

Filed in - Charles Mix County
Recorded on 09/28/2022 1:25 PM
Transaction # 1013094

Prepared By:
Amy R. Bartling Jacobsen
Johnson Pochop & Bartling Law Office, LLP
P.O. Box 149
Gregory, SD 57533
(605) 835-8391

Document # Deeds
Book 137
Page 410 (1 page)

Trans. Fee \$75.00
Rec. Fee \$30.00

Julie Pavel, Register of Deeds



Marcia Bierman

WARRANTY DEED

SONNY LARSON AND JENNIFER LARSON, a married couple, of 28782 478th Avenue, Canton, South Dakota 57013, GRANTORS, for and in consideration of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00), GRANT, WARRANT AND CONVEY to **HERMAN HERRLEIN AND SANDRA HERRLEIN**, a married couple, of 29911 446th Avenue, Volin, South Dakota 57072, GRANTEES, as **joint tenants with rights of survivorship and not as tenants in common**, the following described real estate in the County of Charles Mix in the State of South Dakota:

Lot Twenty-five (25) of Platte Creek Riverside Acres Addition in the East Half (E¹/₂) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Sixty-nine (69) West of the 5th P.M., Charles Mix County, South Dakota

Subject to easements and restrictions of record, if any.

Transfer Fee: \$75.00

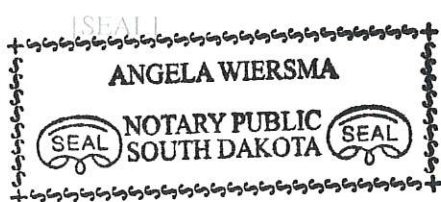
Dated this 21st day of September, 2022.

[Signature]
SONNY LARSON, SELLER

[Signature]
JENNIFER LARSON, SELLER

STATE OF SOUTH DAKOTA)
 §
COUNTY OF Lincoln)

On this the 21st day of September, 2022, before me the undersigned officer, personally appeared **SONNY LARSON AND JENNIFER LARSON**, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



[Signature]
Notary Public
My Commission Expires 5/7/2025

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Marcia Bierman

WARRANTY DEED

SONNY LARSON AND JENNIFER LARSON, a married couple, of 28782 478th Avenue, Canton, South Dakota 57013, **GRANTORS**, for and in consideration of **SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00)**, **GRANT, WARRANT AND CONVEY** to **HERMAN HERRLEIN AND SANDRA HERRLEIN**, a married couple, of 29911 446th Avenue, Volin, South Dakota 57072, **GRANTEES**, as **joint tenants with rights of survivorship and not as tenants in common**, the following described real estate in the County of Charles Mix in the State of South Dakota:

Lot Twenty-five (25) of Platte Creek Riverside Acres Addition in the East Half (E½) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Sixty-nine (69) West of the 5th P.M., Charles Mix County, South Dakota

Subject to easements and restrictions of record, if any.

Transfer Fee: \$75.00

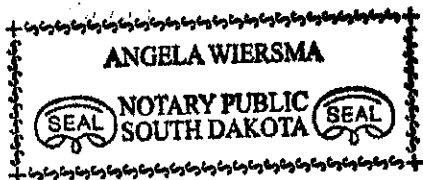
Dated this 21st day of September, 2022.

Sonny Larson
SONNY LARSON, SELLER

Jennifer Larson
JENNIFER LARSON, SELLER

STATE OF SOUTH DAKOTA)
 §
COUNTY OF Lincoln)

On this the 21st day of September, 2022, before me the undersigned officer, personally appeared **SONNY LARSON AND JENNIFER LARSON**, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



