

Commitment No.: 2301055-1

SCHEDULE A

1. Effective Date: January 9, 2023 at 8:00 AM

2. Policy or Policies to be issued: Amount

a. ALTA Owners Policy (06/17/06) ((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured: Prospective Purchaser

b. 2021 ALTA Loan Policy (07/01/21) ((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured:

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:

Gleva A. Bondy Revocable Trust, dated June 19, 1998, subject to the interest of Amber Speer, a married person, Ashley Kuse, a married person, John Bondy, a single person, Alexandria Bondy, a single person and Aaron Bondy, a single person

5. The land referred to in the Commitment is described as follows:

All of Fifty-two and Eighty-four hundredth (52.84) acres, more or less, the East Part of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of Section Nineteen (19), Township Fifty-four (54), Range Twenty (20), Chariton County, Missouri.

Authorized Signature or Signatory



Commitment No.: 2301055-1

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. Conveyance granted to the State of Missouri, for highway and easements, filed in Book 134 at Page 97.
 3. Easement granted to Platte Pipe Line Company, recorded in Book 156 at Page 111.
 4. Easement granted to Rockies Express Pipeline, LLC, recorded in Book 259 at Page 97.
 5. Easement granted to Rockies Express Pipeline, LLC, recorded in Book 260 at Page 263.
 6. Easement granted to Transcanada Keystone Pipeline, LP, recorded in Book 264 at Page 757.
 7. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.

CHARITON COUNTY PAID TAX RECEIPT

2022 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. 2028.0
 PARCEL 08-00104.0000
 TOTAL ASSESSED 4,060

BONDY ALFRED J JR TRUSTEE

 C/O WAYNE BONDY
 25149 HIGHWAY 11
 TRIPLETT, MO 65286

PARCEL NO 08-00104.0000

 LOCATION

 LEGAL DESCRIPTION
 19-54-20 E 52.84 AC N 1/2 NW

 Acres: 54.00 ASSESSED VALUATION
 -T-R: 19-54-20 Agriculture 4,060

 Total Assessed Value 4,060

ITEMIZATION OF TAX	
State	1.22
County	7.31
Twp Triplett	4.06
Triplet Road	32.78
Ambulance	10.56
Sheltered Workshop	3.25
Health	4.06
Senior Services	2.03
School R-1	174.27
TOTAL TAX	239.54

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
1/10/2022 - BONDY ALFRED J JR TR	CK - 3044	114412	239.54	0.00	239.54

TOTAL PAID 239.54 0.00 239.54
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.