

Commitment No.: 2301054

SCHEDULE A

1. Effective Date: January 3, 2023 at 8:00 AM
2. Policy or Policies to be issued: Amount
 - a. 2021 ALTA Owner's Policy (07/01/21) ((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured: Prospective Purchaser
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Merrill Leutung, an undivided 1/2 interest and Joe W. Bange and Rosalyn Bange, husband and wife, an undivided 1/2 interest
5. The land referred to in the Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.

Dena Callighan
Authorized Signature of Signatory

EXHIBIT "A"

The North Half (N 1/2) of the Southwest Quarter (SW ¼) of Section Twenty-four (24), Township Fifty-three (53), Range Seventeen (17) and All of the West 46 acres of the South Half (S ½) of the Southwest Quarter (SW ¼), Section Twenty-four (24), Township Fifty-three (53), Range Seventeen (17), Chariton County, Missouri.

EXCEPT One (1) acre in the form of a square in the Southeast corner of the above described tract of land.

ALSO, EXCEPT: A tract of land situated in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-four (24), Township Fifty-three (53) North, Range Seventeen (17) West, Chariton County, Missouri and being more particularly described as follows: Commencing at the Southwest corner of said Section Twenty-four (24); thence along the South line of said section, North 90 degrees 00 minutes 00 seconds East, a distance of 555.00 feet to the POINT OF BEGINNING of the description herein TOWIT: thence leaving said South line, North 00 degrees 38 minutes 09 seconds West, a distance of 227.46 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 766.00 feet to a point on the West line of the Kruessel Tract; thence along said Kruessel Tract, South 00 degrees 38 minutes 09 seconds East, a distance of 227.46 feet to a point on the South line of said Section 24; thence South 90 degrees 00 minutes 00 seconds West, a distance of 766.00 feet to the POINT OF BEGINNING.

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AMERICAN
LAND TITLE
ASSOCIATION



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SCHEDULE B

1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. General Taxes for the year 2023 and thereafter: NONE NOW DUE AND PAYABLE.
 2. Any portion of the within described property used for Hwy NN right of way.
 3. any portion of the within described propety used for Brummal Road right of way.
 4. Right of Way Easement granted to Kansas City Power & Light Company, recorded in Book 163 at Page 65.
 5. Land is within the boundaires of Thomas Hill Public Water Supply District #1 of Chariton County, Missouri as filed in Book 207 at Page 569.
 6. Conveyance granted to the State of Missouri, for highway and easements, filed in Book 161 at Page 218.
 7. Right of Way Easement granted to Kansas City Power & Light Company, recorded in Book 144 at Page 518.
 8. Beneficiary Deed granted to Stanley M. Leutung, LDPS as recorded March 1, 2001 in Book 247 at Page 555. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)
 9. Beneficiary Deed granted to Douglas J. Bange and Dana L. Ferguson as recorded March 30, 2005 in Book 255 at Page 861. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)

CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

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

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 7119.0
 PARCEL 16-00448.0000
 TOTAL ASSESSED 4,860

LEUTUNG STANLEY M & BANGE JOE
 C/OJOE W BANGE
 32136 HIGHWAY 129
 SALISBURY, MO 65281-2350

PARCEL NO 16-00448.0000

LOCATION

LEGAL DESCRIPTION

4-53-17 SALISBURY 122.000 ACRES N 1/2 SW; W 46 AC S 1/2 SW
 XC 1 AC SE COR & EXC 228' X 766' IN S 1/2 SW

acres: 122.00

ASSESSED VALUATION

-T-R: 24-53-17

Agriculture 4,860

Total Assessed Value 4,860

ITEMIZATION OF TAX	
State	1.46
County	8.75
Twp Salisbury	4.86
Salisbury Road	29.36
Ambulance	12.64
Sheltered Workshop	3.89
Health	4.86
Senior Services	2.43
School R-4	217.22
TOTAL TAX	285.47

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
1/07/2022 - JOE BANGE	CK - 801	114111	285.47	0.00	285.47

AMOUNT PAID 285.47 0.00 285.47
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.