Whereas, Pennington County, 130 Kansas City St Suite 250 Rapid City, South Dakota did, on the 20th day of June, 2017, 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 16th day of December, 2013, 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 16th day of December, 2013, 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 Three Hundred Thirty Two dollars ($303.72) being the amount due thereon for the nonpayment of taxes, penalties, interest and costs for the year 2012, and it appears that the said Pennington County is the legal owner of said 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 2012, and that the same had been legally advertised for sale and sold on the 16th day of December, 2013.

NOW, therefore, this indenture, made this 20th day of June, 2017, 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:

LOT 4 BROCK SUBD (ID# 39631)

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

Exempt from transfer fee 43-4-22 (2)
STATE OF SOUTH DAKOTA  }  
COUNTY OF PENNINGTON  }

On this 20th day of June, 2017 before me, personally appeared Annette Brant, Chief Deputy for Janet Sayler, 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.

Calli Winkel

My commission expires Sept 27, 2022
Property Information

Property ID: 0039631
PIN #: 38-03-351-029
Acres (Lot Size): 0.18 acre

Property Address:
3960 Twilight Drive

Property Description:
bare lot buildable with access and utility

Improvements:
NONE

Assessed Value of Property:
$20,400.00
Parcel ID: 3803351029
Record Key: 39631
Year: 2018

Grantees: FISCHER TRUST, SUSAN G

206 BIG PINE LN PUNTA GORDA, FL 33955-1896

Township: 1 NORTH Range: 8 EAST Sec: 3 Acres: 0.18 Subd Code: 0780
Legal: BROCK SUBD; LOT 4

Situs: TWILIGHT DR
BLL: N/A MH Classification: N/A
TaxExempt: N/A 0.00% Freeze: N/A
Abstract: NA-C NonAg
District: 4DVF VS TID: Not Applicable
School: Rapid City School District Water: West Dakota Water District
Civil: Not Applicable Fire: Rapid Valley Fire District
Ambulance: Not Applicable Volunteer Fire: Rapid Valley VFD

Last Transfer: Filing Date: 07/16/2013 Book: 0 Page: 201312192 Document No: N/A Instrument Type: N/A

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Estimated Tax: 348
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 LA FLEUR
VP / Owner

NO. 126322

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED FOR: Pennington County Treasurer
RE: Susan G. Fischer Trust - TAX ID No. 39631 - TSC # 130029

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 31, 2000 to November 2, 2016. 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 4 of Brock Subdivision, Pennington County, South Dakota, as shown on the plat filed in Plat Book 20, Page 62.

DURING THE PERIOD SEARCHED, WE FIND THE FOLLOWING:

1. That title appears to be vested in Geraldine E. Hagerman, Trustee of the Susan G. Fischer Trust

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 November 2, 2016:

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: December 20, 2016

First American Title Company of South Dakota LLC

BY

[Signature]
WHEREAS, SUSAN G FISCHER TRUST, 9778 IDA CIRCLE ENGLEWOOD, CO 80111 did, on the 17th day of January, 2000, 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 19th day of December, 1994, signed by PAT MCKINSTRY, 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, 1994, 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 

TWO HUNDRED FORTY EIGHT AND 14/100 DOLLARS ($248.14) 

being the amount due thereon for the nonpayment of taxes, penalties, interest and costs for the year 1992, and that thereafter on the 21st day of June, 1999, JANET SAYLER, Treasurer of Pennington County, State of South Dakota, did assign the Certificate of Tax Sale to SUSAN G FISCHER TRUST. It appearing that SUSAN G FISCHER TRUST is the legal owner of the 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 completion of 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 1993, and that the same had been legally advertised for sale and sold on the 19th day of December, 1994.

NOW, therefore, this indenture, made this 17th day of January, 2000, between the State of South Dakota, by JANET SAYLER, Treasurer of said county, party of the first part, and the said SUSAN G FISCHER TRUST, 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, SUSAN G FISCHER TRUST, its heirs and assigns, forever, the real property mentioned in such certificate and described as follows, to wit:

LOT 4 OF BROOK SUBLIMATION, COUNTY OF PENNINGTON, STATE OF SOUTH DAKOTA, (99621)

to have and to hold, with the appurtenances thereto belonging, to the party of the second part SUSAN G FISCHER TRUST, 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 her hand on the day and year above first written.

\[Signature\]

Treasurer of Pennington County

STATE OF SOUTH DAKOTA
COUNTY OF PENNINGTON

\[Signature\]

Exempt from transfer fee 4-5-22 [2]

On this 17th day of January, 2000 before me, \[Signature\] personally appeared JANET SAYLER, 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.

\[Signature\]
Notary Public
My commission expires 02/09/2004

☐ TRANSFER FEE PAID $
☐ EXEMPT FROM TRANSFER FEE.
The above-entitled matter came before the Court on Plaintiff’s Application for Default Judgment, and it appearing from the Complaint and the Treasurer’s Deed attached thereto that Plaintiff has established that she is the owner in fee simple of the premises described herein, and it further appearing that Service of the Summons in this matter has been completed by publication pursuant to the Order of this Court, and it further appearing from the Affidavit of Default herein that no person, including but not limited to the named Defendants, has Answered or otherwise appeared herein, it is now, therefore:

ORDERED, ADJUDGED, AND DECREED as follows:

1. Geraldine E. Hagerman, Trustee of the Susan G. Fischer Trust, is the fee simple owner and is entitled to possess the following described real property:
Lot Four (4) of Brock Subdivision, as Shown by the Plat Recorded in Book 20 of Plats on Page 62 in the Office of The Register of Deeds, Pennington County, South Dakota;

2. Danny F. Ideker and Barbara A. Ideker, and any and all who claim under them are without any estate, right, title, lien or interest in the above-described real property; and

3. No person other than Plaintiff, including defendants, now has any estate, right, title, interest, or claim in or to the real property, or any part of the real property, either legal or equitable, present or future, vested or contingent, as against Plaintiff herein, with the exception of liens or interests created by Plaintiff.

Dated this 16 day of July, 2013.

BY THE COURT:

[Signature]
Circuit Court Judge

ATTEST:

[Signature]
Clerk

By [Signature]
Deputy

[Stamp]
State of South Dakota, Seventh Judicial Circuit Court
County of Pennington
I hereby certify that the foregoing is a true copy of the original of the instrument filed with the Clerk of the Circuit Court of this County.

[Stamp]
Pennington County, SD
IN CIRCUIT COURT
JUL 1 2013
Ranao Truman, Clerk of Courts
By [Signature]
Deputy