

HIETT LAND TITLE, LLC

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TITLE SEARCH

File No. 21-55461

1. Effective dates: **to 09/07/2021**
2. **Fee Simple** interest in the land described in this current owner title search is owned at the effective date by:

JAMES R. WHITTLE AND TRISTA L. WHITTLE, HUSBAND AND WIFE

AS SET FORTH IN THE GENERAL WARRANTY DEED DATED MARCH 31, 2021 AND RECORDED IN BOOK 2021 AT PAGE 1163, IN THE DEED RECORDS OF TEXAS COUNTY, MISSOURI.

3. The land referred to in the current owner title search is described as follows:

LOCATED IN TEXAS COUNTY, MISSOURI, TO-WIT:

A part of the East Half of Lot 2 of the Northeast Quarter, and a part of the East one fourth of the East Half of Lot 1 of the Northeast Quarter of Section 2, and a part of the West Half of Lots 1 and 2 of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of Section 1, all in Township 28 North, Range 12 West described as follows: Commencing at the Southwest corner of the East Half of Lot 2 of the Northeast Quarter of said Section 2 for the true place of beginning; thence S 88°42'39" E 990.14 feet; thence S 01°04'24" W 557.34 feet to an existing fence line, as located February, 2021; thence N 88°44'31" E 637.76 feet, and S 00°59'34" W 719.40 feet, and S 20°47'47" W 49.55 feet, and S 00°57'04" W 19.38 feet, and N 86°08'38" E 88.88 feet, and S 85°19'38" E 335.97 feet, and S 81°43'24" E 144.86 feet, all along said Existing fence line; thence South 712.21 feet to the Northerly right of way line of Business Missouri Highway No. 60; thence N 69°37'16" E 251.49 feet, and N 63°46'48" E 46.81 feet, all along said Northerly right of way line to an existing fence line, as located February, 2021; thence N 10°00'07" W 547.44 feet, and N 03°00'27" W 19.02 feet, and N 00°43'38" E 1429.99 feet, and N 00°23'05" E 792.70 feet, all along said fence line to the Southerly right of way line of Missouri Highway No. 60; thence S 86°38'38" W 500.16 feet, and N 85°19'24" W 500.89 feet, and N 89°21'04" W 1199.62 feet, and N 89°22'28" W 145.09 feet, all along said Southerly right of way line to the West

line of said East Half of Lot 2 of the Northeast Quarter of Section 2; thence S 01°05'52" W 810.85 feet along said West line to the true place of beginning. Subject to all easements of record. Description as per Survey C-9194-R made by Carmack Surveying, Inc. PLS-002290.

Subject to the reservation of an easement for a water line, along with the right to use, maintain, repair and replace said water line described as being:

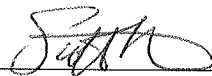
Description of an eight foot wide water line easement:

A part of the West Half of Lot 1 of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 28 North, Range 12 West of the 5th P.M., described as follows: Commencing at the Southwest corner of the East Half of Lot 2 of the Northeast Quarter of Section 2, Township 28 North, Range 12 West of the 5th P.M.; thence S 88°42'39" E 990.14 feet along the South line of said East Half of Lot 2 of the Northeast Quarter; thence S 01°04'24" W 557.34 feet to an existing fence line, as located February, 2021; thence N 88°44'31" E 637.76 feet, and S 00°59'34" W 719.40 feet, and S 20°47'47" W 49.55 feet, and S 00°57'04" W 11.35 feet, all along said existing fence line for the true place of beginning; thence continuing S 00°57'04" W 8.03 feet, and N 86°08'38" E 88.88 feet, and S 85°19'38" E 335.97 feet, and S 81°43'24" E 144.86 feet, all along said existing fence line; thence North 8.08 feet; thence N 81°43'24" W 143.95 feet; thence N 85°19'38" W 336.82 feet; thence S 86°08'38" W 88.81 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-9194-R made by Carmack Surveying, Inc. PLS-002290.

