

Beacon™ Custer County, SD

Parcel Summary

Parcel ID 013881
Property Address 11406 PASS CREEK RD CUSTER
Sec/Twp/Rng 016/0004/003
Brief Tax Description TR B (INCLUDING TR 1 OF TR B) OF NW4SW4 SEC 16 T4 R3 6.01 AC 1340301600001001
(Note: Not to be used on legal documents or any document to be recorded)
Tax ID # 27000001600040030001000
School District CUSTER IND
Class Residential



Owners

Deed Holder
 Miller Robert Henry
Contract Holder
 DBA
Mailing Address
 MILLER ROBERT H
 11406 PASS CREEK RD

CUSTER, SD 57730-7140

Residential Dwelling

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Bermed
Architectural Style N/A
Year Built 1977
Condition Poor
Grade 5+5
Roof None
Flooring None
Foundation None
Exterior Material None
Interior Material None
Brick or Stone Veneer
Total Gross Living Area 1,500 SF
Attic Type None;
Number of Rooms 0 above; 0 below
Number of Bedrooms 0 above; 0 below
Basement Area Type Slab
Basement Area
Basement Finished Area
Plumbing 1 Full Bath;
Appliances
Central Air No
Heat No
Fireplaces 1 Freestand;
Porches
Decks Wood Deck-Low (432 SF);
Additions
Garages 900 SF (30F W x 30F L) - Att Brick (Built 1977);
 1,458 SF (27F W x 54F L) - Det Frame (Built 1977);
 481 SF (13F W x 37F L) - Carport Det Frame/Asph (Built 1996);

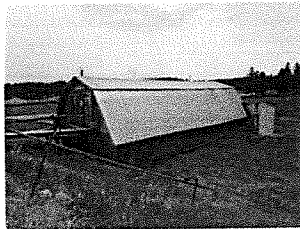
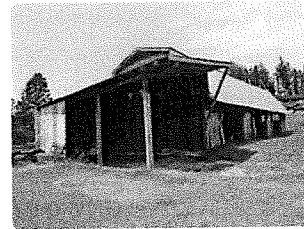
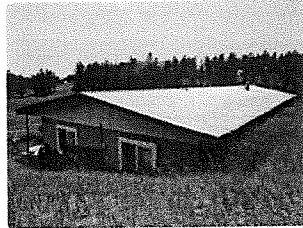
Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/30/2020	CARTER ISABELLE ESTATE	MILLER ROBERT HENRY	1JT/122	SPOUSAL AFFIDAVIT	SP - SPOUSAL AFFIDAV		\$0.00
11/10/1994	MILLER JOHN L	CARTER ISABELLE L	38D/229	[EMPTY]	WD - WARRANTY DEED		\$47,500.00

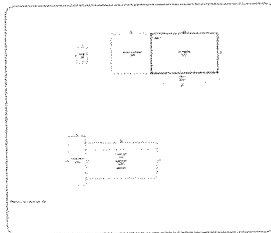
Valuation

	2021	2020	2019	2018	2017
+ Building Value	\$17,571	\$0	\$0	\$0	\$0
+ Dwelling Value	\$107,934	\$103,228	\$103,228	\$89,332	\$58,614
+ Land Value	\$48,193	\$43,015	\$43,015	\$43,015	\$41,015
= Total Value	\$173,698	\$146,243	\$146,243	\$132,347	\$99,629

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Taxation, Plats.

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Version 2.3.129

STEWART TITLE GUARANTY COMPANY

COMMITMENT

Southern Hills Title, Inc.
File No. C21-1042

SCHEDULE A

1. Effective Date: July 13, 2021 at 02:19 PM

2. Policy or Policies to be issued: Amount of Insurance

A. 2006 ALTA® Owner's Policy
Proposed Insured: \$ TBD

TBD

B. 2006 ALTA® Loan Policy
Proposed Insured: \$

3. The estate or interest in the land described or referred to in this commitment is Fee Simple, and title to the estate or interest in the land is at the effective date vested in:

Robert H. Miller Estate

4. The land referred to in this commitment is described as follows:

Tract B including Tract 1 of Tract B in the NW1/4SW1/4 and SW1/4NW1/4 of Section 16, Township 4 South, Range 3 East of the Black Hills Meridian, Custer County, as shown on Plats recorded in Book 7 of Plats, Page 37 and Book 8 of Plats, Page 23.

