

INFORMATION REPORT

File No.: 2033023-00472

***Address Reference:** 29107 State Highway Y , Jonesburg, MO 63351

Inquiries should be directed to:

U.S. Title Guaranty Company

7930 Clayton Road, Suite 320
St. Louis, MO 63117

Diane L. Williams
dlwilliams@us-title.com
(314) 226-4206

This Information Report is not an abstract or opinion of title, nor is it a commitment to insure title. This Report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

This search is a Record Search only. As this Report is furnished for a nominal fee, the liability of the Company is limited to the amount paid for same and the company has no liability or obligation involving the content of this Report to any other party other than the party that ordered this Report.

Search Conducted through: January 24, 2023 at 8:00 a.m.

The estate or interest in the land described or referred to in this Report is:

Fee Simple

As of the date shown in Section 1 above, title to the estate or interest referred to herein is vested in:

Doyle D. Jackson

NOTE: The vested title holder acquired the herein described property according to General Warranty Deed executed by Erin J. Garrison, Trustees or Successors of the Erin J. Garrison Revocable Living Trust September 9, 1999, dated May 15, 2002, recorded May 21, 2002, in Book 1107 page 727.

Subject to transfer on death designation as set forth in Beneficiary Deed recorded in Document #201600726.

The land referred to in this Report is located in the County of Warren, State of Missouri, described as follows:

See Exhibit A attached

MATTERS OF RECORD

File No.: 2033023-00472

Liens and Encumbrances:

None

Tax Information:

NOTE: The following information is provided for informational purposes only. Neither the proposed owner insured nor proposed lender insured should rely on the accuracy of this data. You should contact the assessor's office to verify the information.

2022 Assessed Valuation	\$3,034.00 (Ag) & \$28,879.00 (Res)
2022 County Rate	5.7913
Parcel ID # 07140000005000000	
2022 Warren County Tax Amount	\$1,848.17 – paid

Easements, Restrictions and other matters of Record:

Easement granted to the State of Missouri by the instrument recorded in Book 109 page 497.

Easement granted to Union Electric Company by the instrument recorded in Book 130 page 299.

Easement granted to Cuivre River Electric Cooperative by the instrument recorded in Book 249 page 452, Book 252 page 300, Book 1023 page 663 and Document #202108599.

Terms and Conditions of 40' wide road easement by instrument recorded in Book 1023 page 663 and Document #202102061.

Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A, if any. The Company does not insure the area, square footage or acreage of the Land.

Any assessments for maintenance of sewer system.

Any charges from any public water and sewer district.

Any sewer lateral line surcharges.

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BY: _____

Diane L. Williams

Authorized Officer/Signatory

EXHIBIT "A"

Legal Description

File No. 2033023-00472

That part of the Southwest Quarter of the Northeast Quarter, lying West of Hwy. "Y", the Southeast Quarter of the Northwest Quarter, the East part of the Southwest Quarter of the Northwest Quarter, the East part of the Northwest Quarter of the Southwest Quarter, and all of the Northeast Quarter of the Southwest Quarter in Section 14, Township 47 North, Range 4 West of the 5th P.M., described as follows: Commencing at the Southwest Corner of the Northwest Quarter of said Section, Township and Range and running North 01 degrees 05' 44" West 1323.69 feet to the North line of the South Half of the Northwest Quarter; thence North 88 degrees 07' 48" East 1294.86 feet to the point of beginning; thence continuing North 88 degrees 07' 48" East 1768.76 feet to the West right-of-way of Hwy. "Y"; thence Southerly along the Highway right-of-way as follows: South 16 degrees 24' 23" West 233.3 feet; thence along a curve to the left 283.28 feet (Delta - 21 degrees 45' and radius - 746.23 feet); thence South 05 degrees 20' 35" East 521.9 feet; thence along a curve to the left 290.57 feet (Delta - 05 degrees 45' and radius - 2895.37 feet); thence South 11 degrees 05' 37" East 44.54 feet; thence leaving the highway South 88 degrees 42' 34" West 348.15 feet; thence South 01 degrees 00' 20" East 1351.06 feet to the Southeast Corner of the Northeast Quarter of the Southwest Quarter; thence South 88 degrees 48' 38" West 1393.88 feet; thence North 01 degrees 11' 06" West 2635.36 feet to the point of beginning.

