

Commitment No.: 2407083-1

SCHEDULE A

1. Effective Date: July 29, 2024 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:

Mary Frances Fox, a single person

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

See Exhibit A attached hereto and made a part hereof.



Authorized Signature or Signatory

EXHIBIT "A"

TRACT 1: APPROXIMATELY 0.14 ACRES OF THE NW¼ SE¼, APPROXIMATELY 0.47 ACRES OF THE NE¼ SE¼, APPROXIMATELY 23.63 ACRES OF THE SW¼ SE¼, AND THE SE¼ SE¼ (APPROXIMATELY 39.99 ACRES), ALL IN SECTION 08, T-54-N, R-19-W, IN CHARITON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR MARY FRANCES FOX TRUST, ON 07-26-2024, JOB# 24-736):

BEGINNING AT A FOUND IRON PIN FOR THE SE CORNER OF SAID SE¼ SE¼, THENCE ALONG THE EAST LINE THEREOF N 01°40'48" E 1337.82 FEET TO A POINT (A SET IRON PIN AT A FENCE CORNER POST BEARS N 88°17'19" W 35.99 FEET FROM THIS POINT), THENCE TO AND ALONG THE EXISTING FENCE LINE THROUGH THE FOLLOWING COURSES: N 88°17'19" W 1301.58 FEET TO A SET IRON PIN AT A FENCE CORNER POST, S 89°13'38" W 761.25 FEET TO A SET IRON PIN AT A FENCE CORNER POST, AND S 03°55'05" W 1323.23 FEET TO A POINT ON THE SOUTH LINE OF SAID SW¼ SE¼ (A SET IRON PIN AT A FENCE CORNER POST BEARS N 03°55'05" E 20.86 FEET FROM THIS POINT), THENCE S 88°45'39" E 2113.87 FEET TO THE POINT OF BEGINNING, CONTAINING 64.23 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

TRACT 2: APPROXIMATELY 39.80 ACRES OF THE NW¼ SE¼, APPROXIMATELY 39.49 ACRES OF THE NE¼ SE¼, AND APPROXIMATELY 16.35 ACRES OF THE SW¼ SE¼, ALL IN SECTION 08, T-54-N, R-19-W, IN CHARITON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR MARY FRANCES FOX TRUST, ON 07-26-2024, JOB# 24-736):

COMMENCING AT A FOUND IRON PIN FOR THE SE CORNER OF THE SE¼ SE¼ OF SAID SECTION 08, THENCE ALONG THE EAST LINE THEREOF N 01°40'48" E 1337.82 FEET TO THE TRUE POINT OF BEGINNING (A SET IRON PIN AT A FENCE CORNER POST BEARS N 88°17'19" W 35.99 FEET FROM THIS POINT), THENCE TO AND ALONG THE EXISTING FENCE LINE THROUGH THE FOLLOWING COURSES: N 88°17'19" W 1301.58 FEET TO A SET IRON PIN AT A FENCE CORNER POST,

S 89°13'38" W 761.25 FEET TO A SET IRON PIN AT A FENCE CORNER POST, AND S 03°55'05" W 1323.23 FEET TO A POINT ON THE SOUTH LINE OF SAID SW¼ SE¼ (A SET IRON PIN AT A FENCE CORNER POST BEARS N 03°55'05" E 20.86 FEET FROM THIS POINT), THENCE N 88°45'39" W 511.69 FEET TO A FOUND IRON PIN FOR THE SW CORNER OF SAID SW¼ SE¼, THENCE

N 01°46'42" E 2653.97 FEET TO A SET IRON PIN FOR THE NW CORNER OF SAID NW¼ SE¼, THENCE S 88°47'40" E 2621.02 FEET TO THE NE CORNER OF SAID NE¼ SE¼ (A SET IRON PIN BEARS N 88°47'40" W 31.27 FEET FROM THIS POINT), THENCE S 01°40'48" W 1317.64 FEET TO THE POINT OF BEGINNING, CONTAINING 95.64 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

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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 Rodeo Avenue right of way.
 2. Any portion of the within described property used for West Wind Road right of way.
 3. Easement granted to Public Water Supply District #2, recorded in Book 187 at Page 405.
 4. Land is within the boundaries of Public Water Supply District Public Water Supply District #2 of Chariton County, Missouri, as filed in Book 203 at Page 955.
 5. Agreement filed January 24, 1990 in Book 224 at Page 552.
 6. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
 7. Beneficiary Deed granted to The Mary Frances Fox Revocable Trust dated January 16, 2013 as recorded January 16, 2013 in Book 270 at Page 439.

(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. 9516.0
 PARCEL 20-00049.0000
 TOTAL ASSESSED 13,050

FOX MARY FRANCES TRUST
 1103 S MAPLE AVE
 SALISBURY, MO 65281-1253

ITEMIZATION OF TAX	
State	3.92
County	22.42
Twp Brunswick	12.95
Brunswick Road	90.89
Ambulance	33.66
Sheltered Workshop	10.36
Health	12.95
Senior Services	6.47
School R-2	554.61
TOTAL TAX	748.23

PARCEL NO 20-00049.0000	
LOCATION 23945 RODEO AVE	
LEGAL DESCRIPTION	
23945 RODEO AVE	08-54-19 SE
Acres: 157.00	ASSESSED VALUATION
S-T-R: 08-54-19	Agriculture 6,560
	Residential 6,490
	Total Assessed Value 13,050

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
11/29/2023 - FOX MARY FRANCES	CK - 3707	122535	748.23	0.00	748.23

TOTAL PAID 748.23 0.00 748.23

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.