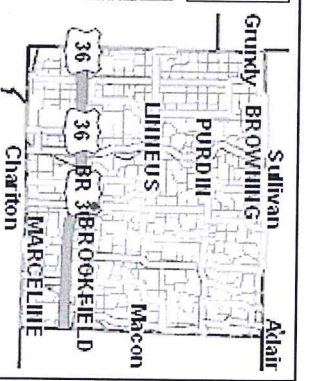
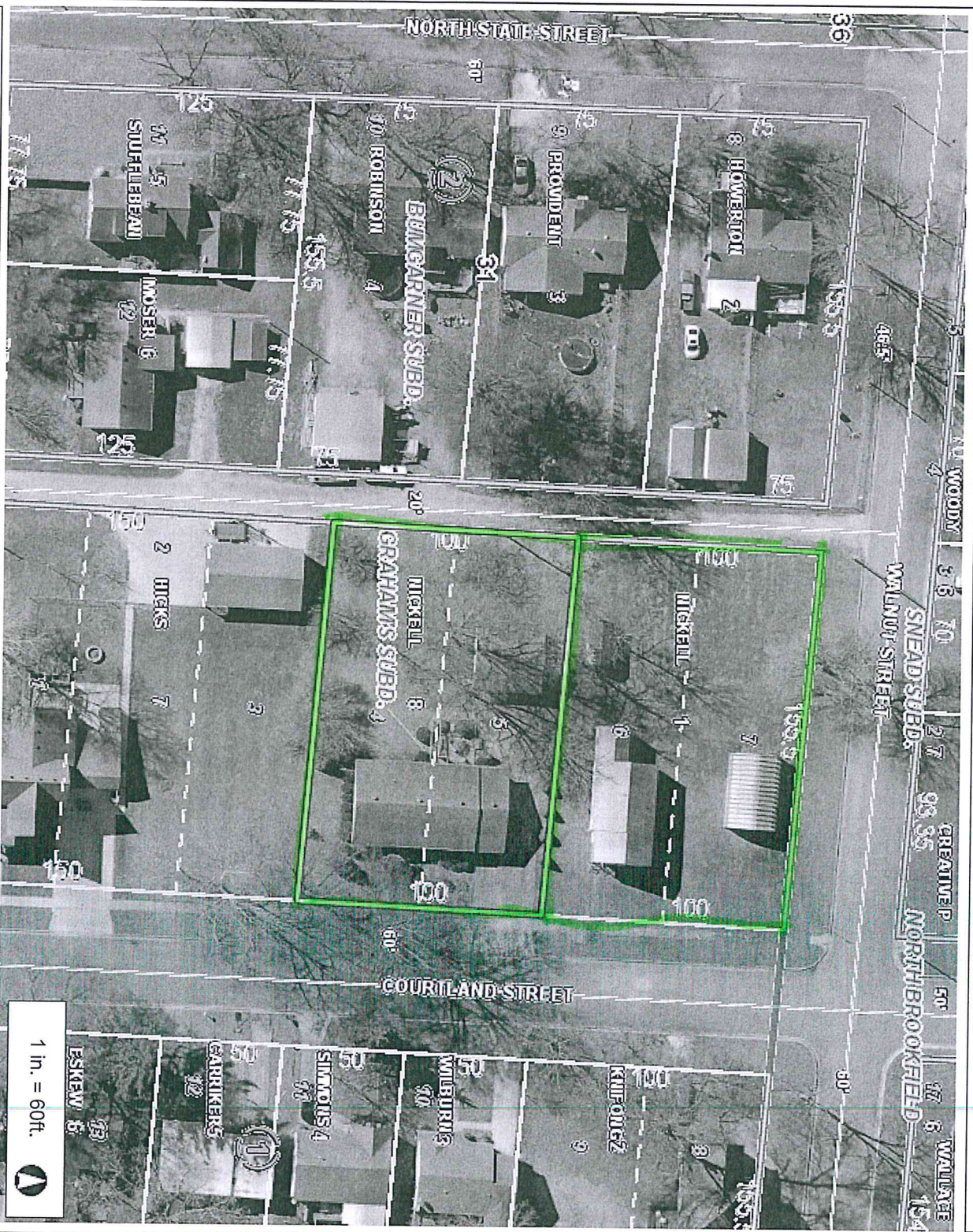


12-9-31-3-9-8 (11)

12-9-31-3-9-1 (TD)

Linn County, MO



Legend	
	Road
	Numbered State Highway
	Letter State Highway
	U.S. Highway
	<all other values>
	Railroad
	Parcel
	Parcel Number/Acres
	Owner Last Name
	Cemetery
	Corporate Limit
	Land Hook
	DASHED LAND HOOK
	SOLID LAND HOOK
	Original Lot
	Original Block
	Subdivision
	Easement
	Right-of-Way
	Stream
	Water Boundary
	Section
	County Boundary

119.7 0 59.83 119.7 Feet

1 in. = 60ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Invoice

Remit payment to:

Professional Land Title Corp
113 E Brooks St
Brookfield, MO 64628
660-258-3125

Billed to:

Enyeart Auction & Realty LLC
112 E Jackson St
Keytesville, MO 65261

Invoice number: 2025FAT-16836
Invoice date: June 19, 2025
Please pay before: June 19, 2025
Our file number: 2025FAT-16836

Property:

1211 Courtland St.
Brookfield, MO 64628
Linn County

Brief legal: Nickell, June Ann

DESCRIPTION	AMOUNT
Search & Exam Fee	0.00
Invoice total amount due:	\$ 0.00

We appreciate your business!



