



Monarch Title Company, Inc.

"Service with Distinction"

111 E. Broadway, Ste. 100 • Columbia, MO 65203-4028

573-441-0725 • Fax: 573-441-0705

www.monarchtitle.com

File No.: MC-23E0013

Schotthill Woods Dr
Jefferson City, MO 65101

As you requested, we searched the records of Cole County, Missouri pertaining to the following described real estate:

Part of Section 21, Township 44 North, Range 11 West, mostly in the City of Jefferson, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 21; thence N82°59'50"E, along the Quarter-Quarter Section Line, 1,450.99 feet to the southeast corner of Lot No. 26 Of Schotthill Woods Subdivision, Section One as per plat of record in Plat Book 11, page 145, being the southwest corner of Lot No. 94 of Schotthill Woods Subdivision, Section Three as per plat of record in Plat Book 11, page 716, Cole County Recorder's Office; thence continuing N82°59'50"E, along the Quarter-Quarter Section Line, 938.74 feet to a point on the east boundary of said Schotthill Woods Subdivision, Section Three, being the east line of Lot No. 84 thereof and said point being the POINT OF BEGINNING for this description; thence along the boundary of said Schotthill Woods Subdivision, Section Three, the following courses: N17°31'10"W, 328.96 feet to the north line of a 60 foot wide street right-of-way known as Deer Trail; thence S72°28'50"W, along said right-of-way line, 30.98 feet to the southeasterly corner of Lot No. 83 of said Schotthill Woods Subdivision, Section Three; thence N21°09'58"W, 300.13 feet to the northeast corner of Reserved Tract F of said Schotthill Woods Subdivision, Section Three; thence S78°55'27"W, 322.88 feet; thence S81°21'09"W, 155.02 feet to the southeast corner of Lot No. 100 of Schotthill Woods Subdivision, Section Four as per plat of record in Plat Book 12, page 338, Cole County Recorder's Office; thence leaving the aforesaid boundary of Schotthill Woods Subdivision, Section Three, N0°14'02"W, along the east boundary of said Lot No. 100 and the northerly extension thereof, 359.62 feet to a point on the north line of a 60 foot wide street right-of-way known as Schotthill Woods Drive, being the northeast corner of said Schotthill Woods Subdivision, Section Four and being also the southeast corner of Lot No. 101 of Schotthill Woods Subdivision, Section Five as per Plat of record in Plat Book 12, page 988, Cole County Recorder's Office; thence N25°51'17"E, along the easterly boundary of said Lot No. 101 of said Schotthill Woods Subdivision, Section Five, 661.28 feet to the northeasterly corner thereof, being a point on the southerly line of the U.S. Highway Route 50/63 right-of-way as per conveyance of record in Book 167, page 420, Cole County Recorder's Office; thence, along the southerly line of said U.S. Highway Route 50/63 right-of-way, the following courses: easterly, on a curve to the left, having a radius of 2,994.93 feet, an arc distance of 618.37 feet (the chord of said curve being S80°14'45"E, 617.27 feet); thence S86°11'24"E, 576.09 feet; thence S82°26'40"E, 900.66 feet to the northwesterly corner of the property described by deed of record in Book 613, page 20, Cole County Recorder's Office; thence leaving the aforesaid U.S. Highway Route 50/63 right-of-way line, along the boundary of said property described in Book 613, page 20, the following courses: S3°38'05"W, 206.80 feet; thence S59°01'55"E, 149.33 feet to the northwesterly corner of the property described by deed of record in Book 328, page 448, Cole County Recorder's Office; thence, along the boundary of said property described in Book 328, page 448, the following courses: easterly, on a curve to the left, having a radius of 1,116.79 feet, an arc distance of 177.91 feet (the chord of said curve being N69°44'01 "E, 177.72 feet); thence N65°10'11"E, 43.95 feet to the westerly right-of-way line of Schott Road; thence leaving the boundary of the aforesaid property described in Book 613, page 20, southerly, along said Schott Road right-of-way line, on a curve to the left, having a radius of 367.52 feet, an arc distance of 60.07 feet (the chord of said curve being S24°49'49"E, 60.00 feet) to a corner on the boundary of the property described by deed of record in Book 645, page 34, Cole County Recorder's Office; thence along the boundary of said property described in Book 645, page 34 the following courses: S65°10'11"W, 43.95 feet;

