

SCHEDULE A

CCTitle File No.: 220615

1. **Commitment Date:** June 11, 2022 at 5:00 PM

2. **Policy or Policies to be issued:**

(a) ALTA Owner's Policy

Policy Amount \$ 0

Proposed Insured: None

This is an informational commitment only.

3. **Fee simple interest in the Land described in this Commitment is owned, at the Commitment date by:**

Irma Widhalm

4. **The land referred to in this Commitment is described as follows:**

Tract 1:

The Northwest (NW) part of the Southwest Quarter (SW 1/4) of Section Twenty-two (22), Township Fifty-four (54), Range Nineteen (19), described as follows: Beginning at a point 3.87 chains South of the Quarter Section Corner on the West side of Section Twenty-two (22),, thence East Twenty (20) chains, thence South Twenty (20) chains, thence West Twenty (20) chains, thence North Twenty (20) chains to the place of beginning, containing Forty acres more or less. Chariton County, Missouri.

Tract 2:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Fifty-four (54), Range Nineteen (19), all in Chariton County, Missouri.



Authorized Countersignature

NOTE: This informational commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment 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.

SCHEDULE B II

EXCEPTIONS

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. 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.
4. Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. General Taxes for the year 2022 and thereafter: NONE NOW DUE AND PAYABLE.

Tract 1:

7. Any portion of the within described property used for **Hwy F** right of way.
8. Land is within the boundaries of Public Water Supply District No. 2 of Chariton County, Missouri as filed in Book **187** at Page **405**.
9. **Easement** granted to **Kansas City Power & Light Company**, recorded in Book **154** at Page **387**.
10. **Easement** granted to **Mid-America Pipeline Company**, recorded in Book **173** at Page **46**.
Assignment and Assumption of the above easement, recorded in Book **252** at Page **581**.
11. **Easement** granted to **Southwestern Bell Telephone**, recorded in Book **203** at Page **79**.
12. **Easement** granted to **Public Water Supply District #2**, recorded in Book **207** at Page **178**.
13. Conveyance granted to the State of Missouri, for highway and easements, filed in Book **135** at Page **54**.
14. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
15. **Beneficiary Deed** granted to **Dennis, Widhalm, Diane Henke Duane Widhalm, Daniel Widhalm, Darrell Widhalm, Donna Hower & Douglas Widhalm** as recorded **March 24, 2022** in Book **285** at Page **839**.

(NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)

Tract 2:

16. Any portion of the within described property used for **Hwy F** right of way.
17. Land is within the boundaries of Public Water Supply District No. 2 of Chariton County, Missouri as filed in Book **187** at Page **405**.

18. Conveyance granted to the State of Missouri, for highway and easements, filed in Book **135** at Page **52**.
19. Conveyance granted to the State of Missouri, for highway and easements, filed in Book **135** at Page **54**.
20. **Easement** granted to **Mid-America Pipeline Company**, recorded in Book **173** at Page **46**.
Assignment and Assumption of the above easement, recorded in Book **252** at Page **581**.
21. **Easement** granted to **Public Water Supply District #2**, recorded in Book **207** at Page **178**.
22. **Beneficiary Deed** granted to **Dennis, Widhalm, Diane Henke Duane Widhalm, Daniel Widhalm, Darrell Widhalm, Donna Hower & Douglas Widhalm** as recorded **March 24, 2022** in Book **285** at Page **839**.

(NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)

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CHARITON COUNTY PAID TAX RECEIPT

2021 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 9648.1
 PARCEL 20-00123.0000
 TOTAL ASSESSED 5,870

WIDHALM LEANDER J & IRMA
 25762 HIGHWAY F
 BRUNSWICK, MO 65236-2226

PARCEL NO 20-00123.0000	
LOCATION 25762 HIGHWAY F	
LEGAL DESCRIPTION	
25762 HIGHWAY F	22-54-19 BEG 255.42' S OF NW COR SW E
1320' S 1320' W	1320' N 1320' TO BEG
Acres: 39.00	ASSESSED VALUATION
S-T-R: 22-54-19	Agriculture 1,250
	Residential 4,620
	Total Assessed Value 5,870
<small>Assessments are made by the Assessor INQUIRIES ON VALUATION SHOULD BE ADDRESSED TO ASSESSOR. It is the obligation of the taxpayer to see that their property is properly described and assessed on the tax books. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due. If you have questions concerning property values, contact the County Assessor (660) 288-3873</small>	

ITEMIZATION OF TAX	
State	1.76
County	13.21
Twp Brunswick	5.87
Brunswick Road	40.89
Ambulance	15.26
Sheltered Workshop	4.70
Health	5.87
Senior Services	2.93
School R-2	212.08
TOTAL TAX	302.57

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
12/02/2021 - WIDHALM LEANDER J &	CK - 9252	108514	302.57	0.00	302.57

TOTAL PAID

302.57 0.00 302.57
NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

Darlene Shipp, Chariton County Collector

REAL ESTATE TAX RECEIPTS
 CANNOT BE USED TO LICENSE VEHICLES

If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the county Assessor.

CHARITON COUNTY PAID TAX RECEIPT

2021 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 9641.1
 PARCEL 20-00116.0000
 TOTAL ASSESSED 2,540

WIDHALM LEANDER J & IRMA

25762 HIGHWAY F
 BRUNSWICK, MO 65236

PARCEL NO 20-00116.0000

LOCATION

LEGAL DESCRIPTION
 21-54-19 N 1/2 SE

Acres: 80.00

S-T-R: 21-54-19

ASSESSED VALUATION

Agriculture 2,540

Total Assessed Value 2,540

ITEMIZATION OF TAX	
State	0.76
County	5.71
Twp Brunswick	2.54
Brunswick Road	17.69
Ambulance	6.60
Sheltered Workshop	2.03
Health	2.54
Senior Services	1.27
School R-2	91.78
TOTAL TAX	130.92

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 If you have questions concerning property values, contact the County Assessor (660) 288-3873

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
12/02/2021 - WIDHALM LEANDER J &	CK - 9252	108514	130.92	0.00	130.92

TOTAL PAID 130.92 0.00 130.92
NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

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We collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as your name, address, telephone number, or social security number;
- Information about your transactions with us, our affiliates, or others. We receive this information from your lender, attorney, real estate broker, etc; and
- Information from public records.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide productions or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.