

ALTA COMMITMENT FOR TITLE INSURANCE issued by FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

1 First American Way, Santa Ana, CA 92707

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By:

Kenneth D. DeGiorgio, President

I Coul

By:_____ Lisa W. Cornehl, Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I Requirements;
 - f. Schedule B, Part II Exceptions;

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

- 5. LIMITATIONS OF LIABILITY
 - a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.

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- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.: Issuing Agent: Reynolds County Abstract Co Issuing Office: 2308 Pine Street Centerville, MO 63633 Issuing Office's ALTA® Registry ID: 1056612 Loan ID Number: Commitment Number: 2024-112 Issuing Office File Number: 2024-112 Property Address: 4071 Missouri 106, Ellington, MO 63638 Revision Number: SCHEDULE A

- 1. Commitment Date: July 9, 2024 8:00 AM
- 2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy
 Proposed Insured: TBD
 Proposed Amount of Insurance: \$
 The estate or interest to be insured: fee simple
 - (b) 2021 ALTA Loan Policy Proposed Insured: Proposed Amount of Insurance: The estate or interest to be insured: fee simple
- 3. The estate or interest in the Land at the Commitment Date is: fee simple
- 4. The Title is, at the Commitment Date, vested in: Logan Creek Ranch LLC, a Limited Liability Company
- The Land is described as follows: See Exhibit A attached hereto and made a part hereof.

REYNOLDS COUNTY ABSTRACT CO

2308 Pine Street, Centerville, MO 63633 Telephone: (573) 648-2366

Countersigned by:

Linda Ritter, License #376967 Reynolds County Abstract Co, License #2778

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

- The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - 1a Have Logan Creek Ranch LLC, complete and sign the Owner's Affidavit and return the same to our office.
 - 2a Execute and file for record in the Reynolds County Land Records a General Warranty Deed from Logan Creek Ranch LLC to TBD.
 - 3a Execute and file for record in the Reynolds County Land Records a Deed of Trust from TBD to {lender_name}.

CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted by Reynolds County Abstract Company, we require all monies due from the purchase, that are in the form of a Cashier's Check or Certified Check, be deposited into our account 10 days prior to closing. If the sale proceeds or any payoffs pursuant to the closing require Good Funds, then monies received by us for such must be via bank or wire transfer and received in our account 1 day prior to closing. The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over funds "on the wire", we cannot accept financial responsibility for delays in the clearing of funds.

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 - Requirements are met.
- 2. Rights or claims of parties in possession not shown by the public records.
- 3. Easements, or claims of easements, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
- 6. Taxes or special assessments, if any, not shown by existing liens by the Public Records.
- 7. The lien of the General Taxes for the year 2024, and thereafter. Taxes for County 2023 and prior years are paid as follows:

UPN: 23-1.1-002-000-000-006.00000 Assessed: Res. 59,100 / Ag 10,500 Amount Paid: \$3449.28 paid 12-27-2023

UPN: 23-2.2-003-000-000-001.00000 Assessed: Ag 760 Amount Paid: \$37.92 paid 12-27-2023

- 8. Reference(s) to acreage in the description of the Land is/are for informational or descriptive purposes only and acreage is not insured by this commitment or policy.
- 9. Subject to the Right of way for Missouri State Highway 106.
- 10. Consequences of one or more boundaries of the Land referring to a river, creek, stream or any other water boundary ('The Boundary") including, but not limited to: Decrease in area of the Land by erosion and/or the consequences of any past or future change in the location of The Boundary; Any inconsistencies in any boundary and/or any adverse claim to any portion of the Land created by accretions, avulsions, relictions or the meandering of The Boundary; Any question as to the location of the specific water boundary referenced in the legal description of the Land. Rights of riparian owners in and to the free and unobstructed flow of Logan Creek. Subject to any

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inconsistencies in the boundaries of the Land and/or any adverse claims to any portion of the Land created by accretions, avulsions, relictions or the meandering of Logan Creek.