Property Address: 11406 Pass Creek Rd, Custer, SD 57730

STEWART TITLE GUARANTY COMPANY

File No. C21-1042

COMMITMENT

SCHEDULE B, PART I – REQUIREMENTS

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. Provide us with Release(s) and/or Satisfaction(s) of any items on Schedule B, Part II – Exceptions, which are not to appear on the final policy.
5. 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.
6. The compliance with any further requirements, as stated in Schedule B, Part II - Exceptions.

SCHEDULE B, PART II – EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

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.

General Exceptions:

1. Rights or claims of parties in possession not recorded in the Public Records.
2. Easements, or claims of easements, which are not recorded in the Public Records.
3. 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.
4. 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.
5. 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.
6. Taxes or special taxes and special assessments which are not recorded as existing liens by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, 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 in Schedule B. 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.

General Exceptions 1, 2, 3, 4, 5, 6, and 7 will not appear as printed exceptions on extended coverage policies, except as to those that may be typed as a Special Exception in Schedule B, Part II.

SCHEDULE B, PART II – EXCEPTIONS
(Continued)

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

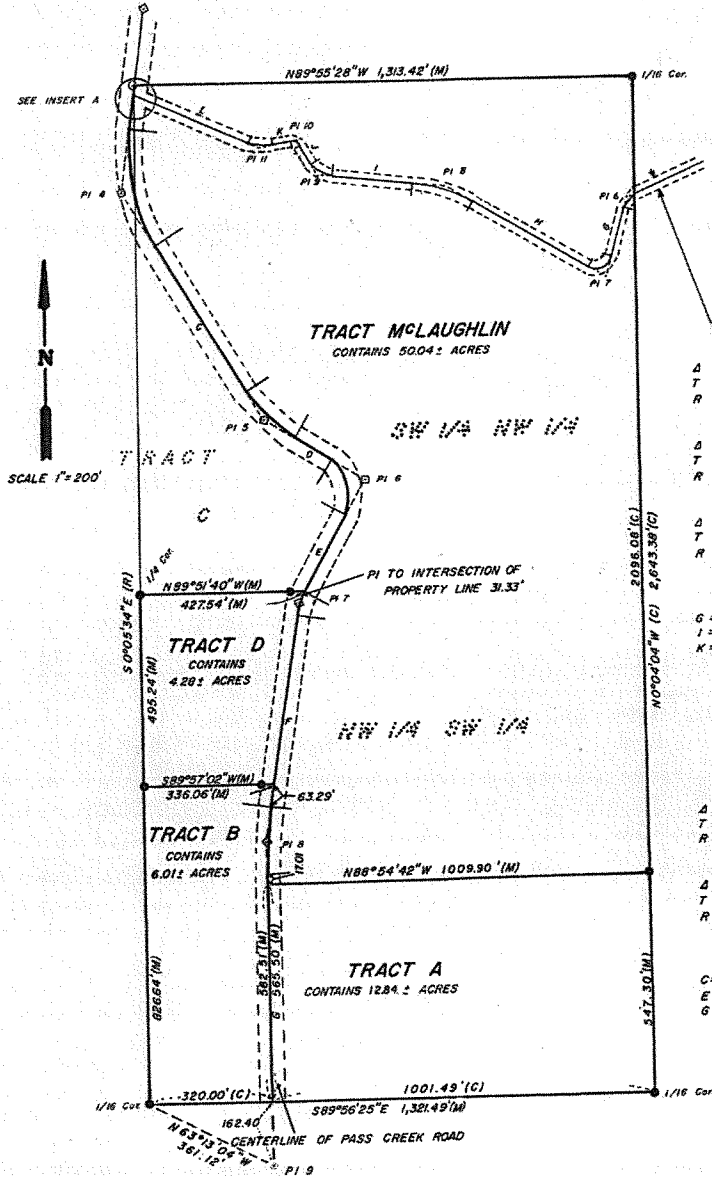
Special Exceptions:

