

Commitment No.: 2312039-1

**SCHEDULE A**

1. Effective Date: December 19, 2023 at 8:00 AM

2. Policy or Policies to be issued: Amount

a. ( ( INFORMATIONAL COMMITMENT ONLY ) )

Proposed Insured:

b. ( ( 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:

Stephen Powers an undivided 3/9 interest, Phyllis Evans and Claude Evans, husband and wife, an undivided 3/9 interest, and Ralph Dwayne Manlove, an undivided 1/9 interest, Dennis and Ruth Evans Living Trust dated 1-17-2017, an undivided 1/9 interest and The Roger and Carol Liehbart Family Trust dated 6-8-2010, an undivided 1/9 interest

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

The East Fractional Half of the Northwest Quarter (NW 1/4); and the North half (N 1/2) of the Northeast Quarter (NE 1/4). Except the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) One Fourth (1/4) of an acre in the Northeast corner thereof in Section Seven (7), Township Fifty-five (55), Range Eighteen (18), all in Chariton County, Missouri.

AND ALSO EXCEPT: An irregular shaped tract of land situated in the Northeast Quarter (NE 1/4) of Section Seven (7), Township Fifty-five (55) North, Range Eighteen (18) West, Chariton County, Missouri, more particularly described as follows: Commencing at a point 110.17 feet West of the Northeast corner of Section Seven (7), Township Fifty-five (55) North, Range Eighteen (18) West, said point beginning being also the Northwest corner of a tract of land described as being one-four (1/4) acre in the Northeast corner of the Northeast Quarter (NE 1/4) of Section Seven (7), Township Fifty-five (55) North, Range Eighteen (18) West; Thence West 140.0 feet; Thence South 225.17 feet; Thence East 208.17 feet to the West right of way line of Missouri Route Number Five (5) Highway; Thence North along said Route Five (5) West right of way line 40.0 feet; Thence West a distance of 68.17 feet; thence North a distance of 185.17 feet to the point of beginning, all in Chariton County, Missouri.

Subject to and excepting therefrom the right-of-way of the Missouri State Highway over that part of the property embraced therein; also subject to all existing public and private roads and easements.

*Dena Callighan*

Authorized Signature or Signatory



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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. Any portion of the within described property used for Mike Road right of way.

2. Any portion of the within described property used for Highway 5 right of way.

3. Land is within the boundaries of Public Water Supply District #3 of Chariton County, Missouri, as filed in Book 187 at Page 597.

4. Easement granted to Public Water Supply District #3, recorded in Book 248 at Page 289.

5. Easement granted to Public Water Supply District #3, recorded in Book 248 at Page 290.

6. Easement granted to Public Water Supply District #3, recorded in Book 248 at Page 291.

7. Beneficiary Deed granted to Lynette Liebhart and Leanne Evans as recorded August 11, 2000 in Book 246 at Page 470.

(NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)

8. Beneficiary Deed granted to Mark A. Evans and Kyle D. Evans as recorded February 7, 2011 in Book 266 at Page 814.

(NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)

# CHARITON COUNTY PAID TAX RECEIPT

## 2023 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. 4822.0  
 PARCEL 13-02576.0000  
 TOTAL ASSESSED 4,030

MANLOVE RALPH DWAYNE  
 26452 LIBERTY RD  
 KEYTESVILLE, MO 65261-2014

ITEMIZATION OF TAX	
State	1.21
County	6.92
Twp Musselfork	4.00
Musselfork Road	20.93
Ambulance	10.39
Sheltered Workshop	3.20
Health	4.00
Senior Services	2.00
School R-5	195.09
<b>TOTAL TAX</b>	<b>247.74</b>

PARCEL NO 13-02576.0000

LOCATION

LEGAL DESCRIPTION  
 07-55-18 E 1/2 NW; N 1/2 NE EXC TRACT IN NE COR 250.17' E & W  
 BY 225.17' N & S

Acres: 134.00 ASSESSED VALUATION

S-T-R: 07-55-18 Agriculture 4,030

Total Assessed Value 4,030

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
12/01/2023 - MANLOVE RALPH DWYANE	CK - 6138 CK - 2370 - EVA	122749	247.74	0.00	247.74

TOTAL PAID 247.74      0.00      247.74

**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.