

Commitment No.: 2312004-1

SCHEDULE A

1. Effective Date: December 12, 2023 at 8:00 AM

2. Policy or Policies to be issued: Amount
a. ((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:

Thomas M. Daily Trust dated June 29, 2001, an undivided 5/8 interest and James T. Shea, an unmarried man, an undivided 3/8 interest, subject to the Life Estate of Milton J. Daily and Mary Alice Daily, if any

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

All that part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Seven (7), Township Fifty-three (53), Range Nineteen (19) South of the Right of Way for State Highway #24, EXCEPT: Wabash Railroad Right of Way and EXCEPT: Right of Way for State Highway #24, all in Chariton County, Missouri.



Authorized Signature or Signatory



Commitment No.: 2312004-1

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. Any portion of the within described property used for Hwy 24 right of way.
 2. Conveyance granted to the State of Missouri, for highway and easements, filed in Book 134 at Page 255.
 3. Land is within the boundaries of Public Water Supply District Public Water Supply District No. 2 of Chariton County, Missouri, as filed in Book 187 at Page 405.
 4. Easement granted to Public Water Supply District No. 2, recorded in Book 272 at Page 852.
 5. Land is within the Brunswick-Dalton Drainage District, we make no search as to assessments which have been or may be due.
 6. Railroad right-of way, switch tracks, spur tracks, electric and telephone transmission lines and all other easements, if any, over the premises in question.
 7. Notice of Les Pendens recorded in Book 270 at Page 652.
 8. Missouri Tax Lien recoded in Book 271 at Page 437
 9. Missouri Tax Lien recorded in Book 273 at Page 31.
 10. Filed in the Circuit Court of Chariton County, Missouri, Case #15CH-Pr00014, Mary Margaret Medinas, James Thomas Shea and Sandra Ann Shea, Petitioner vs. Luther Hugh Jenkins, Patti Yung, Trustee of the Dorothy Daily Revocable Trust Pursuant to Agreement, Respondent. (CASE STILL PENDING)

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CHARITON COUNTY TAX STATEMENT

2023 REAL ESTATE

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

PARCEL 20-00555.0000

TAX BILL NO 10106.0

SHEA JAMES T & MEDINAS MARY M
 C/O SANDRA SHEA
 20853 HIGHWAY 24
 BRUNSWICK, MO 65236-2366

TOTAL ASSESSED 12,820

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 20-00555.0000 LOCATION 20853 HIGHWAY 24	State 3.85 County 22.02 Twp Brunswick 12.72
20853 HIGHWAY 24 07-53-19 E 1/2 SE LYING S OF WABASH R ROW	Brunswick Road 89.29 Ambulance 33.06 Sheltered Workshop 10.18 Health 12.72 Senior Services 6.36 School R-2 544.85 Brunswick Dalton D D 305.35
Acres: 52.00 S-T-R:07-53-19	
Agriculture 4,170 Residential 8,650	
	BASE TAX 1,040.40 TOTAL TAX 1,040.40
Total Assessed Value 12,820	Payable upon receipt. DUE in office or postmarked by December 31, 2023
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.

2023 REAL ESTATE TAX STATEMENT

2023010106.0

TAX BILL NO. 10106.0
 PARCEL NO. 20-00555.0000

LATE PAYMENTS		
January	2024	\$1,156.72
February	2024	\$1,179.40
March	2024	\$1,213.25
April	2024	\$1,235.93
May	2024	\$1,258.61
June	2024	\$1,281.30
July	2024	\$1,303.98
August	2024	\$1,326.65
Sept-Dec	2024	\$1,349.33
Total Tax Due		1,040.40
MAKE CHECKS PAYABLE TO:		
Chariton County Collector 306 S Cherry Street Keytesville MO 65261		

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 C/O SANDRA SHEA
 20853 HIGHWAY 24
 BRUNSWICK, MO 65236-2366