1. 2020 Real Estate Taxes, payable in 2021, in the amount of \$1,858.86, first portion in the amount of \$929.43, are paid (due April 30, 2021), and the second portion in the amount of \$929.43, are payable (due October 31, 2021). 2021 Real Estate Taxes, which constitute a lien on the property, not yet due and payable (DOE #13881).
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, 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 in Schedule B. 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.
3. Right of Way for Pass Creek Road along the easterly boundary of Tract B including Tract 1 of Tract B, as shown on the recorded plats of said land.
4. Statutory 66 Foot Section Line Right-Of-Way, 33 Feet on either side of section line bounding or within the land, pursuant to SDCL 31-18.
5. Prior to issuing an owner's policy, marital status must be stated on all instruments of conveyance, and if any one of the Grantor(s) signing such instrument is married, their spouse must either join in signing the same instrument (with language clearly stating husband and wife), or the instrument must contain a proper disclaimer of homestead paragraph.
6. Prior to issuing a loan policy, any Mortgage recorded must be signed by all parties in title to the real property as of the date of the Mortgage. Marital status must be stated on all Mortgages, and if any one of the Borrower(s) signing a Mortgage is married, their spouse must join in signing the same Mortgage (with language clearly stating husband and wife).
7. Prior to issuing the Final Title Policy our attached Affidavit, Agreement and Lien Guaranty Form will be required.
8. **Prior to scheduling a closing or issuing a final policy, a copy of the Decedent's Will, and Letters of Appointment appointing a Personal Representative, in the State of South Dakota, will be required. If the Probate is a Formal Probate, a certified Court Order authorizing sale or transfer of real property will be required to be recorded in the office of the Register of Deeds.**
9. We find no liens or judgments of record in the office of the Register of Deeds or Clerk of Courts in Custer County, South Dakota, except as listed above, against TBD, Robert H. Miller, which would be liens on the land.
10. NOTE: 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 wherein the land is 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.

(End of Schedule B)

**PLAT OF
TRACTS A, B, D AND McLAUGHLIN
NW 1/4 OF SW 1/4 AND
SW 1/4 OF NW 1/4 SEC. 16, T4S, R3E, BHM
CUSTER COUNTY, SOUTH DAKOTA**

- LEGEND**
- FOUND REBAR NO CAP
 - ⊙ SET REBAR NO CAP
 - (M) DENOTES "MEASURED THIS SURVEY"
 - (R) DENOTES "RECORDED INFORMATION"
 - (C) CALCULATED



BASIS FOR BEARING AND RECORDED INFORMATION
PLAT OF TRACTS B B ALEXANDER
E 1/2 OF NE 1/4 OF SEC. 17 AND SW 1/4
NW 1/4 OF SEC. 16, T4S, R3E, BHM.

ROW TO COUNTY RD. 273 RECORDED ON PLAT
OF TRACT NEWELL OF H.E.S. 494, SEC 16, T4S, R3E
CUSTER COUNTY, S. D.

CURVE DATA

33' PRIVATE ACCESS EASEMENT

PI 5	PI 6	PI 7
Δ 15°14'20"	Δ 50°30'12"	Δ 104°10'15"
T 90.28'	T 26.79'	T 57.30'
R 674.12'	R 56.79'	R 44.64'

PI 8	PI 9	PI 10
Δ 24°20'20"	Δ 54°27'17"	Δ 69°53'02"
T 84.44'	T 37.16'	T 15.87'
R 391.58'	R 72.22'	R 22.74'

PI 11
Δ 32°54'18"
T 34.58'
R 117.08'

DISTANCE AND BEARING PT. TO PC

G = 148.39' S18°30'0"W H = 343.07' N60°34'49"W
I = 209.44' N84°55'09"W J = 52.75' N30°28'05"W
K = 43.23' S79°38'58"W L = 322.32' N67°26'44"W

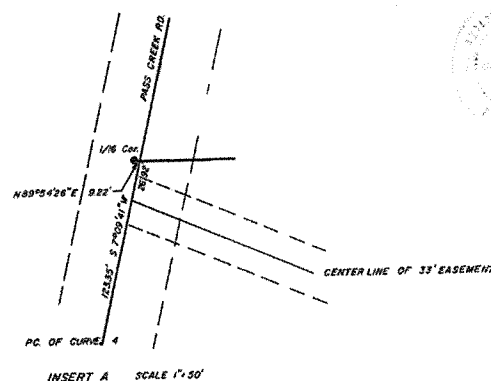
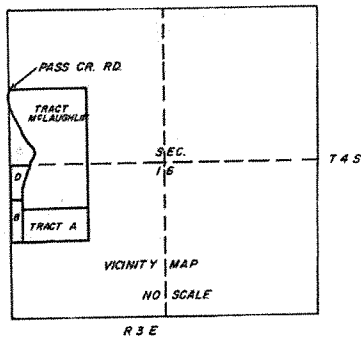
66' PUBLIC EASEMENT (PASS CREEK)

PI 4	PI 5	PI 6
Δ 38°22'40"	Δ 27°27'32"	Δ 88°40'35"
T 159.67'	T 91.38'	T 103.07'
R 458.77'	R 374.02'	R 105.49'