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EXHIBIT A

The Land referred to herein below is situated in the County of Reynolds, State of Missouri and is described as follows:

EXHIBIT A

All of the West Half of Lot 2 of the Northwest Quarter of Section 2, Township 29 North, Range 1 West of the 5th Principal Meridian, Reynolds County, Missouri, LESS AND EXCEPTING 0.75 acre, more or less, heretofore deeded to Jasper E. Walker, Arch Wood and R. G. Sloan, the present Elders and Trustees of the Church of Christ of Exchange, Missouri, for the use of a church house site as shown in deed dated June 29, 1910, recorded in Book 42 at Page 633 of the Reynolds County Land Records and described as follows: Commencing at a point 495.00 feet East of the Northwest corner of the West Half of Lot 2 of the Northwest Quarter of Section 2, Township 29 North, Range 1 West of the 5th Principal Meridian, Reynolds County, Missouri; thence South 211.20 feet; thence North 62 degrees East 264.00 feet; thence North 148.50 feet; thence West with the line of the Section 165.00 feet to the place of beginning. After exception being 39.25 acres, more or less.

ALSO: All of the West Half of Lot 3 of the Northwest Quarter of Section 2, Township 29 North, Range 1 West of the 5th Principal Meridian, Reynolds County, Missouri, LESS AND EXCEPTING 1.18 acres, more or less, heretofore deeded to J. W. Vinson, Alice Vinson, Bertha Dinkins, Edna Hanger and Nellie Larkin, dated November 06, 1917, at Book 59 at Page 122 of the Reynolds County Land Records and described as follows: Beginning at a point North 37 degrees 30 minutes East and 380.16 feet from the Southwest corner of Lot 3 of the Northwest Quarter of Section 2, Township 29 North, Range 1 West; thence South 71 degrees East 415.80 feet; thence North 41 degrees West 500.94 feet; thence South 15 degrees West 248.16 feet to the place of beginning, containing 1.18 acres, more or less. After exception being 39 acres, more or less.

UPN #23-1.1-002-000-000-006.00000

ALSO: All that part of the East Half of Lot 2 of the Northeast Quarter of Section 3, Township 29 North, Range 1 West of the 5th Principal Meridian, Reynolds County, Missouri, Iying North and East of Missouri State Highway #106, as now located, described as follows: Beginning at the East Quarter corner of Section 3, Township 29 North, Range 1 West; thence North 04 degrees 45 minutes 1,431.54 feet to an iron stake, being the point of beginning of the tract herein described; thence North 1,274.46 feet to the Northeast corner of Lot 2 of the Northeast Quarter of Section 3, Township 29 North, Range 1 West to an iron stake; thence South 76 degrees 30 minutes West along the Lot line 1,117.38 feet to an iron stake; thence South 23 degrees East 264.00 feet; thence South 18 degrees East 543.18 feet; thence South 40 degrees East 132.00 feet; thence South 55 degrees East 132.00 feet; thence South 57 degrees East 132.00 feet; thence South 85 degrees East 244.20 feet; thence North 78 degrees East 330.00 feet to the point of beginning. Containing 22.25 acres, more or less. UPN #23-2.2-003-000-001.00000

Containing in the aggregate 100 acres, more or less.

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Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at https://www.firstam.com/privacy-policy/, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found <u>here</u>.

<u>What Type Of Personal Information Do We Collect About You?</u> We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <u>https://www.firstam.com/privacy-policy/</u>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

<u>How Do We Use Your Personal Information?</u> We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

<u>Your Choices</u> We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <u>https://www.firstam.com/privacy-policy/</u>.

