856

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Record Deed from Personal Representative of the Estate of William G. Harmon aka William Grant Harmon to TO BE DETERMINED with a certified copy of the Letters of Personal Representative attached.
 - b. The Title Company may have more requirements or exceptions upon the determination of the Proposed Insured.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY

Stewart Title Guaranty Company

Exceptions

File No.: 103856

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Easements, or claims of easements, not recorded in the Public Records.
4. 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 in 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 recorded in 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.
8. The 2025 real estate taxes and/or any special assessments, a lien, not yet due and payable.
9. The 2024 real estate taxes payable in 2025 are as follows:
1st half due by April 30, 2025: \$196.45, paid in full
2nd half due by October 31, 2025: \$196.45, unpaid
Tax Parcel ID 32.08.1.18
10. The 2024 real estate taxes payable in 2025 are as follows:
1st half due by April 30, 2025: \$195.52, paid in full
2nd half due by October 31, 2025: \$195.52, unpaid
Tax Parcel ID 32.08.1.19
11. The 2024 real estate taxes payable in 2025 are as follows:
1st half due by April 30, 2025: \$1,404.11, paid in full
2nd half due by October 31, 2025: \$1,404.11, unpaid
Tax Parcel ID 32.08.1.20

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

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Stewart Title Guaranty Company

Exceptions

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

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Stewart Title Guaranty Company

Exceptions

12. The 2024 real estate taxes payable in 2025 are as follows:
1st half due by April 30, 2025: \$199.30, paid in full
2nd half due by October 31, 2025: \$199.30, unpaid
Tax Parcel ID 32.08.1.21
13. The property may be subject to charges, taxes, fees or assessments by reason of being included in the Belle Fourche Irrigation District, Redwater Irrigation District and/or the Butte-Meade Sanitary Water District.
14. Terms, provisions, covenants, conditions, restrictions and easements as set forth in the Covenants, Conditions, and Restrictions as set forth in a document; recorded May 3, 1984 in [Book 231, page 217](#). Amendments to Covenants, Conditions, and Restrictions as set forth in a document; recorded September 30, 1991 in [Book 257, page 48](#).
15. Utility Easements Well System Note, Water Line Easements, and a Well Easement, as shown by the Plat recorded in [Plat Book 12, page 29A](#).
16. The terms, conditions and stipulations of the Shared Driveway Agreement for the common use of all areas designated as private road, for the purpose of ingress and egress; recorded September 19, 1984 in [Book 267, page 883](#).
17. The terms, conditions and stipulations of the Articles of Incorporation of Grandview Property Owner's Water Association; recorded September 19, 1994 in [Book 267, page 886](#)
18. The terms, conditions and stipulations of the Restate Articles of Incorporation of Grandview Property Owner's Water Association; recorded October 13, 1998 in Book 287 on Page(s) 549 as Document No. [1998-1883](#).
19. The terms, conditions and stipulations of the Grandview Property Owners Water Association; recorded November 13, 1998 in Book 287 on Page 618 as Document No. [1998-2105](#).
20. The terms, conditions and stipulations of the Right of Way Deed, dated August 4, 1898 to Wyoming & Missouri River Railroad Co., for a strip of land 50' wide on each side of the center of the main line of the said railroad; recorded November 5, 1898 in [Book 11, page 123](#).
21. The terms, conditions and stipulations of the Right of Way for road purposes reserved by Butte County, as contained in Deed of Conveyance recorded in [Book 118, page 84](#) and in [Book 130, page 29](#).
22. Any claim or right of claim in and to unrecorded water line easements or right-of-ways to Sandstone Water Company, LLC and/or Hay Creek Water Co., LLC.
23. Any claim or right of claim in and to any homeowners/condo association dues/fees and/or unpaid utility, water and/or sewer services or fees for tree, weeds, grass and/or snow removal.

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ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

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Exceptions

24. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, fossils, 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 herein. 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.
25. Reservations and/or Exceptions in Patents and/or in Acts authorizing the issuance of Patents from the United States of America and/or the State of South Dakota.

We find no personal property taxes, liens or judgments on record in the offices of the County Treasurer, Register of Deeds, or Clerk of Courts of the County and State listed in Schedule A, against:

TO BE DETERMINED

which should be liens upon the above described property when title thereto is vested in them. (except as specifically set out above)

*Paragraphs 1, 2, 3, 4, 5, 6 and 7 will not appear as printed exception on extended coverage policies, except as to such parts thereof which may be typed as a Special Exception in Schedule B-Section 2

This Commitment does not include a search for financing statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a financing statement is filed in the office of the Register of Deeds, covering timber, growing crops, or fixtures, wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

Title policy will issue subject to the above exceptions and to any other liens, encumbrances or instruments that may be placed of record subsequent to the date of this report.

This Commitment is not valid without Schedule B-Section 1

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