

Seg # 4031
210249
SEP 06 2019

CERTIFICATE OF REAL ESTATE VALUE [SDCL 7-9-7(4)]

COURTHOUSE USE ONLY
Book _____ Page _____
Ratio Card No. _____

State of South Dakota, County of Minnehaha

Seller(s): **The James Michael Doyle Living Trust** (605) 201-7498
Name Phone Number

Mailing Address: 4513 S Prince Of Peace Place Sioux Falls SD 57103
Street/Box Number City State/Zip Code

Buyer(s): **Michael E. Poppens and Janae L. Poppens** (X) 605-214-5379
Name Phone Number

Current Mailing Address: 545 W 5th St Ten SD 57064
Street/Box Number City State/Zip Code

NEW
Mailing Address: ~~2913 S Ridgeway Way~~ 2913 S Ridgeway Way Sioux Falls SD 57105
Street/Box Number City State/Zip Code

OWNER OCCUPIED - THIS BOX TO BE COMPLETED BY BUYER ONLY
These items are important to complete for property to continue to be classified as owner occupied for a lower property tax rate.

Property is currently classified as owner-occupied YES NO

Property will be occupied by buyer on 8/30/19 (date) YES NO

Property will be principal residence of buyer on the above stated date YES NO

Do you own any other residential property in the United States? YES NO If yes, state location SD

Signature (BUYER ONLY) Janae L. Poppens (Seller doesn't need to sign this.)

Legal Description (Please include the number of acres for unplatted properties)
Lot 4 in Block 5 of Bluff's First Addition to the City of Sioux Falls, in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 30, Township 101 North, Range 49. West of the 5th P.M., Minnehaha County, South Dakota, according to the recorded plat thereof, subject to the burdens and together with the benefits and easements contained in that certain declaration of covenants, conditions, and restrictions, filed in Book 123 of Miscellaneous Records on Pages 368-386 and the By-laws of Bluff's Townhouses Association filed in Book 123 of Miscellaneous Records on Pages 394-406.

(1) Date of Instrument: 8/30/19

(2) Type of Instrument:
Contract for Deed _____ Warranty Deed _____ Executor's Deed _____ Mineral Deed _____
Quit Claim Deed _____ Trustee's Deed Administrator's Deed _____ Gift _____
Other (specify) _____

(3) Items Involved in Transaction
(a) Was this property offered for sale to the general public: YES NO (d) Actual Consideration Exchanged: \$225,000.00
(b) Relationship between buyer and seller? YES _____ NO (e) Adjusted price paid for real estate: \$225,000.00
(c) Was this property sold by owner _____ agent (actual consideration less amount paid for major items of personal property which are listed below)

In the blanks below, list any major items of personal property and their value which were included in the total purchase price (i.e. furniture, inventory, crops, leases, franchises): _____

(4) Was there Buyer Financing YES _____ NO If yes, items (a) and (b) below MUST be completed

(a) Type of Buyer Financing - check where applicable
Conventional Bank Loan _____ Like Kind Exchange _____
Cash Sale Assumed Mortgage _____
FHA, FmHA, SDHA Loan _____ Farm Credit Service _____
Contract for Deed _____ [must complete part (b)]

(b) Contract for Deed YES _____ NO
(If yes, MUST complete items below)
Down Payment _____
Monthly/Yearly Payment _____ Interest Rate _____
No. of Payments _____ Balloon Payment _____

Signature of Seller, Buyer or agent of Charles L. Poppens Date 8/30/19