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International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

<u>Changes to Our Policy</u>: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. <u>To learn more, please visit https://www.firstam.com/privacy-policy/</u>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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Reynolds County Missouri	Date Printed	1: 7/1/2024
Tax Payment Receipt	2023	848
23-1.1-002-000-000-006	.00000	
Description: W2L2&W2L3NW4		

Sec: 02 Twp: 29 Rng: 1W Situs: 4071 HWY 106

> PAUL GALESKI P O BOX 260

LOGAN CREEK RANCH LLC

Note: PAID BY LOGAN CREEK RANCH LLC

Acres: 77.57

8487

Real Estate Valuation 59,100 Residential

Transaction #565050

Agricultural Commercial Court

10,050 0 0 573-648-2494 x124 **Tax Amount**

Total Paid	\$3,449.28
Fees & Interest	\$0.00
Subtotal	\$3,449.28
ELLINGTON R2 (School)	\$2,669.19
LIBRARY (General)	\$77.52
AMBULANCE (General)	\$28.90
SEN. CITIZEN	\$20.75
S B 40	\$69.15
HOSPITAL	\$0.00
HEALTH	\$69.15
ROAD & BRIDGE	\$242.03
COUNTY	\$251.84
STATE	\$20.75

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PAID

CHECK #1238

Denise Smith **Reynolds County Collector** P.O. Box 17 Centerville, MO 63633

12/27/2023

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COLUMBIA, IL 62236

Reynolds County Missourl Tax Payment Receipt 23-2.2-003-000-000-001.00000 Description: PTE2L2NE4

Sec: 03 Twp: 29 Rng: 1W

Acres: 22.50

2023

Date Printed: 7/1/2024

8554

LOGAN CREEK RANCH LLC PAUL GALESKI P O BOX 260

COLUMBIA, IL 62236

Note: PAID BY LOGAN CREEK RANCH LLC

Transaction #565050 **Real Estate**

Valuation Residential Agricultural 760 Commercial Court

573-648-2494 x124

Tax Amount	
STATE	\$0.23
COUNTY	\$2.77
ROAD & BRIDGE	\$2.66
HEALTH	\$0.76
HOSPITAL	\$0.00
S B 40	\$0.76
SEN. CITIZEN	\$0.23
AMBULANCE (General)	\$0.32
LIBRARY (General)	\$0.85
ELLINGTON RZ (School)	\$29.34
Subtotal	\$37.92
Fees & Interest	\$0.00
Total Paid	\$37.92



0

0 0

12/27/2023 CHECK #1238

Denise Smith Reynolds County Collector P.O. Box 17 Centerville, MO 63633

Reynolds County

Parcel: 23-1.1-002-000-000-006.00000

Situs: 4071 HWY 10	6
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Owner and Mailing Address: LOGAN CREEK RANCH LLC CO:PAUL GALESKI P O BOX 260 COLUMBIA,IL 62236 Sec: 02 Twp: 29 Rge: 1W Deed Acres: 77.57 Calc Acres: 78.77 NBHD: Subd: Legal Description:

Property Record Card

W2L2&W2L3NW4

Tax Entities

School R2

Summary Values

TYPE	BLDG	LAND	APPRAISED	ASSESSED
Residential	306540	4500	311040	59100
Agriculture	68900	14880	83780	10050
Commerical	0	0	0	0
Total	375440	19380	394820	69150

Deed and Sale Information:

Doc #	DB	PG	Date	Т	Price	S	V	Grantor
0	2012	1053	10/16/2012	TD	0			GALESKI PAUL TRUST
0	314	671	09/29/1999	WD	0			THURMAN TERRY & PATTY
0	287	396	02/12/1995	WD	0			THURMAN R T & GEORGIA
0	245	312	06/15/1984	WD	0			SKAGGS DANIEL

Land Information:

Туре	Cls	Code	Size	Unit Pr	Inf	Value
Acre	R	1	2.00	2,250	0	4,500
Ag	Α	4	25.00	405	0	10,125
Ag	Α	5	9.00	191	0	1,719
Ag	A	7	41.57	73	0	3,035

Assessed Value Information:

