



Grue Abstract Company

THE TITLE RESOURCE NETWORK

619 Main Street, PO Box 559
Webster, SD 57274
(605)345-3891 Fax: (605)345-4051

July 31, 2026

Delaney, Nielsen & Sannes, P.C.
Attn: Vicki Zimmerman
21 West 6th Avenue, PO Box 615
Webster, SD 57274

File No.: SD-2690448

Re: Parcels I and II: The Northwest Quarter (NW1/4) of Section 26 and the Northeast Quarter (NE1/4) of Section 35, Township 123 North, Range 58, West of the 5th P.M., Day County, South Dakota, except Lot H1 contained in the Northeast Quarter.

Parcels III, IV and V: The Southeast Quarter (SE1/4) of Section 35, except Lot H1 contained therein; the South Half of Southwest Quarter (S1/2 SW1/4), except Lot H1 contained therein and the Southwest Quarter of Southeast Quarter (SW 1/4 SE 1/4), in Section 25, Township 123 North, Range 58, West of the 5th P.M., Day County, South Dakota.

Dear Delaney, Nielsen & Sannes, P.C.:

We have reviewed the records for the above described property and as of the effective date of July 24, 2026 at 07:00 AM, we find the owner to be Parcels I and II: Robert L. Simonson and Carol A. Simonson, Trustees of the Robert and Carol Simonson Living Trust, and any amendments thereto, subject to the life estate of Alice Simonson

Parcels III, IV and V: Linda J. House, subject to the life estate of Alice Simonson.

Subject to the following:

1. The 2025 Real Estate Taxes due and payable in 2026 in the amount \$2,431.46 are paid in full. Tax ID # 20.26.2000. (Parcel I).
2. The 2025 Real Estate Taxes due and payable in 2026 in the amount \$2,147.76 are paid in full. Tax ID # 20.35.1000. (Parcel II).
3. The 2025 Real Estate Taxes due and payable in 2026 in the amount \$2,108.76 are paid in full. Tax ID # 20.35.4000. (Parcel III).
4. The 2025 Real Estate Taxes due and payable in 2026 in the amount \$377.34 are paid in full. Tax ID # 20.25.4200. (Parcel IV).
5. The 2025 Real Estate Taxes due and payable in 2026 in the amount \$951.60 are paid in full. Tax ID # 20.25.3100. (Parcel V).
6. No open Mortgages found of public record.
7. No judgments found of public record.

8. Reservations contained in Patent executed by United States of America, filed on May 14, 1927 and recorded in Book 11 of Patents, page 133, substantially as follows: (Parcel I)

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
9. Buried Exchange Facility Easement dated November 22, 1977, executed by Oscar Simonson and Alice Simonson, joint tenants to Northwestern Bell Telephone Company, filed on January 25, 1978 and recorded in Book B78 of Miscellaneous on page 77. (Parcels I and III)
10. Right-of-Way Easement dated February 3, 1988, executed by Oscar Simonson and Alice Simonson, joint tenants to WEB Water Development Association, Inc., filed on February 11, 1988 and recorded in Book B96 of Miscellaneous on page 194. (Parcel I)
11. Vested Drainage Right dated May 21, 1992, executed by A. June Swanson to Whom It May Concern, filed on May 27, 1992 and recorded in Book B105 of Miscellaneous on page 829. (Parcel I)
12. Reservations contained in Patent executed by United States of America, filed on February 12, 1919 and recorded in Book 8 of Patents, page 218, substantially as follows: (Parcel II)

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
13. Slope Easement dated September 2, 19__, executed by Simon Simonson to County of Day, filed on February 2, 1953 and recorded in Book B41 of Miscellaneous on page 95. (Parcels II and III)
14. Buried Exchange Facility Easement dated November 22, 1977, executed by Everett Morehouse and Lorinda Morehouse to Northwestern Bell Telephone Company, filed on January 25, 1978 and recorded in Book B78 of Miscellaneous on page 76. (Parcels II and III)
15. Buried Exchange Facility Easement dated October 23, 1988, executed by Oscar Simonson and Alice Simonson, joint tenants to Northwestern Bell Telephone Company, filed on January 9, 1989 and recorded in Book B98 of Miscellaneous on page 183. (Parcels II and III)
16. Acceptance of Warranty Easement Deed (Emergency Watersheds Program) dated April 13, 1999, executed by Oscar Simonson and Alice Simonson, husband and wife; Robert L. Simonson and Carol A. Simonson; Linda J. House and Richard W. House, husband and wife to United States of America, filed on April 14, 1999 and recorded in Book B122 of Miscellaneous on page 252-259. (Parcel II and III)
17. Acceptance of Warranty Easement Deed (Emergency Watersheds Program) dated September 13, 2007, executed by Oscar Simonson and Alice Simonson, husband and wife; Robert L. Simonson and Carol A. Simonson; Linda J. House and Richard W. House, husband and wife to United States of America, filed on September 25, 2007 and recorded in Book B139 of Miscellaneous on page 520. (Parcel II and III)
18. Memorandum of Leases and Easements dated September 5, 2014, by and between Alice M. Simonson, a/k/a Alice Simonson, an unmarried widow, as to a life estate interest, and Robert L. Simonson, as to a remainder interest, joined by his wife, Carol Simonson, and Day County Wind II, LLC, a Delaware limited liability company. Filed for record October 17, 2014, recorded in Book B156 of Misc. Records, page 736. (Parcel II)
19. Memorandum of Leases and Easements dated June 2, 2020, by and between Alice M. Simonson, as to a Life Estate, and Robert L. Simonson, joined by his wife, Carol Simonson, and Day County Wind II, LLC, a Delaware limited liability company. Filed for record July 24, 2020, recorded in Book B169 of Misc. Records, page 200. (Parcel II)

