

## Boone-Central Title Company

601 East Broadway  
Columbia, MO 65201

### Informational Report

1. Effective Date: **March 28, 2023, 8:00 am**
2. **Fee Simple** interest in the land described in this Informational Report is owned, at the Effective Date, by

**Billy Jeff Mott and Janette Mott, Husband and wife**

**Subject to Beneficiary Deed to Gail A. Fitzpatrick as primary Beneficiary and to then to Lindsay C. Prater and Janie L. Fulk, in equal shares, as tenants in common with right of survivorship as shown by an instrument recorded September 30, 2013 in Book [271 at Page 739](#).**

**Note: Billy Jeff Mott died July 16, 2014. Janette Mott, died 03/05/2023. Gail A. Fitzpatrick is also deceased but we lack information as to the date.**

3. The land referred to in the Informational Report is described as follows:

**Beginning at a point 4.51 chains East of the Northwest corner of the Northeast Quarter of Section 27, Township 52, Range 18, thence South 40 chains to a point 4.54 chains East of the center of said section, thence East 10 chains, thence North 16.06 chains, thence East 25.04 chains to the East line of said Section, thence North along said line 13.93 chains to slough bank being a point 10.20 chains South of the Northeast corner of said Section, thence along said slough bank North 56 degrees, 30 minutes, West 9.80 chains, thence North 71 degrees, West 4.30 chains, thence North 60 degrees, West 4.60 chains , thence North 67 degrees, West 2.90 chains to the North line of said section, thence West along said line 16.24 chains to the place of beginning, containing 91.55 acres, more or less, Chariton County, Missouri.**

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## Informational Report Matters of Record

Effective Date: **March 28, 2023, 8:00am**

1. **Any portion of the within described property used for Cazzell Road right of way.**
2. **Land is within the Lower Chariton Levee District, we make no search as to assessments which have been or may be due.**
3. **Land is within the Drainage District #4, we make no search as to assessments which have been or may be due.**
4. **Right-of-way Easement granted to Kansas City Power & Light Company, recorded in Book [144 at Page 547](#)**
5. **NOTE: The following is for informational purposes only. We assume no liability for correctness of same.**

**Property Address: Cazzell Rd., Glasgow MO 65254**

**Parcel No. 032-27-8.1-27-000-00-003.00**

**2023 Tax Amount: \$668.56.**

**Taxes are due and payable on December 31st of each year**