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Year 2023: 69,150 Year 2024:

69,150 Pct Change:

0

Notes:

		Value Change	Information:	
1	YEAR	AGRICULTURAL	RESIDENTIAL	COMMERCIAL
	2014	0	55,920	0
	2014	0	2,810	0
	2014	0	15,180	0
	2012	0	0	0
	2012	19,260	0	0

Improvement 1 of 11

Reynolds County 2/12	Printed :	Monday, July 1, 2024
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Class:	R	Use Type:	1 RES	5 Style:	0		
Improve	ement	: Informati	on:		Valuation Ir	oformation:	
Grade	Scale:		н	Base:	1,408	RCN:	56,480
Grade	Class:		D	Heat:	5,580		99
Year	Built	2	013	Features:	0	Ovrd Phys:	0
Eff	Year:		0	Class Units:	0	Functional:	0
Apartr	nents		0	Const Units:	117	Economic:	0
R	ooms		0	Adj Area:	1,514	Tot Pct Gd:	99
Bedr	ooms		0	Living Area:	1,408	RCNLD:	55,920

Features: QTY DESC VALUE



Component	Units	= 117
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Туре	Desc	Pct	Pts
Heating	FHA & AC	100	0.0
Foundation	Concrete	100	0.0
Foundation	Cont Wall	100	0.0
Exterior Walls	C B&B	100	43.0
Roof Type	Hip	100	8.0
Roof Material	Enam Metal	100	8.0
Floors	Hardwood/L aminate	100	12.0
Interior Finish	Wood Panel	100	35.0
Electricity	Average	100	3.0
Plumbing	Ava	100	8.0

Addn#	#1	#	2																
Level	1	1	L																
Code	BA1	0	P2																
Area	1408	52	28																
Use Type	Code	Oby	Class	Gr Scala	Gr Class	Class Units	Const Units	Total	Base Rate	Adi Rate	Index	Sa Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value

Improvement 2 of 11

VALUE

Inc. Feat.

Inc. Feat. Inc. Feat.

Reynolds County 3/12	Printed :	Monday, July 1, 2024
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e Type: 1 RES	Style:	0			οτγ	Features: DESC
formation:		Valuation Inf	formation:			
	Baset	4,710	RCN:	245,860	1	2 Fix Avg
					2	3 Fix Avg
		,				50 . 2/2
1997	Features:	8,835	Ovrd Phys:	94	1	FP +2/2
0	Class Units	0	Functional:	0		
0 (Const Units:	107	Economic:	0		
5	Adj Area:	7,447	Tot Pct Gd:	94		
3	Living Area:	4,710	RCNLD:	231,110		
	formation: H D 1997 0 0 5	formation: H Base: D Heat: 1997 Features: 0 Class Units: 0 Const Units:	formation: Valuation Inf H Base: 4,710 D Heat: 17,707 1997 Features: 8,835 0 Class Units: 0 0 Const Units: 107 5 Adj Area: 7,447	formation: Valuation Information: H Base: 4,710 RCN: D Heat: 17,707 Comp Phys: 1997 Features: 8,835 Ovrd Phys: 0 Class Units: 0 Functional: 0 Const Units: 107 Economic: 5 Adj Area: 7,447 Tot Pct Gd:	Formation: Valuation Information: H Base: 4,710 RCN: 245,860 D Heat: 17,707 Comp Phys: 84 1997 Features: 8,835 Ovrd Phys: 94 0 Class Units: 0 Functional: 0 0 Const Units: 107 Economic: 0 5 Adj Area: 7,447 Tot Pct Gd: 94	Valuation Information: QIY H Base: 4,710 RCN: 245,860 1 D Heat: 17,707 Comp Phys: 84 2 1997 Features: 8,835 Ovrd Phys: 94 1 0 Class Units: 0 Functional: 0 0 Const Units: 107 Economic: 0 5 Adj Area: 7,447 Tot Pct Gd: 94