20. Reservations contained in Patent executed by United States of America, filed on December 29, 1908 and recorded in Book 7 of Patents, page 360, substantially as follows: (Parcel III)

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

21. Vested Drainage Right dated April 17, 1991, executed by Everett Morehouse to Whom It May Concern, filed on April 18, 1991 and recorded in Book B104 of Miscellaneous on page 155. (Parcel III)

22. Memorandum of Leases and Easements dated September 5, 2014, by and between Alice M. Simonson, a/k/a Alice Simonson, an unmarried widow, as to a life estate interest, and Linda J. House, as to a remainder interest, joined by her husband, Richard W. House, and Day County Wind II, LLC, a Delaware limited liability company. Filed for record October 9, 2014, recorded in Book B156 of Misc. Records, page 728. (Parcel III)

23. Memorandum of Leases and Easements dated June 2, 2020, by and between Alice M. Simonson, a single woman as to a Life Estate, and Linda J. House, joined by her husband, Richard W. House, and Day County Wind II, LLC, a Delaware limited liability company. Filed for record July 24, 2020, recorded in Book B169 of Misc. Records, page 208. (Parcel III)

24. Reservations contained in Patent executed by United States of America, filed on October 2, 1884 and recorded in Book 3 of Patents, page 202, substantially as follows: (Parcels IV and V)

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

25. Slope Easement dated July 17, 19__, executed by Olaf Simonson to County of Day, filed on February 2, 1953 and recorded in Book B41 of Miscellaneous on page 104. (Parcel V)

26. Buried Exchange Facility Easement dated November 22, 1977, executed by Oscar Simonson and Alice Simonson, joint tenants to Northwestern Bell Telephone Company, filed on January 25, 1978 and recorded in Book B78 of Miscellaneous on page 78. (Parcel IV and V)

Assignment and Assumption of Certain Private Rights of Way dated June 21, 1996, executed by and between US West Communications, Inc., successor in interest to Northwestern Bell Telephone Company to Accent Communications, Inc., filed on February 28, 1997 and recorded in Book B117 of Miscellaneous on pages 52-72.

27. Buried Exchange Facility Easement dated November 23, 1977, executed by Olaf Simonson to Northwestern Bell Telephone Company, filed on October 29, 1996 and recorded in Book B116 of Miscellaneous on page 640. (Parcels IV and V)

Assignment and Assumption of Certain Private Rights of Way dated June 21, 1996, executed by and between US West Communications, Inc., successor in interest to Northwestern Bell Telephone Company to Accent Communications, Inc., filed on February 28, 1997 and recorded in Book B117 of Miscellaneous on pages 41-51.

Assignment and Assumption of Certain Private Rights of Way dated November 27, 2001, executed by and between Accent Communications, Inc. to James Valley Cooperative Telephone Company, filed on December 3, 2001 and recorded in Book B128 of Miscellaneous on pages 63-88.

28. Vested Drainage Right dated May 20, 1992, executed by Bruce A. Anderson to Whom It May Concern, filed on June 11, 1992 and recorded in Book B107 of Miscellaneous on page 166. (Parcel IV)

29. Vested Drainage Right dated June 30, 1992, executed by Ronald G. Simonson to Whom It May Concern, filed on June 30, 1992 and recorded in Book B108 of Miscellaneous on page 361. (Parcel IV)
30. Memorandum of Leases and Easements dated September 19, 2014, by and between Mark A. Brandlee and Debra A. Brandlee, as Trustees of the Brandlee Living Trust, dated July 21, 2014, and Day County Wind II, LLC, a Delaware limited liability company. Filed for record October 17, 2014, recorded in Book B156 of Misc. Records, page 744. (Parcel V)

This report is not a title insurance policy. It is not to be used for sale or mortgage purposes, but for informational purposes only. Grue Abstract Company disclaims any liability with respect to this information report except to the extent of the cost hereof, \$325.00

Grue Abstract Company

A handwritten signature in cursive script that reads "Elizabeth Price".

Elizabeth Price