



Investors Title Company

219 S. Central • Clayton, MO 63105 • Phone: (314) 862-0303

INFORMATIONAL REPORT

DATE: September 1, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Jason Wallinglord

TITLE HOLDER: Brandy Dawn Wethington, LDPS and Lucas Edward Wethington, LDPS

File Number: 760391

PROPERTY ADDRESS: 57 Entrance Court, Foristell, MO 63348

NOTE: THIS SEARCH IS FURNISHED FOR INFORMATIONAL PURPOSES ONLY AND IS FURNISHED FOR A NOMINAL FEE. THE COMPANY ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS REPORT.

LEGAL DESCRIPTION

LOT 5 OF THE VILLAGE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21 PAGE 168 OF THE ST. CHARLES COUNTY RECORDS.

REQUIREMENTS/EXCEPTIONS

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$3,010.13.

Proper Satisfaction and Release of Deed of Trust properly executed by Dale Edward Wethington a single person to Gerald E. Wethington, trustee for Glorine Wethington, dated November 3, 1998 and recorded November 5, 1998 in Book 2154 Page 1643, securing \$67,000.00 and interest evidenced by one note payable as set forth in said note.

Furnish this Company with a full and complete copy of Cause #1211-FC01268-01, by and between Lucas Edward Wethington, Petitioner and Erin C. Scott, Respondent and filed on July 14, 2015 and proper satisfaction and release thereof.

Furnish this Company with a full and complete copy of Cause #1211-FC01268-02, by and between Lucas Edward Wethington, Petitioner and Erin C. Scott, Respondent and filed on May 23, 2016 and proper satisfaction and release thereof.

Building lines, easements, restrictions or other matters affecting the subject property according to the plat thereof recorded in Plat Book 21 Page 168.

Building lines, easements, conditions, restrictions, rights and powers of trustees, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, according to instrument recorded in Book 888 Page 1803. Amended by instruments recorded in Book 4755 Page 728. Contains no reversionary clause.

Easement and agreement granted to/for common well as recorded in Book 4596 Page 2297 of the Recorder's Office, in and for the County of Saint Charles and State of Missouri Records.

Rights, if any, of the United States of America, State of Missouri, the municipality and the public in and to so much of the land, if any, as may have been formed by means of other than natural accretions or may be covered by waters of the lake

No title will be insured to any portion of part of subject property within the lines of lake which is not under solid fill.

Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the lake extending through the subject land, without diminution or pollution.

Assessments by trustees of said subdivision as provided by the restrictions referenced above, if any.

Assessments for maintenance of sanitary sewer systems, if any.

We find no judgments against Brandy Dawn Wethington

We find no other judgments against Lucas Edward Wethington.

The following figures are furnished for informational purposes only:

Locator #674070A005

Assessed Valuation: 44,314 (22)

Rate: 6.7927