Туре	Desc	Pct	Pts	Туре	Desc	Pct	Pts
Heating	FHA & AC	100	0.0	Interior	Drywall	100	30.0
Foundation	Cont Wall	100	0.0	Finish		- E.	
Foundation	Concrete	100	0.0	Electricity	Average	100	
Exterior Walls	Logs	25	8.3	Plumbing	Avg	100	8.0
Exterior Walls	Stone on Mas	75	33.0				
Roof Type	Gable	100	8.0				
Roof Material	Enameled Sheet Metai	100	4.0				
Floors	Hardwood/L aminate	60	7.2				
Floors	Carpet & U	1 20	2.4				
Floors	Quarry Tile	20	3.4				

Addn#	#1	#2	#3	#4	#5	#6	#7	#8										
Level	1	L	1	L	L	1	1	1										
Code	OP2	B7	SP6	87	B7	OP3	BA1 V	VD3										
Агеа	228	1350	192	744	806	520	4710 1	300										
Use Type	Code	Oty Class	Gr Scale	Gr Class	Class Unit	s Const U	inits Total	Base Rate Adj	Rate Inde	ex Sq Ft Cost	Base Area		Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value
000 (),00		4 .,	ł	р	0	107.0			00 1.5		4,710.00	1	7,447.00	219,314.00	26,542.00	245,856.00	94.00	231,110.00

Class: R	Use Type: 15	CDK Style:	0		
Improvement	Information:		Valuation In	formation:	
Grade Scale:		Base:	952	RCN:	1,510
Grade Class:		Heat:	0	Comp Phys:	100
Year Built:	2011	Features:	0	Ovrd Phys:	0
Eff Year:	0	Class Units:	0	Functional:	0
Apartments:	0	Const Units:	0	Economic:	0
Rooms:	0	Adj Area:	952	Tot Pct Gd:	100
Bedrooms:	0	Living Area:	0	RCNLD:	1,510



Improvement 3 of 11

		Features:	
	QTY	DESC	VALUE
1,510			
100			
0			
0			
0			
100			



Use Type	Code	Qty	Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repi Cost	Pct Gd	Value
15 CDK	PA4	0	R			0	0.00	0.00	1.02	0.00	1.55	1.58	952.00	952.00	1,505.00	0.00	1,505.00	100.00	1,510,00

0 Class: A Use Type: 7 PC Style: Improvement Information: Valuation Information: 2,210 88 Grade Scale: Base: 440 RCN: Grade Class: Comp Phys: Heat: 0 Year Built: 2004 Features: 0 Ovrd Phys: Eff Year: 0 Class Units: 0 Functional: Const Units: 0 Economic: Apartments: 0 Rooms: Adj Area: 440 Tot Pct Gd: 0 1,940 Bedrooms: 0 Living Area: 0 RCNLD:



Improvement 4 of 11

0

0

88

	QTY	Features: DESC	VALUE
10 88			
0			

Component Units = 0

Area	440

Use Type	Code	Qty	Class	Gr Scale Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	÷,	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value	
7 PC	C4	0	A		0	0.00	0.00	3.24	0.00	1.55	5.02	440.00	Î	440.00	2,210.00	0.00	2,210.00	88.00	1,940.00	

A Use Type: 21 BARN Style:

Class:

Improvement 5 of 11

Features: QTY DESC VALUE 9,120 25 30 0

Improvement	Information:	Valuation Information:					
Grade Scale:		Base:	864	RCN:			
Grade Class:		Heat:	0	Comp Phys:			
Year Built:	1970	Features:	0	Ovrd Phys:			
Eff Year:	0	Class Units:	0	Functional:			
Apartments:	0	Const Units:	0	Economic:			
Rooms:	0	Adj Area:	1,080	Tot Pct Gd:			
Bedrooms:	0	Living Area:	0	RCNLD:			

