



# Monarch Title Company, Inc.

"Service with Distinction"

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www.monarchtitle.com

**File No.:** MT-23E0073

104.14 Acres Cooper Co  
MO

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

A tract of land being a portion of Section Twenty-three (23), Township Forty-nine North (49N), Range Nineteen West (19W), Cooper County, Missouri, being shown and described as Tract Two (2) of the Survey recorded December 30, 2021 in Document No. 2021-3805, Records of Cooper County, Missouri.

Our search covered the period of September 21, 1961 to May 18, 2023.

**Title:** Title is vested in George Bart Vesser and Janet E. Vesser, husband and wife by Trustee's Deed recorded January 25, 2022 in Document No. 2022-0223 Records of Cooper County, MO.

**Conveyances:** None of Record since January 25, 2022.

**Liens:** 1. Deed of Trust executed by George B. Vesser, Jr. spouse of Janet E. Vesser and Janet E. Vesser, spouse of George B. Vesser, Jr. to Don L. Brown Trustee for Exchange Bank of Missouri, dated 01/25/22 and recorded 01/25/22 in Document No. 2022-224, Records of Cooper County, Missouri, securing the principal sum of \$624,840.00.

Said Deed of Trust contains provisions for Future Advances.

We find of record an Removal of Trustee and Appointment of Successor Trustee recorded 03/09/23 in Document No. 2023-0509. Said document removes Don L. Brown, Trustee and appoints Missouri Trustee Corporation, a Missouri corporation.

2. **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.

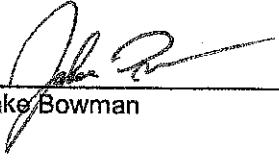
**Judgments:** None of Record.

**Tax Liens:** None of Record.

**Special Assessments:** None of Record.

**Parcel No.:** 03-6.0-23-000-000-002.000

**Taxes:** Taxes Paid (2022): \$763.60



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Jake Bowman