

SCHEDULE A

CCTitle File No.: 220808

1. Commitment Date: August 02, 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:

Suzanne Virts Matthes Irrevocable Trust u/t/a dated June 4, 2022, subject to the interest of John H. Matthes and Donna L. Matthes, husband and wife, if any

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

All of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), all in Section Thirty-four (34), Township Fifty-five (55), Range Twenty (20) containing One Hundred Twenty (120) Acres more or less, subject to all easements, reservations and restrictions, if any, of record, 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.
7. Any portion of the within described property used for **Hwy 11** right of way.
8. Any portion of the within described property used for **Bachtel Road** right of way.
9. **Easement** granted to **Kansas City Power & Light Company**, recorded in Book **132** at Page **349**.
10. **Easement** granted to **Kansas City Power & Light Company**, recorded in Book **179** at Page **246**.
11. Conveyance granted to the State of Missouri, for highway and easements, filed in Book **125** at Page **306**.
12. Conveyance granted to the State of Missouri, for highway and easements, filed in Book **179** at Page **143**.
13. Conveyance granted to the State of Missouri, for highway and easements, filed in Book **184** at Page **131**.
14. Land is within the **Mendon Public Fire Protection District**, we make no search as to assessments which have been or may be due, recorded in Book **218** at Page **327**.
15. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.

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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. 2533.1
 PARCEL 10-00173.0000
 TOTAL ASSESSED 3,490

MATTHES JOHN H & DONNA L
 23000 S OLD TRAIL RD
 PLEASANT HILL, MO 64080-8671

PARCEL NO 10-00173.0000	
LOCATION	
LEGAL DESCRIPTION	
34-55-20 MENDON	119.000 ACRES W 1/2 SW; SE SW
Acres: 119.00	ASSESSED VALUATION
S-T-R: 34-55-20	Agriculture 3,490
	Total Assessed Value 3,490

ITEMIZATION OF TAX	
State	1.05
County	7.85
Twp Mendon	3.49
Mendon Road	29.16
Ambulance	9.07
Sheltered Workshop	2.79
Health	3.49
Senior Services	1.75
School R-1	135.85
Mendon Fire	7.97
TOTAL TAX	202.47

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

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
12/22/2021 - FARMERS NATIONAL COM	CK - 00736414	110820	202.47	0.00	202.47

TOTAL PAID 202.47 0.00 202.47
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 Abstract & Title Co. Privacy Policy

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of ***Chariton Abstract & Title Co.***

In order to better service your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

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.