



13560 North Barrett Parkway Drive
Saint Louis, MO 63131

FILE NAME: 24-331455-TW

INFORMATIONAL REPORT

This report was prepared for:

United Country Missouri Land & Home
3516 1-70 Drive SE, Suite A
Columbia, MO 65201

Your Reference: 3408 Falcon Avenue, Bridgeton, MO 63044

Third Party Certification

Pursuant to §381.115.8., RSMo, Title Partners Agency, LLC hereby confirms that it is in full compliance with all the rules and regulations established by the Director of the Missouri Department of Insurance, Financial Institutions and Professional Registration. We agree to provide you access to, and the right to copy, all accounts and records with respect to this Report.

Disclaimer

This report does not including Financing Statements or Security Agreements not recorded in the real estate volumes of the Recorder of Deeds, nor does it include city taxes and special assessments, unless specifically listed in this Report.

This Report is not an Abstract of Title. This Report cannot be construed as a commitment to issue title insurance. No examination of the information contained in this Report has been made for any purpose of issuing a title insurance commitment or title insurance policy. Only the person(s) for whom this Report was prepared may rely upon the information contained herein. By reliance on this Report, you agree that the liability of Title Partners Agency, LLC is limited to the amount you paid for this report.

Search Report

1. Effective Date: 02/07/2024
2. Name Searches are specifically as listed: Thomas S. Hyatt
3. The estate or interest in the land described or referred to in the Report is Fee Simple
4. Title to the fee simple estate or interest in the land at Effective Date hereof appears to be vested in: Thomas S. Hyatt
5. The land referred to in this Report is described as follows:

Lot B of Northfield Hollow, a Subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 247 Page 76 of the St. Louis County Records.

Matters Found of Record

According to the records of the Office of the Recorder of Deeds, and the Office of the Circuit Clerk, which impact public notice of matters affecting title to real estate, the following matters appear to affect the title to the real property described in this Report:

6. **This company finds no open Deeds of Trust / Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.**
7. Pay unpaid General and/or Special Taxes by the City of Bridgeton, if any.
8. Note: Probate was filed for Thomas S. Hyatt who passed away on 7/14/23 as Probate Cause No. 23SL-PR02791 filed on 8/2/23, probate is still open not settled.
9. Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 247 Page 76.
10. Easement granted to MSD according to instrument recorded in Book 7633 Page 1532.
11. Easement granted to St. Louis County Water Company according to instrument recorded in Book 8081 Page 1781.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13N641826

2023 TAX RATE: 8.0762

2023 CITY RATE: 0.1430

2023 ASSESSED VALUE: \$51,890.00 (residential)

THE 2023 REAL ESTATE TAXES ARE PAID IN THE AMOUNT OF: \$4,218.74 on 12/26/23

THE CITY OF BRIDGETON GENERAL TAXES ARE INCLUDED IN THE ABOVE AMOUNTS.

\$28.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 3408 Falcon Avenue, Bridgeton, MO 63044

EXAMINED BY: Tracy Glaser

Chain of Title:

The subject property having been conveyed to Thomas S. Hyatt from Douglas Graham and Shellee Graham, husband and wife, by Warranty Deed dated December 20, 2002, and recorded December 30, 2002 in Book 14433 Page 939.

ASSESSMENT AND TAX INFORMATION

According to the records of the Offices of the Assessor and Collector of Revenue, we note the above tax information regarding the above described property. We assume no liability for the correctness of the same.

NOTE: Taxes for the year become a lien on January 1, but are neither due nor payable until November 1 and become delinquent on January 1 of the subsequent year.

Title Partners Agency, LLC
13560 North Barrett Parkway Drive
Saint Louis, MO 63131

By: 
Authorized Officer or Agent

Title Partners Agency, LLC
PRIVACY STATEMENT

Title Partners Agency, LLC, is committed to safeguarding your personal information. In order to best serve you, we must obtain information that may be of a personal or financial nature. Title Partners Agency, LLC, believes relationships with our clients must be based on trust, and therefore, would like to make you aware of how we use personal information and to whom that information is disclosed.

During the course of our business, we may collect the following personal information about you from the following sources:

- Your transactions with, or from services that we are performing, our affiliates, or others;
- From applications or other forms that we receive from you or your authorized representatives;
- From public records that are maintained by governmental entities, or from our affiliates, vendors, or others;
- From other reporting agencies;
- Information from our web site;
- If we are facilitating your closing transaction, escrow or settlement services, we may collect your social security number and other information from third parties, which may include: credit reports, land surveys, property appraisals, escrow account balances, mortgage applications, and bank account numbers, to facilitate the transaction.

Title Partners Agency, LLC, maintains physical, electronic and procedural safeguards to protect your personal information from unauthorized use and access. Access to this personal information is limited to only employees who require access to that information in connection with providing our services to you or for other necessary business purposes.

Title Partners Agency, LLC, may share your personal information with the following:

- Affiliates, vendors and other related agencies;
- When required by law, when there is suspicion of fraud or other criminal activity, or to others whom you direct or give permission;
- To brokers, agents, title companies and other representatives in connection with the services to which you have requested and Title Partners Agency, LLC, is providing;
- In connection with recording documents recorded in the public records, such as deeds, mortgages, and other documents, as applicable.
- We may disclose personal information when otherwise permitted by privacy laws, as applicable, for example, when disclosure is necessary to enforce Title Partners Agency, LLC's rights that have arisen out of an agreement, transaction or relationship with you.

Our Privacy Policy applies to you even if you are no longer a client of Title Partners Agency, LLC.

Certain states allow you the right to access your personal information, and under certain circumstances, allow you ascertain to whom your information has been disclosed. Further, certain states afford you the right to request amendment, correction, or deletion of personal information. Title Partners Agency, LLC, reserves the right, as permitted by applicable laws, to charge a reasonable fee associated with responding to requests.

Requests must be made in writing to the following:

Title Partners Agency, LLC
Attn: Privacy Compliance Officer
13560 North Barrett Parkway Drive
Saint Louis, MO 63131