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

Deed Number C4290

TREASURER’S DEED
2009 Certificate No. 090868

WHEREAS, Pennington County, 315 St. Joe #214 Rapid City, South Dakota did, on the 26th day of November, 2013, 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 21st day of December, 2009, 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 21st day of December, 2009, 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 Eleven And 59/100 Dollars ($11.59) being the amount due thereon for the nonpayment of taxes, penalties, interest and costs for the year 2008, 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 2008, and that the same had been legally advertised for sale and sold on the 21st day of December, 2009.

NOW, therefore, this indenture, made this 26th day of November, 2013, 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:

10' DRAINAGE EASEMENT LOCATED BETWEEN LOTS 1-10 AS SHOWN ON REPLAT OF BLK 1 IN STEEL FILE PLATS IN REGISTER OF DEED'S RECORDS Block 1 ROBBINSDALE TERRACE #2 (ID# 45646)

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.

[Signatures]

Exempt from transfer fee 43-4-22 (2)
☐ TRANSFER FEE PAID $ ____________
☒ EXEMPT FROM TRANSFER FEE

[Notary Seal]
Notary Public
My commission expires August 8, 2019
Grantees: KEOWN, JOSEPH R
DINEEN, MARY A

118 N BERRY PINE RD  RAPID CITY, SD 57702

Township: 1 NORTH Range: 7 EAST Sec: 12 Block: 1
Subdivision: ROBBINSDALE TERRACE #2 RC5600
Acres: 0.09

Legal: 10' DRAINAGE EASEMENT LOCATED BETWEEN LOTS 1-10 AS SHOWN ON REPLAT OF BLK 1 IN
STEEL FILE PLATS IN REGISTER OF DEED'S RECORDS

Situs: ELM AVE

BLL: N/A  MH Classification: N/A
TaxExempt: N/A  0.00% Freeze: N/A
Abstract: NA-D  NonAg

District: 4D RC  TID: Not Applicable

School: Rapid City School District  Water: West Dakota Water District  Fire: Not Applicable
Civil: Rapid City, City of  Sewer: Not Applicable  Road: Not Applicable
Ambulance: Not Applicable  Volunteer Fire: Rapid City Fire Department

Last Transfer: 05/06/2008  Book: 179  Page: 7946  Document No: 0  Instrument Type: DEED

| Freeze Structure: | 0 |
| Freeze Land:      | 0 |
| AG Structure:     | 0 |
| NA Structure:     | 0 |
| OO Structure:     | 0 |
| Land:             | 434 |
| OO Land:          | 0 |
| Total:            | 434 |
| Estimated Tax:    | 9 |
PROPERTY ID: 45646
PIN # 37-12-429-022

ACRES (LOT SIZE): .09 acres or approximately 3,920 square feet

LEGAL DESCRIPTION: Block 1, 10 foot drainage easement located between Lots 1 through 10 as shown on replat of Block 1 in Steel File Plats in the Pennington County Register of Deed’s Office, Rapid City, Pennington County, South Dakota.

PROPERTY ADDRESS: Elm Avenue

PROPERTY DESCRIPTION: This property is a long narrow lot that runs behind 9 residential lots in the Robbinsdale area

IMPROVEMENTS: N/A

ASSESSED VALUE OF PROPERTY: $600.00
FIRST AMERICAN

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

MICH LaFLEUR
VP / Owner

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED FOR: Pennington County Treasurer
RE: Joseph R. Keown and Mary Ann Dineen - TAX ID No. 45646

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 June 3, 2003 to June 3, 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:

The drainage easement located between Lots 1 through 10, inclusive, in Block 1 of Robbinsdale Terrace Addition #2 in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed May 23, 1956, in the Steel File of the office of the Register of Deeds of said county.

DURING THE PERIOD SEARCHED, WE FIND THE FOLLOWING:

1. That title appears to be vested in Joseph R. Keown and Mary Ann Dineen

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 May 3, 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