

SCHEDULE A

CCTitle File No.: 221001

1. **Commitment Date:** September 29, 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:**

Lowell D. Newsom Revocable Trust, dated June 5, 2018

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

The North Half (N ½) of Lots Five (5) and Six (6) and the North Half (N ½) of the East Twenty-one (21) feet of Lot Seven (7) in Block Forty-eight (48) in the original town (now City) of Salisbury, 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. Streets and easements as shown on recorded Plat of the Original Town of Salisbury, Chariton County, Missouri.
8. Ordinance vacating alley as shown in Book 192 at Page 154.

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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. 7737.1
 PARCEL 17-00252.0000
 TOTAL ASSESSED 12,370

NEWSOM LOWELL D REVOCABLE TRUS

305 E 5TH ST
 SALISBURY, MO 65281-1317

PARCEL NO 17-00252.0000

LOCATION 305 E 5TH ST

LEGAL DESCRIPTION
 05 E 5TH ST 02-53-17 N 1/2 LOTS 5 6 & N 1/2 E 21'
 LOT 7 BLK 48 ALSO THE W 1/2 OF UNDEVELOPED ALLEY
 HAT RUNS PARALLEL

acres: 0.26

-T-R: 02-53-17

ASSESSSED VALUATION	
Residential	12,370
Total Assessed Value	12,370

ITEMIZATION OF TAX	
State	3.71
County	27.83
Twp Salisbury	12.37
Salisbury Road	74.73
Ambulance	32.16
Sheltered Workshop	9.90
Health	12.37
Senior Services	6.19
School R-4	552.90
City Of Salisbury	136.62
TOTAL TAX	868.78

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
1/14/2022 - NEWSOM DONALD W & SA	CK - 670	112806	868.78	0.00	868.78

TOTAL PAID 868.78 0.00 868.78
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.