Angela Wiersma
Notary Public
My Commission Expires 5/12/2025

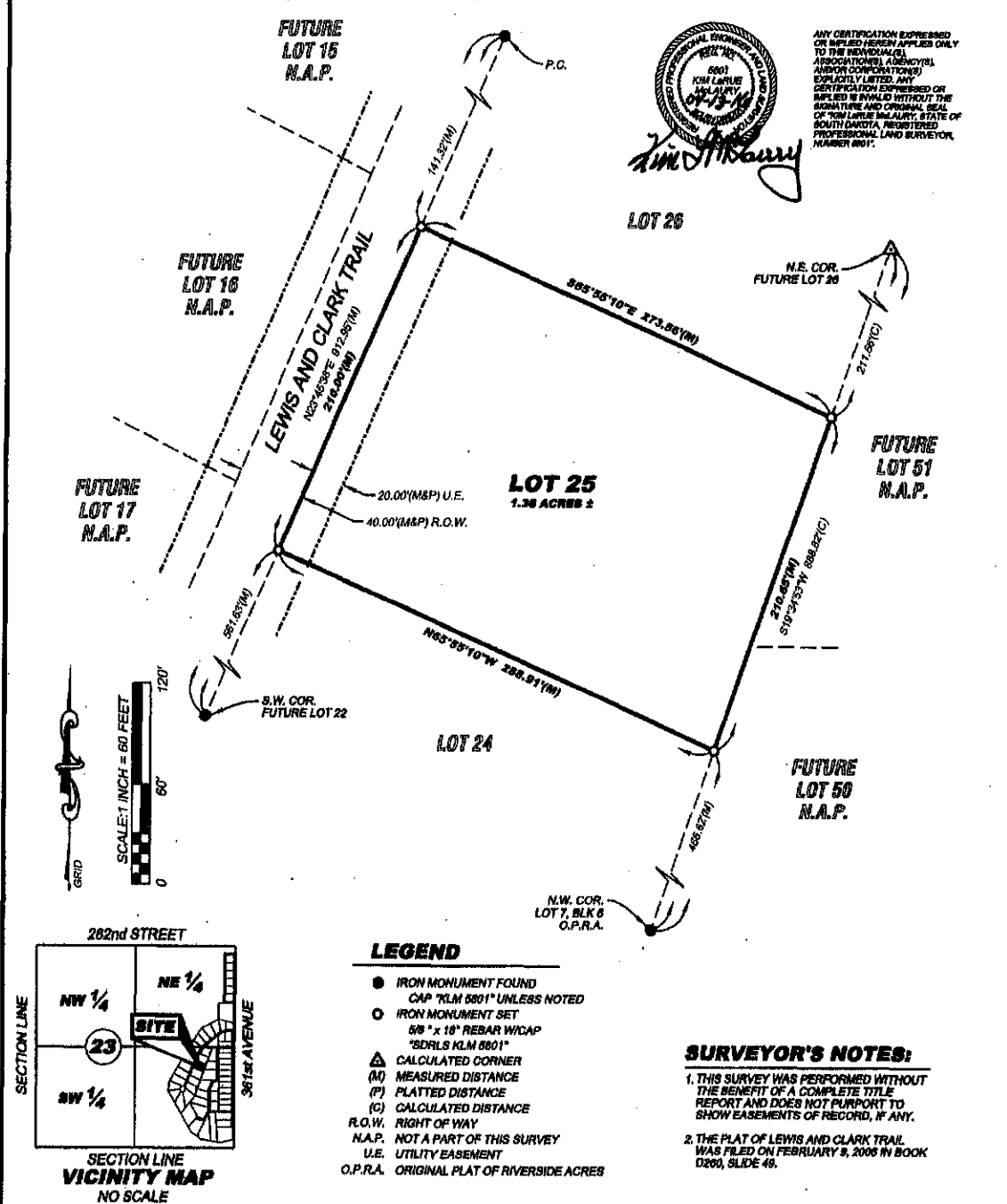
E-013

SURVEY PLAT

OF

LOT 25

**PLATTE CREEK RIVERSIDE ACRES ADDITION
IN THE EAST HALF OF SECTION 23, TOWNSHIP 98 NORTH,
RANGE 69 WEST OF THE 5th P.M.,
CHARLES MIX COUNTY, SOUTH DAKOTA**



Kim J. Klaury

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S) ASSOCIATION(S), AGENCY(S) AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF KIM J. KLAURY, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 6801.

LEGEND

- IRON MONUMENT FOUND
CAP "KLM 8801" UNLESS NOTED
- IRON MONUMENT SET
5/8" x 1/8" REBAR W/CAP
"SDRLS KLM 8801"
- △ CALCULATED CORNER
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (C) CALCULATED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY
- U.E. UTILITY EASEMENT
- O.P.R.A. ORIGINAL PLAT OF RIVERSIDE ACRES

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
2. THE PLAT OF LEWIS AND CLARK TRAIL WAS FILED ON FEBRUARY 9, 2006 IN BOOK D260, SLIDE 48.

SURVEY CREW: DLS/MSB 03/03/06	DRAWN BY: TAA 07/08/15	PROJECT NO. 22160402	SCALE: 1" = 60'
		P.O. BOX 916 110 N. FIRST STREET PARKSTON, SD 57368 (605) 928-7876	

SURVEY PLAT

E-013

OF

LOT 25,

PLATTE CREEK RIVERSIDE ACRES ADDITION IN THE EAST HALF OF SECTION 23, TOWNSHIP 98 NORTH, RANGE 69 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE:

TO: PAUL A. JOHNSON AND CARMAN D. JOHNSON

I, KIM LARUE McLAURY, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE DIRECTION OF PAUL A. JOHNSON AND CARMAN D. JOHNSON, "LOT 25, PLATTE CREEK RIVERSIDE ACRES ADDITION IN THE EAST HALF OF SECTION 23, TOWNSHIP 98 NORTH, RANGE 69 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA," WAS SURVEYED AND PLATTED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, FOLLOWING GENERALLY ACCEPTED PROFESSIONAL STANDARDS FOR SURVEYING AND PLATTING IN THE STATE OF SOUTH DAKOTA.

DATED THIS 13TH DAY OF April, 2016

REGISTERED LAND SURVEYOR

ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN APPLIES ONLY TO THE INDIVIDUAL(S), ASSOCIATION(S), AGENCY(S), AND/OR CORPORATION(S) EXPLICITLY LISTED. ANY CERTIFICATION EXPRESSED OR IMPLIED IS INVALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF KIM LARUE McLAURY, STATE OF SOUTH DAKOTA, REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5801.