thence westerly, on a curve to the right, having a radius of 1,176.79 feet, an arc distance of 132.08 feet (the chord of said curve being S68°23'07"W, 132.01 feet); thence leaving the boundary of the aforesaid property described in Book 328, page 448, S59°01'55"E 372.79 feet; thence N86°24'52"E, 614.70 feet to a point on the west line of a public road right-of-way known as Bess Hill Road, being 40 feet wide (by use); thence leaving the aforesaid boundary of the property described by deed of record in Book 645, page 34, S50°11'26"E, along said Bess Hill Road right-of-way line, 125.22 feet; thence S36°54'15"E, along said Bess Hill Road right-of-way line, 81.06 feet to the most northerly corner of the property described by deed of record in Book 308, page 612, Cole County Recorder's Office; thence S53°05'45"W, along the boundary of said property described in Book 308, page 612, 220.00 feet to the most westerly corner thereof; thence S30°50' 15"E, along the boundary of said property described in Book 308, page 612, 108.83 feet to the southwesterly corner thereof, being a point on the south line of the Northeast Quarter of the Southeast Quarter of the aforesaid Section 21; thence S82°59'50"W, along the Quarter-Quarter Section Line, 2,508.00 feet to a point on the north bank of the Moreau Creek, being the southerly boundary of the property described by deed of record in Book 360, page 168, Cole County Recorder's Office; thence S74°19'02"W, along the southerly boundary of said property described in Book 360, page 168, 305.82 feet to the southeasterly corner of Lot 84 of the aforesaid Schotthill Woods Subdivision, Section Three; thence N17°31'10"W, along the easterly boundary of said Lot No. 84, 46.94 feet to the point of beginning.

Our search covered the period of May 16, 1983 to May 22, 2023.

Title: Title is vested in SABL Land, LLC, a New York limited liability company by Corporate Warranty Deed recorded May 5, 2023 in Book 749, Page 622 Records of Cole County, MO.

Conveyances: None of Record since May 5, 2023.

Liens: 1. None of Record.

2. MISCELLANEOUS: a) Sewer Easements granted to City of Jefferson by instrument recorded in Book 278, Page 288, Book 307, Page 618, Book 310, Page 30, and Book 361, Page 641, Records of Cole County, Missouri.
b) Water Line Easement granted to Cole County Public Water Supply District No. 2 by instrument recorded in Book 323, Page 779, and Book 362, Page 705, Records of Cole County, Missouri.
c) Sewage and Surface Water Drainage Easement granted to City of Jefferson by instrument recorded in Book 326, Page 536, Records of Cole County, Missouri.
d) Communication Line Easement granted to Union Electric Company by instrument recorded in Book 336, Page 341, and Book 336, Page 342, Records of Cole County, Missouri.
e) Transmission Line Easement granted to Union Electric by instrument recorded in Book 336, Page 347, Records of Cole County, Missouri.
f) Gas Pipeline Easement granted to Ameren UE by instrument recorded in Book 490, Page 2, Records of Cole County, Missouri.
g) Underground Electric Easement granted to Union Electric by instrument recorded in Book 347, Page 425, Records of Cole County, Missouri.
h) Storm Sewer Easement granted to City of Jefferson by instrument recorded in Book 493, Page 336, Records of Cole County, Missouri.
i) Right-of Way Contracts granted to Phillips 66 Pipeline, LLC by instrument recorded in Book 713, Page 950, and Book 713, Page 961, Records of Cole County, Missouri.
3. **NOTE:** This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a

commitment to insure, and no insurance is provided by this commitment; nor is the Company liable for errors or omissions in this foreclosure report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Judgments: None of Record.

Tax Liens: None of Record.

Special Assessments: None of Record.

Parcel No.: 11-05-21-0003-003-001.002, 11-05-21-0004-003-001, 11-05-21-0003-003-001.001 and 11-05-21-0004-003-001.001

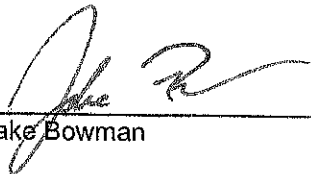
Taxes: Taxes Paid (2022):

Parcel 1
\$363.74

Parcel 2
\$462.45

Parcel 3
\$47.27

Parcel 4
\$187.85



Jake Bowman