Countersigned

Hiett Land Title, LLC

By:



Scott Stillwell

Title Search

THIS TITLE SEARCH AND HAS BEEN ISSUED AS A REPORT AS TO THE STATUS OF TITLE **AS OF 09/07/2021** AND AS SUCH SHOULD NOT BE RELIED UPON FOR A REAL ESTATE TRANSACTION. THIS IS NOT AN ABSTRACT OR OPINION OF TITLE NOR IS IT A COMMITMENT TO INSURE TITLE. THIS TITLE SEARCH IS FURNISHED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES WHEN ACQUIRING OR CONVEYING AN INTEREST IN THE LAND. IT MAY NOT BE RELIED UPON AS A COMMITMENT TO INSURE TITLE TO THE LAND IDENTIFIED HEREIN. LIABILITY FOR THIS COMMITMENT IS LIMITED TO THE PRICE PAID FOR THIS COMMITMENT.

IF A COMMITMENT FOR TITLE INSURANCE IS DESIRED, THE IDENTITY OF THE ENTITIES TO BE INSURED AND POLICY AMOUNTS MUST BE DISCLOSED TO THIS COMPANY AND THIS COMPANY WILL ISSUE A COMMITMENT FOR TITLE INSURANCE DISCLOSING ALL REQUIREMENTS FOR ISSUANCE OF THE POLICY AS WELL AS ANY ADDITIONAL EXCEPTIONS WHICH MAY BE TAKEN.

MATTERS FOUND OF RECORD AS OF 09/07/2021 THAT AFFECT SUBJECT PROPERTY:

1. SUBJECT TO A CONVEYANCE OF RIGHT OF WAY TO THE STATE OF MISSOURI, DATED DECEMBER 17, 1924 AND RECORDED IN BOOK 141 AT PAGE 178, OF THE DEED RECORDS OF TEXAS COUNTY, MISSOURI.
2. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY DATED MARCH 20, 1961 AND RECORDED IN BOOK 285 AT PAGE 408, TEXAS COUNTY RECORDS.
3. SUBJECT TO THE CONVEYANCE FOR STATE HIGHWAY PURPOSES TO THE STATE OF MISSOURI ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI, DATED JULY 12, 1973 AND RECORDED IN BOOK 359 AT PAGE 472, OF THE DEED RECORDS OF TEXAS COUNTY, MISSOURI.
4. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE EASEMENT TO CENTRAL TELEPHONE COMPANY DATED JUNE 2, 1977 AND RECORDED IN BOOK 385 AT PAGE 377, TEXAS COUNTY RECORDS.
5. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE ELECTRIC TRANSMISSION LINE EASEMENT IN FAVOR OF SHO-ME POWER CORPORATION DATED APRIL 6, 1978 AND RECORDED IN BOOK 391 AT PAGE 366, TEXAS COUNTY RECORDS.
6. SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE ELECTRIC TRANSMISSION LINE EASEMENT IN FAVOR OF SHO-ME POWER CORPORATION DATED MAY 30, 1978 AND RECORDED IN BOOK 391 AT PAGE 570, TEXAS COUNTY RECORDS.
7. SUBJECT TO SURVEY PROJECT NO. C-9194-R, DATED MARCH 1, 2021, MADE BY CARMACK SURVEYING, INC. SUBJECT TO ANY CLAIM THAT MAY ARISE DUE TO THE ENCROACHMENT OF THE FENCE LINE AS SHOWN ON SAID SURVEY ALSO

SUBJECT TO THE RESERVATION OF THE WATER LINE EASEMENT AS SHOWN ON SAID SURVEY.

8. SUBJECT TO THE TERMS AND CONDITIONS OF THE RESERVATION OF AN EASEMENT FOR A WATER LINE, ALONG WITH THE RIGHT TO USE, MAINTAIN, REPAIR AND REPLACE SAID WATER LINE AS SET FORTH IN THE GENERAL WARRANTY DEED DATED MARCH 31, 2021, AND RECORDED IN BOOK 2021 AT PAGE 1163, OF THE DEED RECORDS OF TEXAS COUNTY, MISSOURI.

The following Judgments, Liens, or Pending Court Cases are showing of record:

1. Deed of Trust from JAMES R. WHITTLE and TRISTA L. WHITTLE, HUSBAND AND WIFE, to SPENTRUST-MISSOURI, INC, Trustee for LEGACY BANK AND TRUST, dated March 31, 2021, filed for record on March 31, 2021 in Book 2021, Page 1164, in the principal sum of \$250,000.00.

---End of Report---