OWNERS CERTIFICATE:

PAUL A. JOHNSON AND CARMAN D. JOHNSON, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "LOT 25, PLATTE CREEK RIVERSIDE ACRES ADDITION IN THE EAST HALF OF SECTION 23, TOWNSHIP 98 NORTH, RANGE 69 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA," THAT ANY DEVELOPMENT OF THIS LAND WILL MEET ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL, REGULATIONS. IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN PREVIOUSLY DEDICATED FOR THE PURPOSES INDICATED THEREON.

WE ALSO GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE FURTHER GRANT AND CERTIFY THAT THE ROADWAYS SHOWN HEREON ARE PRIVATE ROADWAYS RESERVED AS A PERMANENT UNOBSTRUCTED ACCESS. SAID ROADWAYS ARE FOR VEHICULAR AND PEDESTRIAN TRAVEL FOR THE PURPOSE OF ACCESS TO THE ABUTTING PROPERTY. IT IS UNDERSTOOD THAT THE OWNERS, THEIR LESSEES AND ASSIGNEES HAVE THE RESPONSIBILITY WITH RESPECT TO MAINTAINING SAID PRIVATE ROADWAYS. SAID GRANT IS TO RUN WITH THE LAND. AS NO DEDICATION TO THE PUBLIC IS BEING MADE OF SAID PRIVATE ROADWAYS, THE OWNERS, THEIR LESSEES AND ASSIGNEES, OF THE PROPERTY PLATTED AS "LOT 25, PLATTE CREEK RIVERSIDE ACRES ADDITION IN THE EAST HALF OF SECTION 23, TOWNSHIP 98 NORTH, RANGE 69 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA," SHALL AT THEIR OWN COST AND EXPENSE KEEP AND PRESERVE SAID PRIVATE ROADWAYS AT ALL TIMES IN A GOOD CONDITION OF REPAIR AND MAINTENANCE AND CLEAR OF SNOW AND OTHER OBSTRUCTIONS AND NEITHER ERECT NOR PERMIT ERECTION OF ANY IMPROVEMENTS OF ANY KIND WITHIN SAID PRIVATE ROADWAYS WHICH MIGHT INTERFERE IN ANY WAY WITH THE PROPER MAINTENANCE, USE, REPAIR, RECONSTRUCTION AND PATROLLING OF SAID PRIVATE ROADWAYS. THIS SHALL REMAIN IN EFFECT UNTIL A PUBLIC ENTITY ACCEPTS THE ROADWAYS AS A PUBLIC DEDICATION.

Paul A. Johnson

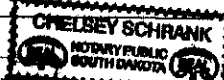
Carmain D. Johnson

ACKNOWLEDGMENT OF OWNER:

STATE OF South Dakota COUNTY OF Charles Mix
ON THIS 13TH DAY OF April, 2016, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, PAUL A. JOHNSON AND CARMAN D. JOHNSON, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-8-17



COUNTY COMMISSIONERS' RESOLUTION OF APPROVAL:

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLES MIX COUNTY, SOUTH DAKOTA THAT THE ABOVE PLAT REPRESENTING "LOT 25, PLATTE CREEK RIVERSIDE ACRES ADDITION IN THE EAST HALF OF SECTION 23, TOWNSHIP 98 NORTH, RANGE 69 WEST OF THE 5TH P.M., CHARLES MIX COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

Shari Fuchs, COUNTY AUDITOR OF CHARLES MIX COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLES MIX COUNTY, SOUTH DAKOTA ON THE 13TH DAY OF April, 2016.

Jack D. Soulel
CHAIRMAN, COUNTY COMMISSIONER

Shari Fuchs
COUNTY AUDITOR

CERTIFICATE OF COUNTY TREASURER:

STATE OF SOUTH DAKOTA - COUNTY OF CHARLES MIX

Karol Kniffen, COUNTY TREASURER OF CHARLES MIX COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE TAXES WHICH ARE LIENS UPON THIS LAND HAVE BEEN PAID TO DATE.

Karol Kniffen
COUNTY TREASURER

4/19/2016
DATE

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

STATE OF SOUTH DAKOTA - COUNTY OF CHARLES MIX

Denise Weber, DIRECTOR OF EQUALIZATION OF CHARLES MIX COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

Denise Weber
DIRECTOR OF EQUALIZATION

4-19-2016
DATE

CERTIFICATE OF REGISTER OF DEEDS:

STATE OF SOUTH DAKOTA - COUNTY OF CHARLES MIX

FILED FOR RECORD THIS 13TH DAY OF April, 2016, AT 1:00 O'CLOCK P.M., AND RECORDED IN BOOK E OF PLATS ON PAGE 013 THEREIN. #201604013

Monica Walden
REGISTERED DEEDS



Julie Paul, Deputy

SURVEY CREW: DLS/MSB 03/03/06

DRAWN BY: TAA 07/09/16

PROJECT NO. 22160402

SCALE: 1" = NONE



McLaury
Engineering, Inc.

P.O. BOX 918
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7876

PAGE 2 OF 2