PI 7	PI 8	PI 9
Δ 20°52'08"	Δ 9°58'26"	Δ 74°04'46"
T 31.33'	T 91.71'	T 74.46'
R 170.13'	R 1,051.38'	R 98.90'

DISTANCE AND BEARING PT. TO BC

C = S 31°12'59"E 444.61' D = S 88°40'3"E 111.67'
E = S 30°00'04"W 229.51' F = S 9°07'36"W 504.82'
G = S 0°50'30"E



BK 3 pg 319

PLAT OF
 TRACTS A, B, D, AND
 MCLAUGHLIN
 NW 1/4 of SW 1/4 and
 SW 1/4 of NE 1/4 SEC. 16, T.12S., R.17E., B.M.
 CUSTER COUNTY, SOUTH DAKOTA.

STATE OF SOUTH DAKOTA
 COUNTY OF CUSTER s.s.

I, We, George W. Samuelson M. Walter Samuelson
Barthel M. Samuelson Nancy Samuelson
Jeffrey E. Samuelson Friedrich K. Lechner
Peggy L. Samuelson Helen Lechner

do hereby certify that we are the owners of the tract of land shown and described hereon, that the survey was done at our request for the purpose indicated hereon, and that we do hereby approve the survey and within plat of said land.

In witness whereof, we have hereunto set our hand and seal.

Witness: Friedrich K. Lechner Helen Lechner
Witness: ~~Friedrich K. Lechner~~ Helen Lechner Her attorney in fact

On this 15th day of Oct, 1976, before me, a Notary Public, personally appeared Friedrich K. and Helen Lechner known to me to be the persons described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public: Dorcas A. Bergeson My commission expires: Sept. 18, 1981

Witness: George W. Samuelson Barthel M. Samuelson
Jeffrey E. Samuelson Peggy L. Samuelson

By: Friedrich K. Lechner Helen Lechner
Her attorney in fact

On this 15th day of Oct, 1976, before me, a Notary Public, personally appeared

M. Walter Samuelson & Nancy Samuelson
 known to me to be the person(s) described in the foregoing instrument and acknowledged to me that they signed the same.

Notary Public: Dorcas A. Bergeson My commission expires: Sept. 18, 1981

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Custer County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 1 day of October 1976.
 Treasurer: Samuel Palmer, Deputy

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that I have on record in my office, a copy of the within described plat.

Dated this 15 day of Oct, 1976.
 Director of Equalization: Paul Roberts

CERTIFICATE OF SURVEYOR

I, Frank A. Bryant, Registered Land Surveyor No. 2196 of the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plat of the land shown and described hereon and that the same is, in all things, true and correct.

Registered Land Surveyor: Frank A. Bryant
 Frank A. Bryant

On this 15th day of Oct, 1976, before me, a Notary Public, personally appeared Frank A. Bryant, known to me to be the person described in the foregoing instrument and acknowledged to me that he signed the same.

Notary Public: Dorcas A. Bergeson My commission expires: Sept. 18, 1981

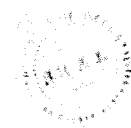
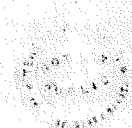
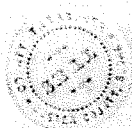
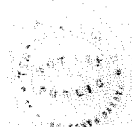
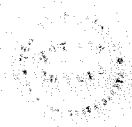
RESOLUTION BY GOVERNING BOARD

STATE OF SOUTH DAKOTA
 COUNTY OF CUSTER s.s.

