

Sullivan County Title, LLC

102 North Main Street
Milan, MO 63556

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SCHEDULE A

Informational Title Report Number: I21-033

THIS IS AN INFORMATIONAL TITLE REPORT ONLY. AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Sullivan County Title, LLC ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT.

Informational Report Only Fee: \$400.00

Copies:

1. Effective Date: **April 20, 2021 at 08:00 AM.**

2. Policy (or Policies) to be issued:

(a) Owner's Policy Policy Amount **N/A**
Proposed Insured:
N/A

(b) Loan Policy Policy Amount **N/A**
Proposed Insured:
N/A

(c) **Informational Report Only**

3. The estate or interest in the land described or referred to in this Title Report is

Fee Simple

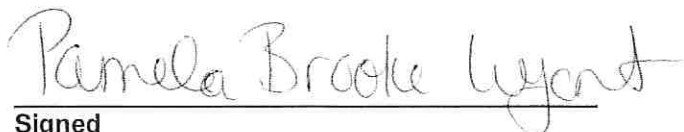
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Sharon Owen, LDPS

5. The land referred to in the Title Report is described as follows:

That part of the West Half of the Northeast Quarter (W ½ NE ¼) of Section Thirty-Five (35), Township Sixty-Two (62), Range Twenty-One (21), lying on the North and West side of Missouri State Highway NO. 6 running in a Northeasterly Southwesterly direction through said tract. The Southwest Quarter (SW ¼) of Section Twenty-Six (26), The East Half of the Northwest Quarter (E ½ NW ¼) of Section Thirty-Five (35), all in Township Sixty-Two (62), Range Twenty-One (21), subject to State Highway of 5.18 acres. All of the above situated in Sullivan County, Missouri.

Sullivan County Title, LLC



Signed

**SCHEDULE B - SECTION II
EXCEPTIONS**

In the event a Commitment to Insure were to be issued, this Title Agent would take exception to the following matters unless the same are disposed of to the satisfaction of the company. This title agent reserves the right to make further exceptions in the event a commitment to insure would be issued:

1. The unnumbered paragraph located immediately above this, are hereby deleted from this document. This document is for Informational Purposes only and is not a Commitment to insure.
2. **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.**
3. **Right or claims of parties in possession not shown by the Public Records**
4. **Easements, or claims of easements, not shown by the Public Records.**
5. **Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.**
6. **Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
7. **Taxes, or special assessments, if any, not shown as existing liens by the Public Records. Specifically, but not limited to state, county and/or city real estate taxes for the 2021 tax year.**
8. **Subject to public roads and/or highways as may now exist and be located, specifically, but not limited to, Highway 6 and Sunset Road, Milan, Missouri.**
9. **The land herein described lies within the boundaries of the Milan Fire Protection District.**
10. **The land herein described lies within the boundaries of the Public Water Supply District No. 1 of Sullivan County, Missouri, and is subject to easement and assessment for said water lines.**
11. **Easement granted to The State of Missouri as set forth in document recorded in Book 96 at Page 251.**
12. **Easement granted to The State of Missouri as set forth in document recorded in Book 106 at Page 6.**
13. **Easement granted to Public Water Supply District NO. 1 of Sullivan County, Missouri as set forth in document recorded in Book 171 at Page 229.**
14. **Easement granted to Public Water Supply District NO. 1 of Sullivan County, Missouri as set forth in document recorded in Book 603 at Page 197.**
15. **The rights of upper and lower riparian owners to the free and unobstructed flow of the water of West Locust Creek, which forms a boundary of the land described in Schedule A hereof, without diminution or pollution.**
16. **Any portion of the land set forth in Schedule A hereof which formerly or currently constitutes an island in West Locust Creek.**
17. **The consequence of any past or future change in the location of West Locust Creek, which forms a boundary of the land described in Schedule A hereof, or any dispute arising over the location of the old bed of West Locust Creek,**
18. **Title to any land now or formerly lying in the bed of West Locust Creek and its shore lands extending to the ordinary high-water mark of said West Locust Creek.**

19. Any change in the real estate described in Schedule A hereof, due to the change in lands as a result of accretion or avulsion of West Locust Creek.
20. Any inconsistencies or changes in the boundary lines of the lands described in Schedule A hereof, created by accretion, avulsion, reliction or the meandering of West Locust Creek.
21. FOR INFORMATIONAL PURPOSES ONLY:
A Beneficiary Deed appears of record in Book 94 at Page 214 with the Grantees as: George D. Owen II, Michelle Workman LDPS, and George D. Owen III LDPS. Please note that this Beneficiary Deed has the grantor signing out as a married person but the deed does not have her spouse signing off with her in order to convey a full 100% interest to the Grantees listed both Sharon Owen and her spouse would have to sign a Beneficiary Deed conveying both of their interest; even though Sharon received the property individually her spouse still has a marital interest.

The following tax information is provided for informational purposes only:

Property address: Highway 6 and Sunset Road, Milan, MO, 63556
Parcel/Tax ID # 01-00-00182.00
State and County real estate tax amount for 2020: \$ 202.26 PAID
City real estate tax amount for 2020: \$ N/A

Parcel/Tax ID # 01-00-00242.00
State and County real estate tax amount for 2020: \$ 148.09 PAID
City real estate tax amount for 2020: \$ N/A

For questions or further information please contact brooke@missouricentraltitle.com or call (660)265-3744.

Sullivan County Title, LLC Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about with a nonaffiliated third party unless the institution provides you with a notice of its privacy policy and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the (GLBA), we are providing you with this document, which notifies you of the privacy policies and practices of Sullivan County Title, LLC.

We may collect nonpublic personal information about you from the following sources:

1. Information we receive from you such as on applications or other forms.
2. Information about your transactions we secure from our files, or from our affiliates or others.
3. Information we receive from a consumer-reporting agency.
4. Information that we receive from others involved in your transactions, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations and to guard your nonpublic personal information.