0

	12'		24'	
36'	#2	36'36'	#1	36
	12'		24'	

Component Units = 0

30			
2,740			

0

Addn#	#1	#2							
Level	1	1							
Code	A1	SH5							
Area	864	432							
Lies Tuno	Codo	Oby Class	Gr Scala	Gr Class	Class Units	Const Units	Total	Base Rate	Adi Rate

Use Type	Code	Qty	Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repi Cost	Pct Gd	Value
21 BARN	B52	0	Α			0	0.00	0.00	5.45	0.00	1.55	8.45	864.00	1,080.00	9,123.00	0.00	9,123.00	30.00	2,740.00

Class:	А	Use Type:	21 8	BARN Style:	0		
Improve	ment	Informatio	on:		Valuation In	formation:	
Grade S	cale:			Base:	1,800	RCN:	19,250
Grade C	Class:			Heat:	0	Comp Phys:	100
Year	Built:	2	011	Features:	0	Ovrd Phys:	0
Eff	Year:		0	Class Units:	0	Functional:	0
Apartm	ents:		0	Const Units:	0	Economic:	0
Ro	oms:		0	Adj Area:	1,800	Tot Pct Gd:	100
Bedro	oms:		0	Living Area:	0	RCNLD:	19,250



Addn#	#1																		
Level	1																		
Code	A1																		
Area	1800																		
Use Type	Code	Qty Cla	s Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	1	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value
21 BARN	B44	0 A	T		0	0.00	0.00	6.90	0,00	1.55	10.69	1,800.00	1	1,800.00	19,251.00	0.00	19,251.00	100.00	19,250.00

Improvement 6 of 11

QTY

Features: DESC

VALUE

Component Units = 0

Improvement 7 of 11

Reynolds County 8/12 Printed : Monday, July 1, 2024

Class:	R	Use Type:	11	POOL Style:	0		
Improve	ment	Informati	on:		Valuation In	formation:	
Grade S	cale:			Base:	800	RCN:	15,180
Grade C	lass:			Heat:	0	Comp Phys:	100
Yearl	Built:	2	013	Features:	0	Ovrd Phys:	0
Eff	Year:		0	Class Units:	0	Functional:	0
Apartm	ents:		0	Const Units:	0	Economic:	0
Ro	oms:		0	Adj Area:	800	Tot Pct Gd:	100
Bedro	oms:		0	Living Area:	0	RCNLD:	15,180



Features: QTY DESC VALUE

Component Units = 0

Addn#	#1
Levei	1
Code	A1
Area	800
Use Type	Code

Use Type Code	Qty	Class Gr Scale	Gr Class Class Units	Const Units	Total	Base Rate	Adj Rate I	Index Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value
11 POOL PL1								18.97			15,178.00	0.00	15,178.00	100.00	15,180.00

Improvement 8 of 11

Reynolds County 9/12	Printed :	Monday, July 1, 2024
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Class: R	Use Type: 15 (DK Style	0				Features:	
Improvement	••	cont otype.	Valuation In	formation:		QTY	DESC	VALUE
Grade Scale:	Internation.	Base:	1,780	RCN:	2,820			
Grade Class:		Heat:	1,700	Comp Phys:	100			
Year Built:	2013	Features:	0	Ovrd Phys:	0			
Eff Year:	2013	Class Units:	0	Functional:	ŏ			
	-		0	Economic:	0			
Apartments:	0	Const Units:	-		-			
Rooms:	0	Adj Area:	1,780	Tot Pct Gd:	100			
Bedrooms:	0	Living Area:	0	RCNLD:	2,820			
20'				89' #1				20'
				89'				

Component Units = 0

Addn# #1 Level 1 Code A1 Area 1780

Use Type	Code	Qty Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	1 - 1	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value
15 CDK	PA4	0 R	Í	l	0	/		r 3				1,780.00	1	1,780.00	2,815.00	0.00	2,815.00	100.00	2,820.00