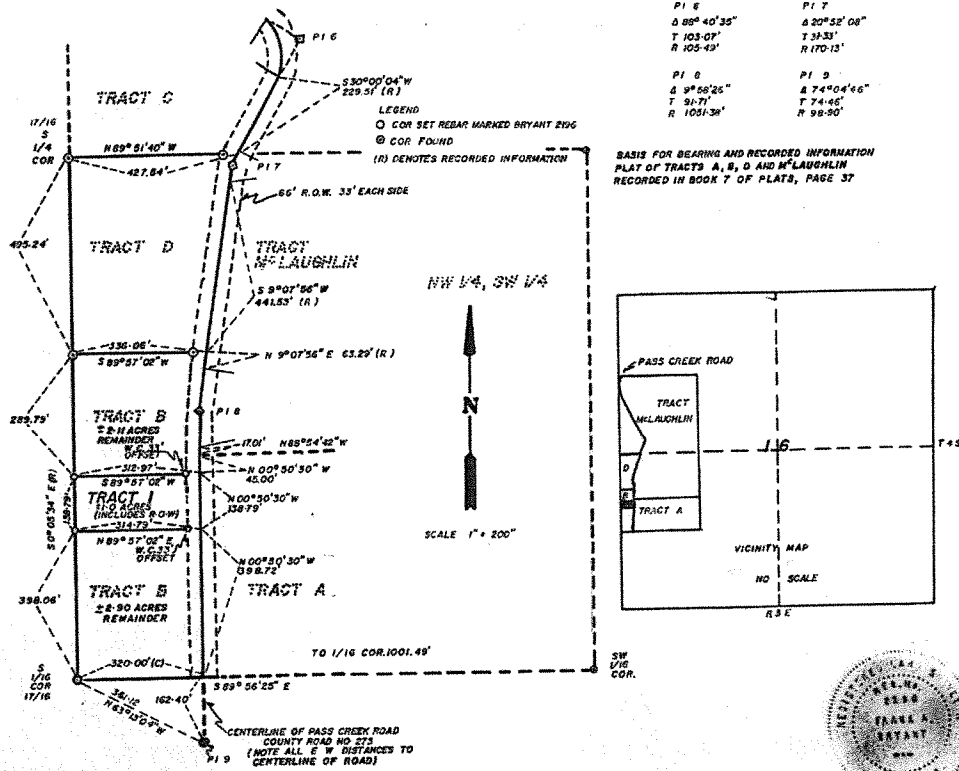
I, Auditor of Custer County, do hereby certify that an official meeting held on the 6th day of October, 1976, the Custer County Commissioners by RESOLUTION did approve the plat as shown hereon.

Auditor: Shamus Hanson

State of South Dakota, County of Custer, s.s. U-5502
 Filed this 6 day of October, 1976, at 3⁰⁰ o'clock P. M.
 Book 7 Plats Page 57
 Register of Deeds: James D. Wright



**PLAT OF
TRACT I OF TRACT B
LOCATED IN THE NW 1/4
OF THE SW 1/4 OF SEC 16
T4S, R3E, BHM
CUSTER COUNTY, SOUTH DAKOTA**



STATE OF SOUTH DAKOTA
COUNTY OF CUSTER s.s.

JOHN L. MILLER, BARBARA J. MILLER

DALE O. BERGEN & TERESA A. BERGEN

do hereby certify that we are the owners of the tract of land shown and described hereon, that the survey was done at our request for the purpose indicated hereon, and that we do hereby approve the survey and within plat of said lands.

In witness whereof, we have hereunto set our hand and seal.

Witness: John L. Miller, Barbara J. Miller, Dale O. Bergen, Teresa A. Bergen

On the 22 day of Nov, 1977, before me, a Notary Public, personally appeared JOHN L. MILLER, BARBARA J. MILLER, DALE O. BERGEN & TERESA A. BERGEN.

known to me to be the persons described in the foregoing instrument, and they acknowledged to me that they signed the same.

Notary Public: Margaret H. Petty
My commission expires: Aug 19, 1983

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Custer County, do hereby certify that all taxes which are liens upon the within described lands are fully paid according to the records of my office.

Dated this 29 day of November, 1977.
Treasurer: Thomas Pollock, Deputy

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this 29 day of November, 1977.
Director of Equalization: Thomas Pollock, Deputy

CERTIFICATE OF SURVEYOR

I, Frank A. Bryant, Registered Land Surveyor No. 2106 of the State of South Dakota, do hereby certify that being so authorized, I made the survey and within plat of the land shown and described hereon and that the same is, in all things, true and correct.

Registered Land Surveyor: Frank A. Bryant
On the 20 day of Oct, 1977, before me, a

Notary Public, personally appeared Frank A. Bryant, known to me to be the person described in the foregoing instrument, and acknowledged to me that he signed the same.

Notary Public: Dale O. Bergen
My commission expires: Sept 17, 1981

RESOLUTION BY GOVERNING BOARD

STATE OF SOUTH DAKOTA
COUNTY OF CUSTER s.s.

I, Auditor of Custer County, do hereby certify that an official meeting was held on the 29 day of November, 1977, and that the Custer County Commissioners by RESOLUTION have approved the plat as shown hereon.

Auditor: Thomas Pollock

STATE OF SOUTH DAKOTA
COUNTY OF CUSTER s.s.
Filed this 29 day of November, 1977, at 10 o'clock P.
BOOK 8 PAGE 23
Register of Deeds: Thomas Pollock

