

**Prepared By:**

Nies Karras &amp; Skjoldal, P.C.

P. O. Box 759

Spearfish, SD 57783

(605) 642-2757

**QUIT CLAIM DEED**

**The Summit @ Deadwood Stage Run, LLC**, a South Dakota limited liability company, of PO Box 631, Deadwood, SD 57732, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, CONVEYS AND QUIT CLAIMS to the **City of Deadwood**, a South Dakota municipal corporation, of 102 Sherman Street, Deadwood, SD 57732, Grantee, all interest now owned or hereinafter acquired in the following described real estate in the County of Lawrence in the State of South Dakota, to-wit:

Deadwood Stage Run Park of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, all located in the SW¼ of Section 14, the SE¼ of Section 15, the NE¼NE¼ of Section 22 and the N½NW¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2023-4062,

subject to all covenants, conditions, restrictions, reservations, agreements, easements and rights-of-way of record or expressly conveyed or reserved in prior grants or deeds by operation of federal or state law.

**EXEMPT FROM TRANSFER FEE PURSUANT TO SDCL 43-4-22(2)**

Dated this 10 of October, 2023.

The Summit @ Deadwood Stage Run, LLC

By:   
William Pearson, Member

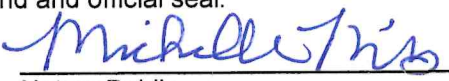
State of South Dakota    )  
  )ss.  
County of Lawrence        )

On 10 of October, 2023, before me, the undersigned officer, personally appeared William Pearson, who acknowledged himself to be a Member of The Summit @ Deadwood Stage Run, LLC, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as an authorized Member.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.



(SEAL)  
My Commission Expires: 12/11/20

  
Notary Public

FORM: PT 56

## COURTHOUSE USE ONLY

BOOK		RATIO CARD
PAGE		

## CERTIFICATE OF REAL ESTATE VALUE

SDCL 7-9-7 ARSD 64:04:01:06.01

Certificate of Real Estate Value form must be filed with any deed or contract for deed dated after July 1, 1988 used in the purchase, exchange, transfer or assignment of interest in real property.

-This form is required for all deeds (warranty deed, quit claim deed, grantor's deed, sheriff's deed, trustee's deed, mineral deed and similar instruments). It is also required for a contract for deed, a memorandum of contract for deed, addenda to contract for deed, and notice of contract for deed. **NOT NEEDED FOR:** Divorce Decree, Probate Decree, Easement, Transfer on Death Deed, or instruments to the State of South Dakota conveying highway right-of-way (SDCL 7-9-7.3)

-The buyer/grantee must use a mailing address. It will be used for tax notices.

-The box labeled **Owner Occupied is important!** - Applies to sales, gifts, estate distributions, and any other transfer to a person (the grantee) who will occupy the property as a principal residence. It will allow the grantee, if eligible, to maintain the classification of owner-occupied on the property and receive the lower property tax rate for the property. If the box is completed, it **must be completed by and contain the grantee signature only**. In the event of multiple grantees, only one grantee should sign. This box cannot be signed by an agent of the grantee.

## APPLICANT INFORMATION \*Designates required fields

The Summit @ Deadwood Stage Run, LLC, a South Dakota limited liability company      605-920-1240  
 Seller(s)/Grantor(s) \*      Phone Number \*      Email

PO Box 631, Deadwood, SD 57732  
 Mailing Address \*      City \*      State \*      Zip Code\*

City of Deadwood, a South Dakota municipal corporation  
 Buyer(s)/Grantee(s) \*      Phone Number \*      Email

102 Sherman Street, Deadwood, SD 57732  
 Mailing Address \*      City \*      State \*      Zip Code\*

New Mailing Address (if changed)      City      State      Zip Code

LEGAL DESCRIPTION \* (copy description from document you are recording or attach an exhibit with the legal description)

Deadwood Stage Run Park of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood, all located in the SW¼ of Section 14, the SE¼ of Section 15, the NE¼NE¼ of Section 22 and the N½NW¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2023-4062

## INSTRUMENT INFORMATION (document being recorded) \* This section is required in full

DATE OF INSTRUMENT      CONTRACT FOR DEED ( )      QUIT CLAIM DEED (X )      EXECUTOR'S DEED ( )  
 TYPE OF  
 INSTRUMENT:      WARRANTY DEED ( )      MINERAL DEED ( )      TRUSTEE'S DEED ( )  
 10/10/23  
 DATE      OTHER ( ) - SPECIFY \_\_\_\_\_

DOES THE INSTRUMENT CHANGE WHO IS RESPONSIBLE FOR PAYMENT OF REAL ESTATE TAXES? YES (X ) NO ( )



- WAS THIS PROPERTY OFFERED FOR SALE TO THE GENERAL PUBLIC YES ( ) NO ( X )
- RELATIONSHIP BETWEEN GRANTEE AND GRANTOR NO ( X ) YES ( ) STATE RELATIONSHIP: \_\_\_\_\_
- WAS THIS PROPERTY SOLD BY: OWNER ( ) AGENT ( )
- ACTUAL CONSIDERATION EXCHANGED: \$ EXEMPT(2) \_\_\_\_\_
- ADJUSTED PRICE PAID FOR REAL ESTATE: \$ EXEMPT(2) \_\_\_\_\_  
(actual consideration less amount paid for major items of personal property as listed 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):

IF TRANSACTION WAS A SALE, WAS THE SELLER PAID IN FULL BY OR AT THE TIME OF SALE? YES ( ) NO ( )

- IF NO, HOW WILL THE SELLER BE PAID THE UNPAID BALANCE?

DOWN PAYMENT: \$ \_\_\_\_\_

INTEREST RATE: \_\_\_\_\_% PAYMENT FREQUENCY: MONTHLY ( ) YEARLY ( ) NO. OF PAYMENTS: \_\_\_\_\_ BALLOON PAYMENT (if any): \$ \_\_\_\_\_

BY SIGNING THIS DOCUMENT, I CERTIFY THAT I AM AUTHORIZED TO SIGN AND THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

SIGNATURE (Seller, Buyer or Agent) \*

TITLE

DATE \*

**OWNER OCCUPIED** (this box to be completed by one Grantee only)

PROPERTY IS CURRENTLY CLASSIFIED AS OWNER-OCCUPIED YES ( ) NO ( ) COUNTY \_\_\_\_\_

I WILL OCCUPY THIS PROPERTY ON \_\_\_\_\_  
DATE

**These items are important to complete for property to continue to be classified as owner occupied for a lower property tax rate.**

PROPERTY WILL BE MY PRINCIPAL RESIDENCE ON THE ABOVE STATED DATE YES ( ) NO ( )

I OWN ANY ANOTHER RESIDENTIAL PROPERTY IN THE UNITED STATES YES ( ) NO ( ) IF YES - \_\_\_\_\_  
CITY STATE

GRANTEE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**DIRECTOR OF EQUALIZATION OFFICE USE ONLY FOR OWNER OCCUPIED SECTION**

GRANTEE OF PROPERTY NAME: \_\_\_\_\_

THE REQUEST FOR PROPERTY TO BE CLASSIFIED AS OWNER OCCUPIED IS:

( ) APPROVED ( ) DENIED ( ) ACKNOWLEDGE RECEIPT: Your request will be reviewed \_\_\_\_\_

REASON FOR DENIAL \_\_\_\_\_

DIRECTOR OF EQUALIZATION OFFICE SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_