Class: A Use Type: 21 BARN Style: 0 Improvement Information: Valuation Information: 1,500 RCN: 21,620 Grade Scale: Base: Grade Class: 0 Comp Phys: Heat: Ovrd Phys: Functional: Year Built: 1960 Features: 0 Class Units: 0 Eff Year: 0 Apartments: 0 Const Units: 0 Economic: Adj Area: 1,860 Tot Pct Gd: Rooms: 0 Living Area: 0 RCNLD: 17,310 Bedrooms: 0

ſmr	rov	em	ent	9	of	11	

25

80

0

0

80

Impr

overnei		•
QTY	Features: DESC	VALUE

Component Units ≈ 0

12'	30'	12'	
50' #1 50'	50' #2 50'	50' #3 50'	
12'	30'	12'	

Reynolds County 10/12 Printed : Monday, July 1, 2024

Addn#	#1	#2	#3															
Level	1	1	1															
Code	SH3	A1	SH3															
Area	600	1500	600															
Use Type	Code	Qty Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value

Improvement 10 of 11

Reynolds County 11/12 Printed : Monday, July 1, 2024

Class:	Α	Use Type:	21	BARN Style:	0				
Improv	ement	Informati	on:		Valuation Information:				
Grade	Scale:			Base:	1,080	RCN:	27,620		
Grade	Class:			Heat:	0	Comp Phys:	88		
Yea	r Built:	2	004	Features:	0	Ovrd Phys:	90		
Ef	f Year:		0	Class Units:	0	Functional:	0		
Apartı	ments:		0	Const Units:	0	Economic:	0		
. P	looms:		0	Adj Area:	1,080	Tot Pct Gd:	90		
Bedr	ooms:		0	Living Area:	0	RCNLD:	24,860		



		Features:	
	QTY	DESC	VALUE
)			
3			
)			
)			
)			
כ			



Addn#	#1				
Level	1				
Code	A1				
Area	1080				
Use Type	Code				

Use Type	Code	Qty	Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repi Cost	Pct Gd	Value
21 BARN	B45	0	A		·	0	0.00	0.00	16.50	0.00	1.55	25.57	1,080.00	1,080.00	27,621.00	j 0.00	27,621.00	90.00	24,860.00

Improvement 11 of 11

Reynolds County 12/12 Printed : Monday, July 1, 2024

Class: /	A Use T	ype: 21 BA	RN Style:	0		
Improvem	ent Infor	mation:		Valuation In	formation:	
Grade Sca			Base:	486	RCN:	7,010
Grade Cla	ISS :		Heat:	0	Comp Phys:	25
Year Bu	uilt:	1960	Features:	0	Ovrd Phys:	40
Eff Ye	ar:	0	Class Units:	0	Functional:	0
Apartmer	nts:	0	Const Units:	0	Economic:	0
Roor		0	Adj Area:	486	Tot Pct Gd:	40
Bedroor	ns:	0	Living Area:	0	RCNLD:	2,800



Features: QTY DESC VALUE

Component Units = 0

Addn#	#1																		
Level	1																		
Code	A1																		
Агеа	486																		
Area Use Type	486 Code	Qty	Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repl Cost 7,006.00	Pct Gd 40.00 !	Value 2,800.00

Tax Year 2024

1/3 Printed : Monday, July 8, 2024

Reynolds County

Parcel: 23-2.2-003-000-000-001.00000

Situs:

Owner and Mailing Address: LOGAN CREEK RANCH LLC CO:PAUL GALESKI P O BOX 260 COLUMBIA,IL 62236 Deed Acres: 22.50 NBHD: Legal Description: PTE2L2NE4

Sec: 03

Twp: 29

Property Record Card

Rge: 1W

Calc Acres: 23.09

Subd:

Tax Entities

School R2

Summary Values

TYPE	BLDG	LAND	APPRAISED	ASSESSED
Residential	0	0	0	0
Agriculture	3090	3270	6360	760
Commerical	0	0	0	0
Total	3090	3270	6360	760