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

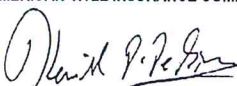
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, First American Title Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I - Requirements;
 - f. Schedule B, Part II - Exceptions; and

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Form 50201429 (2-6-23)





5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Professional Land Title Corp
Issuing Office: 113 E Brooks St, Brookfield, MO 64628
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 2025FAT-16836
Issuing Office File No.: 2025FAT-16836
Property Address: 1211 Courtland St., Brookfield, MO 64628

SCHEDULE A

1. Commitment Date: June 19, 2025 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (02/06/23)
Proposed Insured:
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (02/06/23)
Proposed Insured:
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Shirley J Ensor, James E Nickell and Gerald L Nickell, as joint tenants with right of survivorship and not as tenants in common
5. The Land is described as follows:

All of Lots Four (4), Five (5), Six (6) and Seven (7), in Block Two (2) of Graham's Sub-division of Lots Two (2), Three (3), Eighteen (18) and Nineteen (19) of North Brookfield, an Addition to the Town (now City) of Brookfield, Linn County, Missouri according to the recorded Plat thereof, and subject to easements and restrictions of record.

Authorized Countersignature

(This Schedule A valid only when Schedule B is attached)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Owner's Affidavit signed by owner and notarized
6. We require a Warranty Deed to be executed by Shirley J Ensor, James E Nickell and Gerald L Nickell, and spouses if married, to TBD and recordation of the same.
7. We require a copy of the death certificate(s) on behalf of Gale E Nickell a/k/a Gale L Nickell and June Ann Nickell for our records.

SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encumbrance, violation, variation or adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B

(Continued)

6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. The Lien of the Real Estate and General Taxes for the year 2025 and subsequent years
8. NOTE: 2024 County Real Estate Taxes are PAID in the base amount of:
P#12-9-31-3-9-8 \$1048.50 (Tract 1)
P#12-9-31-3-9-1 \$ 154.72 (Tract 2)
Linn County Collector
9. NOTE: 2024 City Real Estate Taxes are PAID in the base amount of:
P#12-9-31-3-9-8 \$249.91 (Tract 1)
P#12-9-31-3-9-1 \$ 36.87 (Tract 2)
City of Brookfield Collector
10. Any portion of the within described property used for Courtland Street right of way.
11. Any portion of the within described property used for Walnut Street right of way.
12. Any portion of the within described property used for Alley, located West of property, right of way.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



LINN COUNTY PAID TAX RECEIPT

2024 REAL ESTATE

Linn County Collector
 Courthouse
 P.O. Box 78
 Linneus, MO 64653-0078
 (660) 895-5410

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 43642.0
 PARCEL 12093100300900800
 TOTAL ASSESSED 16,739

(11)

NICKELL, GERALD, JAMES NICKELL
 JUNE ANN (BD)
 239 E CLARK ST
 BROOKFIELD, MO 64628-2205

PARCEL NO 12093100300900800
 LOCATION 1211 COURTLAND ST
 LEGAL DESCRIPTION
 1-58-19 LOTS 4 & 5 BLK 2 GRAHAMS SUB

Acres: 0.36 ASSESSED VALUATION

-T-R: 31-58-19 Residential 16,739

Total Assessed Value 16,739

ITEMIZATION OF TAX	
State	5.02
County	12.14
Brookfield Road & Br	64.61
Brookfield Township	16.19
Senate Bill 40	32.41
Ambulance District	14.76
Health Department	38.90
Brookfield R-3 Schoo	856.32
Senior Tax	8.15
TOTAL TAX	1,048.50

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) 895-5108

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
1/06/2024 - GERALD & JAMES NICKELL	CK - 9513 CK - 2216	129263	1,048.50	0.00	1,048.50

TOTAL PAID 1,048.50 0.00 1,048.50

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Linn County Collector

Linn 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.

