

**GASCONADE COUNTY ABSTRACT CO., INC.**  
118 EAST FOURTH STREET  
HERMANN, MO 65041  
573-486-2925

**CERTIFICATE OF TITLE**

File No.: 22-5739

to the following described real estate situated in the County of Gasconade, State of Missouri, to-wit:

The East Half of the Northeast Quarter of Section No. Nine (9), Township Forty-five (45), Range Four (4) West of the 5th P.M., containing forty (80) acres, more or less, in Gasconade County, Missouri. **EXCEPTING THEREFORM** that part of the following described real estate lying in Gasconade County, Missouri: Part of the East Half of the Northeast Quarter of Section 9 in Gasconade County, Missouri, and part of the West Half of the Northwest Quarter of Section 10 in Franklin County, Missouri, all in Township 45 North, Range 4 West of the 5th P.M., all lying North and West of the centerline of Berger Road, described as follows: Commencing at a Missouri Land Survey Aluminum Monument at the Quarter Section corner of Sections 9 and 10 on the Gasconade-Franklin County line, thence North 02 degrees 18 minutes East 779.2 feet to a point in the center of Berger Road and the point of beginning, thence leaving the County Road North 42 degrees 38 minutes West 485.0 feet; thence North 43 degrees 28 minutes East 450.0 feet to a point on the County line; thence South 73 degrees 57 minutes East 415.68 feet; thence South 20 degrees 56 minutes East 26.35 feet to the center of Berger Road; thence with the centerline of Berger Road as follows: South 47 degrees 33 minutes West 100.0 feet, South 44 degrees 18 minutes West 300.0 feet; South 37 degrees 07 minutes West 100.0 feet; South 24 degrees 24 minutes West 80.0 feet; South 08 degrees 39 minutes West 80.0 feet; South 02 degrees 18 minutes West 30.0 feet to the point of beginning, containing 5.14 acres, 2.32 acres being in Gasconade County and 2.50 acres being in Franklin County and 0.32 acres lying within the right-of-way of Berger Road in Franklin County per Survey #11,204 by Vincent C. Klott and recorded in Gasconade County Surveyor's Record Book 19 page 123 in September, 1994.

Schedule A

GASCONADE COUNTY ABSTRACT CO., INC.  
118 EAST FOURTH STREET  
HERMANN, MO 65041  
PHONE: 573-486-2925  
FAX: 573-486-2059

The real estate described in Schedule A hereof is, according to the records of the County of Gasconade, subject to the following easements, restrictions, conditions, reservations and exceptions, to-wit:

1. Rights or claims of parties in possession not shown by the public records.
2. The property may be subject to the liens of mechanics or materialmen for labor or material used to erect or repair improvements, if any, within six months preceding the date of this certificate.
3. Location of any improvements thereof, encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. This certificate does not show any building, subdivision or zoning ordinances restricting or regulating or prohibiting the occupancy, use or enjoyment of the real estate.
5. This certificate does not certify that the Deeds of Trust shown in Schedule C hereof comply with the Consumer Credit Protection Act or any other state or federal "truth in lending" laws, and does not certify that the Note(s) secured thereby are not usurious.
6. The amount of acreage, if any, shown on Schedule A hereof is for reference purposes only, and is not a guarantee of the actual amount of acreage contained in said property.
7. Two patents should be obtained from the United States Government and placed of record. In the event a patent was never issued by the United States Government, the title would vest in the United States Government, as the statute of limitations does not run against a governmental entity. Examiner's note: Patents are available for order. Once they are recorded, this exception will be eliminated.
8. Right-of-way dated December 5, 1932 in favor of the State of Missouri as per Book 64 at page 367.
9. Right-of-way in favor of Three Rivers Electric Cooperative as per Book 124 at page 67.
10. Right-of-way in favor of the City of New Haven as per Book 118 page 741.
11. Right-of-way of public and private roads as located including Berger Road as located.
12. Easement for roadway over the West 7 1/2 feet off of the North 464 feet in favor of Victoria Dilthey as per Book 59 page 422.
13. Encroachment of roadway easement as depicted on Dopuch Survey and on the Gasconade County GIS maps along the South line of the Southeast Quarter of the Northeast Quarter of Section 9, Township 45 North, Range 4 West.
14. An affidavit establishing the date of death of Myrtle Sperry must be placed of record in Gasconade County, Missouri.
15. TAX DATA FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INSURED. Real estate taxes for the year 2021 and prior years have been paid. Amount 2021 - \$251.60 for Parcel ID No. 06-2.0-09-0-00-001.000

**Schedule B**

MICHAEL R. MUNDWILLER - ATTORNEY AT LAW  
118 EAST FOURTH STREET  
HERMANN, MO 65041  
PHONE: 573-486-2925  
FAX: 573-486-2059

I, MICHAEL R. MUNDWILLER, certify that I have examined the public records in the Office of the Circuit Clerk and Recorder of Deeds, Collector of Revenue, and Divisions I and II of the Circuit Court of Gasconade County, Missouri, as furnished by GASCONADE COUNTY ABSTRACT CO., INC. relative to the title to the real estate described in Schedule A hereof, and based upon an examination of said records it is my opinion that the fee simple title to said real estate, is at the date hereof, vested in

Glenn Brethorst as to an undivided 1/12 interest;  
Glenn O. Brethorst and Debra S. Brethorst, Trustees under the Glenn O. Brethorst and Debra S. Brethorst Joint Revocable Trust Agreement dated October 8, 2014, as to an undivided 1/3 interest;  
David Lee Sperry a/k/a David L. Sperry, as to an undivided 1/6 interest;  
Karen E. Werner, as to an undivided 1/6 interest;  
Janice G. Sperry, as to an undivided 1/6 interest; and  
Linda Landolt, as to an undivided 1/12 interest

subject to those matters and defects set forth in Schedule "B" of this Certificate of Title.

Inasmuch as this Certificate of Title is being furnished for a nominal fee, the liability of Gasconade County Abstract Co., Inc., and Michael R. Mundwiller, hereunder, shall be limited to the amount paid for said Certificate of Title.

DATED at Hermann, Missouri, on October 3, 2022.

This Certificate is only valid when Schedule A and B are attached hereto.

*Michael R. Mundwiller*

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Michael R. Mundwiller, Attorney at Law