

Hansen

Established 1865

THE LAND OFFICE

311 East Main St
Union, MO 63084
(636) 583-2516
www.hansentitle.com

CERTIFICATE OF TITLE

SCHEDULE A

Title No.: 1865-1034-22

Outlot No.:

to the following described real estate situated in the County of Franklin and the State of MO, to-wit:

The North fractional Half of the Northwest Quarter of Section Ten (10), in Township Forty-five (45), of Range Four (4) West, containing 33 acres and 51 hundredths of an acre, lying outside of U.S. Survey 2981. ALSO a tract commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section ten (10), running due East Six (6) chains, nine and a half (9 1/2) links, to a post on Northwest side of the Berger County Road; thence South forty-two and one half (42 1/2) degrees West on Northwest side of Berger County Road three chains and fifty-eight links to a post; thence South forty-seven degrees West, also on Northwest side of said Berger County Road five chains to a post on Section line; thence North six chains and one link on section line to the place of beginning and containing one and eighty-nine hundredths acre (1.89) more or less, all in Township Forty-five (45), Range Four (4) West.

EXCEPTING THEREFROM: Part of the East 1/2 of the NE1/4 of Section 9, Township 45 North, Range 4 West of the 5th P.M. in Gasconade County, Mo. and part of the West 1/2 of the NE 1/4 of Section 10, Township 45 North, Range 4 West of the 5th P.M., in Franklin Co. described as follows: Commencing at a Mo. Land Survey Aluminum Monument at the 1/4 Section corner of Sections 9 and 10 on the Gasconade-Franklin Co. line, thence N 02 degrees 18 minute E 779.2 feet to a point in the center of Berger Road and the point of beginning, thence leaving the Co. road N 42 degrees 38 minutes W 485.0 feet, thence N 43 degrees 28 minutes E 450.0 feet to a point on the Co. line, thence S 73 degrees 57 minutes E 415.68 degrees, thence S 20 degrees 56 minutes E 26.35 feet to the center of Berger Road, thence with the centerline of Berger Road S 47 degrees 33 minutes W 100.0 feet, thence S 44 degrees 18 minutes W 300.0 feet, thence S 37 degrees 07 minutes W 10.0 feet, thence S 24 degrees 24 minutes W 8 0. 0 feet, thence S 08 degrees 39 minutes W 80.0 feet, thence S 02 degrees 18 minutes W 30.0 feet to the point of beginning, containing 5.14 acres total more or less; 2.32 acres being in Gasconade Co. and 2.50 acres being in Franklin County and .032 acres lying in Berger Road in Franklin Co., per Survey #11,204 by Vincent C. Klott in Gasconade Co. Surveyor's Record Book 19 Page 123 in Sept. 1994.

SCHEDULE B

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

1. JUDGMENTS: NONE
MECHANICS' LIENS: NONE
ATTACHMENTS: NONE
FEDERAL TAX LIENS: NONE
DEEDS OF TRUST: NONE
2. General Taxes for the year(s) 2021 and prior are paid
County Tax No.: 03-2-10.0-0-000-006.000
Franklin County Assessed Valuation for 2021: \$575.00
County Taxes for 2021: \$35.86
2022 taxes will be due and payable by December 31, 2022.
3. Easement granted to Three Rivers Electric Cooperative in Book 263, page 458 and Book 263, page 460.
4. Provide the Company with a current Certification of Trust in compliance with RSMO Section 456.10-1013 for the Trust Agreement of Glenn O. Brethorst and Debra S. Brethorst Joint Revocable Trust Agreement Dated October 8, 2014 and all amendments thereto. The Company reserves the right to require specific sections of the Trust Agreement if deemed necessary.
5. Terms and provisions of any unrecorded agriculture lease, as disclosed by Franklin County GIS Map.
6. Furnish and record Affidavit of Death for Myrtle Sperry.
7. ANY LANGUAGE in this Certificate notwithstanding, this Certificate DOES NOT assure the amount of acreage set forth herein, said amount of acreage being shown for reference and informational purposes only.
8. FOR INFORMATIONAL PURPOSES ONLY: The property described herein is subject to the Unified Land Use Regulations of Franklin County, the Land Subdivision and Mobile Home Park Regulations of Franklin County, the Zoning Order of Franklin County, the Official Master Plan of Franklin County, the Minimum Standards for On-Site Individual Wastewater Treatment Facilities in Franklin County, the Comprehensive Building Code of Franklin County and the On-Site Sewage Disposal Systems Ordinance and Regulations of Franklin County, including any amendments thereto, as recorded in the office of the Recorder of Deeds.

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SCHEDULE C

I have examined the public records of Franklin County, State of MO, as furnished by Hansen Franklin County Land Title & Abstract Co., relative to the title to the real estate described in Schedule A hereof, and based upon said examination, it is my opinion that the Fee Simple title to said real estate is at the date hereof, vested in:

Glenn Brethorst an undivided 1/12 interest, Linda Landolt an undivided 1/12 interest, Janice Sperry a/k/a Janice G. Sperry an undivided 1/6 interest, David Sperry a/k/a David Lee Sperry an undivided 1/6 interest, Karen Werner a/k/a Karen E. Werner an undivided 1/6 interest, and 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 an undivided 1/3 interest

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

Dated: October 4, 2022 at 4:30 PM

Inasmuch as this Certificate of Title is being furnished for a nominal fee, the liability of Hansen Franklin County Land Title & Abstract Co. and Hansen, Stierberger, Downard, Schroeder & Head, LLC, hereunder, shall be limited to the amount paid for said Certificate of Title

HANSEN, STIERBERGER, DOWNARD, SCHROEDER & HEAD, LLC



BY:

This Certificate is valid only when Schedules A, B, C and the cover are attached hereto.