Deed and Sale Information:

	Doc #	DB	PG	Date T	Price	SV	Grantor	
i	0	2012	1053	10/16/2012 TD	0		GALESKI PAUL TRUST	
	0	314		09/29/1999 WD	0		THURMAN TERRY & PATTY	
	0	287	396	02/12/1995 WD	0		THURMAN R T & GEORGIA	
	0	117	171	12/10/1957 WD	0		WILHELMS PEARL	

Land Information:

Туре	Cls	Code	Size	Unit Pr	Inf	Value
Ag	Α	6	22.25	147	0	3,271
-					1 I	
					10 E	

Assessed Value Information:

Year 2023: 760 Year 2024:

760 Pct Change:

0

Value Change Information:

YEAR	AGRICULTURAL	RESIDENTIAL	COMMERCIAL
	1		

Notes:

Parcel: 23-2.2-003-000-000-001.00000

Class:	А	Use Type:	21	BARN	Style:	0			
Improver	nent	: Informati	on:			Valuati	ion Inf	ormation:	
Grade S	cale:				Base:		280	RCN:	
Grade C	lass:				Heat:		0	Comp Phys:	
Year l	Built:	1	920	F	Features:		0	Ovrd Phys:	
Eff	Year:		0	Cla	iss Units:		0	Functional:	
Apartm	ents:		0	Con	nst Units:		0	Economic:	
Ro	oms:		0	A	Adj Area:		344	Tot Pct Gd:	
Bedro	oms:		0	Livi	ing Area:		0	RCNLD:	

	8*)		14'	
20'	#2	20'20'	#1	20'
	8*		14	

Improvement 1 of 2

Component Units = 0

Addn#	#1	#2
Level	1	1
Code	A1	SH4
Area	280	160

.

Use Type	Code	Qty	Class Gr S	ale Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repi Cost	Pct Gd	Value
21 BARN	B42	o	A	[, o	0.00	0.00	3.30	0.00	1.55	5.11	280.00	344.00	1,758.00	0.00	1,758.00	20.00 i	350.00

Parcel: 23-2.2-003-000-000-001.00000

Class:	Α	Use Type:	21	BARN Style:	0		
Improven	nent	Informati	ion:	Valuation Information:			
Grade So	cale:			Base:	864	RCN:	
Grade C	lass:			Heat:	0	Comp Phys:	
Year E	Built:	1	920	Features:	0	Ovrd Phys:	
Eff Y	'ear:		0	Class Units:	0	Functional:	
Apartme	ents :		0	Const Units:	0	Economic:	
Roc	oms:		0	Adj Area:	1,080	Tot Pct Gd:	
Bedroo	oms:		0	Living Area:	0	RCNLD:	

Improvement	2	of	2	
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-			
	QTY	Features: DESC	VALUE
9,130			
25			
30			
0			
0			
30			
2,740			

	12'		24'	
				1
1				
36'		26.26		36'
30	#2	36'36'	#1	50
	12'		24'	

Component Units = 0

Addn#	#1	#2
Level	1	1
Code	A1	SH5
Агеа	864	432
Use Type	Code	Qty Cl

Use Type	Code	Qty	Class	Gr Scale	Gr Class	Class Units	Const Units	Total	Base Rate	Adj Rate	Index	Sq Ft Cost	Base Area	Adj Area	Base Cost	Extra Features	Repl Cost	Pct Gd	Value	
21 BARN	B52	0	A			0	0.00	0.00	5.45	0.00	1.55	8.45	864.00	1,080.00	9,126.00	0.00	9,126.00	30.00	2,740.00	

Reynolds County Online GIS

Logan Creek Ranch, LLC UPN: 23-1.1-002-000-000-006.00000 UPN: 23-2.2-003-000-000-001.00000



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Township 29N - Range 1W

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