

**YORK TITLE AND ABSTRACT CO., INC**

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1155 Aguilar Drive  
Montgomery City, Missouri 63361  
office@york-title.com  
Phone 573-564-8021  
Fax 573-564-6211

September 22, 2023

RE: Letter Report KalbTrust

Dear Trophy Properties and Auctions

I have examined the title to the following described premises located in Montgomery County, Missouri, to-wit:

**The Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 32, Township 50 North, Range 5 West.**

**The East Half of the Southeast Quarter of Section 32, Township 50 North, Range 5 West.**

**30 Acres, the West part of the North Half of the Southwest Quarter of Section 33, Township 50 North, Range 5 West.**

I have searched the title on this property in the Deed Records of Montgomery County, Missouri and as of September 18, 2023, certify that it is vested in **GERALD R. KALB REVOCABLE TRUST DATED MARCH 19, 2007**, and is free of any liens, mortgages, encumbrances or any other claims of interest except for those listed below:

- a. Montgomery County Tax ID Number: 03-9.0-32-000-000-009.000, 03-9.0-32-000-000-015.000, 03-8.2-33-000-000-012.000
- b. Amount of 2020 Taxes: Montgomery County \$34.69 PAID.; \$2,107.80 PAID; \$57.00 PAID
- c. Non-Exclusive Easement for Ingress, Egress and Utilities recorded August 31, 2023, in Book 863 at Page 93.
- d. Affidavit as to Scriveners Error recorded September 6, 2023, in Book 863 at Page 125.
- e. Non-Exclusive Easement for Ingress, Egress and Utilities recorded August 31, 2023, in Book 863 at Page 94.
- f. Affidavit as to Scriveners Error recorded September 11, 2023, in Book 864 at Page 3.

Sincerely,

By   
PHILIP J. YORK, Attorney at Law

PJY: KJC