LINN COUNTY PAID TAX RECEIPT

2024 REAL ESTATE

Linn County Collector
 Courthouse
 P.O. Box 78
 Linneus, MO 64653-0078
 (660) 895-5410



DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 43635.0
 PARCEL 12093100300900100
 TOTAL ASSESSED 2,470

NICKELL, GERALD, JAMES NICKELL
 NICKELL, JUNE ANN (BD)
 239 E CLARK ST
 BROOKFIELD, MO 64628-2205

PARCEL NO 12093100300900100
 LOCATION 1231 COURTLAND
 LEGAL DESCRIPTION
 1-58-19 LOTS 6 & 7 BLK 2 GRAHAMS SUB

Acres: 0.36 ASSESSED VALUATION

-T-R: 31-58-19 Residential 2,470

Total Assessed Value 2,470

ITEMIZATION OF TAX	
State	0.74
County	1.79
Brookfield Road & Br	9.53
Brookfield Township	2.39
Senate Bill 40	4.78
Ambulance District	2.18
Health Department	5.74
Brookfield R-3 School	126.36
Senior Tax	1.21
TOTAL TAX	154.72

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) 895-5108

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
1/06/2024 - GERALD & JAMES NICKE	CK - 9513 CK - 2216	129263	154.72	0.00	154.72

TOTAL PAID 154.72 NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT 0.00 154.72

Linn County Collector

Linn 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.

11

TAX RECEIPT

12-09-31-003-009-008.0

TAX ACCOUNT NO

RECEIPT NUMBER

2401577

2024 REAL ESTATE

AG 16,739
RES 16,739
COM 16,739

NOV 06 CHECKS PAYABLE TO
CITY OF BROOKFIELD
116 W. Brooks
Brookfield, MO 64628
(660) 258-3377

NON CLEARANCE CHECK MAKES THIS RECEIPT VOID
PAID ONLY WHEN PROPERLY RECEIVED

TAXES BECOME DELINQUENT JANUARY 1

Tax assessments are based on ownership of property
on January 1 of current year.
Questions about assessment and change of address?
Contact the County Assessor.

NICMELL, JUNE ANN (BD)
JUNE ANN (BD)
239 E CLARK ST
BROOKFIELD, MO 64628-2205
31-58-19 LOTS 4 & 5 BLK 2 GRAHAMS SUB

(660) 895-5387

ORIGINAL

	PENALTIES	JURISDICTION	AMOUNT
JAN.	5.00	GENERAL	140.17
FEB.	10.00	LIBRARY	61.00
MAR.	14.99	P A R K	32.49
APR.	19.99	PUB CEM	16.25
MAY	24.99		0.00
JUN.	29.99		
JUL.	34.99		
AUG.	39.99		
SEPT.	44.98		
OCT.	44.98		
NOV.	44.98		0.00
DEC.	44.98		0.00

TOTAL	249.91
PENALTY	
GRAND TOTAL	

✓

12-09-31-003-009-001.0

TAX ACCOUNT NO

RECEIPT NUMBER

2401576

TAX RECEIPT

2024 REAL ESTATE

Handwritten signature in a circle

AG 2,470
RES 2,470
CDM 2,470

PAID

NOV 06 2024

City of Brookfield

CHECKS PAYABLE TO
CITY OF BROOKFIELD
116 W. Brooks
Brookfield, MO 64628
(660) 258-3377

NICKELL, JUNE ANN (BD)

NICKELL, JUNE ANN (BD)

239 E CLARK ST

BROOKFIELD, MO 64628-2205

31-58-19 LOTS 6 & 7 BLK 2 GRAHAMS BUI (660) 895-5387

ORIGINAL

NON CLEARANCE OF CHECK MAKES THIS RECEIPT VOID
PAID ONLY WHEN PROPERLY RECEIVED

TAXES BECOME DELINQUENT JANUARY 1

Tax assessments are based on ownership of property
on January 1 of current year.
Questions about assessment and change of address?
Contact the County Assessor.

*PENALTIES	JURISDICTION	AMOUNT
JAN. 0.74	GENERAL	20.68
FEB. 1.47	LIBRARY	9.00
MAR. 2.21	P A R K	4.79
APR. 2.95	PUB CEM	2.40
MAY 3.69		0.00
JUN. 4.42		
JUL. 5.16		
AUG. 5.90		
SEPT. 6.64		
OCT. 6.64		
NOV. 6.64		0.00
DEC. 6.64		0.00

TOTAL	36.87
PENALTY	
GRAND TOTAL	

Handwritten mark

PROFESSIONAL LAND TITLE CORP

113 E Brooks St
Brookfield, MO 64628
660-258-3125

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Professional Land Title Corp.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer report agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you automatically when you interact with us; and (3) from other parties, including business parties and affiliates

How Do We Use Your Personal Information? We may use your personal information in a variety of including but not limited to providing the services you have requested, fulfilling your transactions, complying relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We do not sell your personal information or share personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information important to us. That is why we take all commercially reasonable steps to make sure your personal information protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long necessary in accordance with the purpose for which it was collected, our business needs, and our legal regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection storage, and disclosure of your personal information. You can learn more about your choices by visting <https://www.firstam.com/privacy-policy/>.



International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit <https://www.firstam.com/privacy-policy/>.

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.