

Boone-Central Title Company
601 East Broadway
Columbia, MO 65201

Informational Report

1. Effective Date: **December 05, 2024, 8:00 am**
2. **Fee Simple** interest in the land described in this Informational Report is owned, at the Effective Date, by
[**DB One, LLC, a Limited Liability Company**](#)
3. The land referred to in the Informational Report is described as follows:
SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), all in Section Twenty-Two (22), Township Fifty-Six (56), Range Twenty-One (21) all in Chariton County, Missouri.

Less and excepting: A parcel or strip of land situated in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4), except the South Eleven and One-half (11 1/2) acres thereof, Section Twenty-Two (22), Township Fifty-Six (56) North, Range Twenty-One (21) West of the Fifth (5th) Principal Meridian described as follows: All that part of the above described land that lies Northwesterly of the present Northwesterly right of way line of the Chicago, Burlington and Quincy Railroad Company and Southeasterly of a line drawn One Hundred (100) feet normally and radially distant Northwesterly of the center line of the proposed relocation of the main tract of said Railroad Company as the same is now surveyed and staked over and across said Section Twenty-Two (22) and containing Two and Forty-Seven Hundredths (2.47) acres, more or less.

Less and excepting: All that part of the following described real estate lying and being South and East of the Chicago, Burlington and Kansas City Railroad Company's railroad tracks, to-wit: The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), all in Section Twenty-Two (22), Township Fifty-Six (56), Range Twenty-One (21) all in Chariton County, Missouri.

Less and exception: Any portion of the property described above conveyed by Missouri Warranty Deed recorded in [Book 283, Page 161](#), Records of Chariton County, Missouri.

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Informational Report Matters of Record

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1. [2024 taxes](#) now Due and Payable.
2. Easement as shown in instrument recorded as [Book 270, Page 254](#), Records of Chariton County, Missouri.
3. Permanent Easement for Utilities as shown in instrument recorded as [Book 288, Page 578](#), Records of Chariton County, Missouri.
4. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
5. Rights of others in and to the waters and shores of Stanley Lake.
6. Changes in land due to accretion, avulsion, reliction or meandering of Stanley Lake.
7. Rights of the United States, State of Missouri, and the public in and to the navigable servitudes of Stanley Lake.
8. Riparian rights and access to Stanley Lake are neither guaranteed nor insured.
9. Any riparian rights, and any claims or rights of third parties under State or Federal Law, in, or for access to the bank bed, or waters abutting or near the Land.
10. Any loss or damage occasioned from the lack of access to and from the subject premises.
11. City or Township Taxes not collected by the County, and Taxes levied by any Levee District, Sewer District and Water Districts. Coverage against any liens from stated entities are hereby excluded from this policy.
12. NOTE: The following is for informational purposes only. We assume no liability for correctness of same.

Property Address: 10.5 +/- Acres off Private Dr., Summer MO 63020

[Parcel #](#): 032-06-5.0-22-002-24-001.00

2024 Tax Amount: \$108.24.

Taxes are due and payable on December 31st of each year