

SCHEDULE A

CCTitle File No.: 221026

1. **Commitment Date:** October 21, 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:**

Estate of Doris Yvonne Vaughan, deceased

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

All of Lot Three (3) and the South Half of Lot Two (2), Block Five (5), Peter's First Addition to the City of Salisbury, Chariton County, Missouri.

AND

All of Lot Four (4) in Block Five (5) in Peter's First Addition to the City of Salisbury; ALSO Ten (10) feet of the North side of Lot One (1) in Block One (1) of Copeland and Donaldson's Addition to the City of Salisbury, Chariton County, Missouri, as appears by the recorded plat of said addition. Subject to all liens, covenants restrictions and easements now of record.


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: NOW DUE AND PAYABLE, BUT NOT YET DELINQUENT.
7. Streets and easements as shown as the recorded plat of **Peter's First Addition** of the Town of **Salisbury**, Chariton County, Missouri.
8. Streets and easements as shown as the recorded plat of **Copeland and Donaldson's Addition** of the Town of **Salisbury**, Chariton County, Missouri.
9. Filed in the Probate Court of Chariton County, Missouri, **Case #22CH-PR00011, Estate of Doris Yvonne Vaughan, deceased**, filed May 12, 2022. (CASE STILL PENDING)

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CHARLTON COUNTY TAX STATEMENT

2022 REAL ESTATE

DARLENE SHIPP, COLLECTOR
306 S CHERRY STREET
KEYTESVILLE MO 65261
PHONE: 660-288-3789

PARCEL 17-00283.0000

TAX BILL NO 7745.0

VAUGHAN YVONNE DORIS ESTATE
 605 S POPLAR ST
 SALISBURY, MO 65281-1524

TOTAL ASSESSED 6,950

RSMo 140.110 MANDATES THAT ALL DELINQUENT TAXES BE PAID BEFORE CURRENT TAXES. IF PAYING AFTER DECEMBER 31ST, CALL FOR CORRECT BALANCE DUE.

PROPERTY DESCRIPTION	ITEMIZATION OF TAX
PARCEL NO 17-00283.0000	State 2.08
LOCATION 605 S POPLAR AVE	County 12.51
	Twp Salisbury 6.95
605 S POPLAR AVE 02-53-17 S 1/2 LOT 2 & ALL LOTS 3 & 4 BLK	Salisbury Road 41.98
5 PETERS ADDN; N 10' LOT 1 BLK 1 COPELAND AND DONALDSON ADDN	Ambulance 18.07
SALISBURY	Sheltered Workshop 5.56
	Health 6.95
	Senior Services 3.48
	School R-4 310.64
	City Of Salisbury 76.77
Acres: 0.62 Residential 6,950	
S-T-R:02-53-17	
	BASE TAX 484.99
	TOTAL TAX 484.99
	Payable upon receipt. DUE in office or postmarked by December 31, 2022
Total Assessed Value 6,950	

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

LATE PAYMENTS - SEE CHART BELOW

RETURN BOTTOM PORTION.

KEEP TOP PORTION.

RECEIPT WILL BE RETURNED UPON PAYMENT.

2022 REAL ESTATE TAX STATEMENT

2022007745.0

TAX BILL NO. 7745.0
 PARCEL NO. 17-00283.0000

LATE PAYMENTS		
January 2023		\$539.21
February 2023		\$549.79
March 2023		\$571.53
April 2023		\$582.10
May 2023		\$592.68
June 2023		\$603.25
July 2023		\$613.82
August 2023		\$624.40
Sept-Dec 2023		\$634.97
Total Tax Due		484.99
MAKE CHECKS PAYABLE TO:		
Chariton County Collector		
306 S Cherry Street		
Keytesville MO 65261		

VAUGHAN YVONNE DORIS ESTATE
 605 S POPLAR ST
 SALISBURY, MO 65281-1524

Chariton Abstract & Title Co. Privacy Policy

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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.