EXCEPTING THEREFROM:

Part of the Southwest Quarter of the Northeast Quarter, Southeast Quarter of the Northwest Quarter and Northeast Quarter of the Southwest Quarter Section 14 Township 47 North Range 4 West Warren County, Mo being described as follows: Beginning at an iron pipe at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 88 Degrees 52 Minutes 41 Seconds East, a distance of 342.50 feet; thence North 09 Degrees 31 Minutes 59 Seconds West a distance of 60.65 feet; thence South 77 Degrees 59 Minutes 27 Seconds West a distance of 103.65 feet; thence South 86 Degrees 52 Minutes 15 Seconds West a distance of 193.21 feet; thence South 83 Degrees 28 Minutes 25 Seconds West a distance of 62.91 feet; thence South 85 Degrees 38 Minutes 36 Seconds West a distance of 105.75 feet; thence North 66 Degrees 42 Minutes 19 Seconds West a distance of 30.23 feet; thence North 85 Degrees 39 Minutes 06 Seconds West a distance of 57.95 feet; thence North 87 Degrees 55 Minutes 52 Seconds West a distance of 441.79 feet; thence South 06 Degrees 33 Minutes 58 Seconds West a distance of 150.48 feet; thence North 83 Degrees 33 Minutes 37 Seconds West a distance of 264.57 feet; thence South 76 Degrees 21 Minutes 34 Seconds West a distance of 480.30 feet; thence South 00 Degrees 08 Minutes 17 Seconds West a distance of 1163.07 feet; thence South 89 Degrees 56 Minutes 23 Seconds East a distance of 1396.38 feet; thence North 00 Degrees 26 Minutes 03 Seconds East a distance of 1346.14 feet to the point of beginning.

Reservation:

Also an easement of varying width being in the Southwest Quarter of the Northeast Quarter and Southeast Quarter of the Northwest Quarter of Section 14 Township 47 North Range 4 West Warren County, Mo being described as follows: Commencing at an iron pipe at the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 88 Degrees 52 Minutes 41 Seconds East a distance of 342.50 feet; thence North 09 Degrees 31 Minutes 59 Seconds West a distance of 60.65 feet to the point of beginning of said easement; thence South 77 Degrees 59 Minutes 27 Seconds West a distance of 103.65 feet; thence South 86 Degrees 52 Minutes 15 Seconds West a distance of 193.21 feet; thence South 83 Degrees 28 Minutes 25 Seconds West, a distance of 62.91 feet; thence South 85 Degrees 38 Minutes 36 Seconds West a distance of 105.75 feet; thence North 66 Degrees 42 Minutes 19 Seconds West a distance of 30.23 feet; thence North 85 Degrees 39 Minutes 06 Seconds West a distance of 57.95 feet; thence South 02 Degrees 33 Minutes 04 Seconds West a distance of 33.68 feet; thence South 87 Degrees 26 Minutes 56 Seconds East a distance of 50.74 feet; thence North 83 Degrees 56 Minutes 33 Seconds East a distance

of 206.29 feet; thence North 86 Degrees 52 Minutes 15 Seconds East a distance of 194.10 feet; thence North 77 Degrees 59 Minutes 27 Seconds East a distance of 104.10 feet; thence North 09 Degrees 31 Minutes 59 Seconds West a distance of 13.01 feet to the point of beginning.

Reservation:

Also an easement in part of the Southeast Quarter of the Northwest Quarter of Section 14, Township 47 North Range 4 West Warren County, Mo the centerline being described as follows: Commencing at an iron pipe at the Southeast corner of said Southeast Quarter of the Northwest Quarter; thence North 88 Degrees 52 Minutes 41 Seconds East a distance of 342.50 feet; thence North 09 Degrees 31 Minutes 59 Seconds West a distance of 60.65 feet; thence South 77 Degrees 59 Minutes 27 Seconds West a distance of 103.65 feet; thence South 86 Degrees 52 Minutes 15 Seconds West a distance of 193.21 feet; thence South 83 Degrees 28 Minutes 25 Seconds West a distance of 62.91 feet; thence South 85 Degrees 38 Minutes 36 Seconds West a distance of 105.75 feet; thence North 66 Degrees 42 Minutes 19 Seconds West a distance of 30.23 feet; thence North 85 Degrees 39 Minutes 06 Seconds West a distance of 57.95 feet; thence North 87 Degrees 55 Minutes 52 Seconds West a distance of 441.79 feet to the point of beginning; thence North 48 Degrees 55 Minutes West a distance of 38.0 feet to the existing utility pole, the point of ending.