

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

Issuing Agent: Audrain County Title Company
Issuing Office: 120 N Jefferson St., Mexico, MO 65265
Issuing Office's ALTA® Registry ID: 0001626
Loan ID Number:
Commitment Number: 22-36013
Issuing Office File Number: 22-36013
Property Address: 2032 Audrain Road 9391 ., Mexico, MO 65265
Revision Number:

SCHEDULE A

1. Commitment Date: October 19, 2022 at 8:00 A.M.

2. Policy to be issued:

(a) ~~2021 ALTA® Owner's Policy~~

Proposed Insured: REPORT FOR INFORMATIONAL PURPOSES ONLY

Proposed Amount of Insurance: \$

The estate or interest to be insured:

(b) ~~2021 ALTA® Loan Policy~~

Proposed Insured:

Proposed Amount of Insurance \$

The estate or interest to be insured:

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:

JOHN E. HEMPHILL (subject to the administrative authority of Marinelle Sheeley, his guardian and conservator, under Estate No. 20AU-PR00031 in the Probate Division of the Circuit Court of Audrain County, Missouri) and KARI A. CLARK

5. The Land is described as follows:

Tract 2 of survey recorded in Book 300, at Page 614 of the Deed Records of Audrain County, Missouri, being part of the North Half of the Northeast Quarter of Section 12, Township 52 North, Range 10 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Agents National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule A
Adopted 07-30-2021



Issued by: Agents National Title Insurance Company

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File Number: 22-36013

Page 1 of 1



ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART I

Requirements

ISSUED BY

Agents National Title Insurance Company

File No.: 22-36013

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.

NOTE: The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, the Title Company assumes no liability as to the accuracy or completeness of such information.

The Title Company shall have no liability for this report unless the invoice for this report is paid in full within 30 days of the invoice date.

The Title Company's liability for this report is limited to the amount paid for the same. There is no liability assumed for items not indexed properly in the public records or other data bases on which the Title Company relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

This report is prepared by the Title Company as an accommodation and does not represent a Commitment to insure title or an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.

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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule B I
Adopted 07-30-2021



Issued by: Agents National Title Insurance Company

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ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART II

Exceptions

ISSUED BY

Agents National Title Insurance Company

Exceptions

File No.: 22-36013

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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Real estate taxes or special assessments for the year(s) 2022, that are not yet due or payable.
(Parcel No. 09-04968.001; taxes for 2021 were \$1,147.34, and include a manufactured home)
8. General and Special Taxes for the year 2022 and subsequent years.
9. Title to that portion of the premises in question lying within the bounds of Audrain Roads 389 and 9391.
10. Rights of riparian owners and the public in and to the free and unobstructed flow of any river, creek or channel which abuts or flows through the Land, without diminution or pollution.
11. The consequence of any past or future change in the location of Young's Creek which forms a portion of the boundary of the subject land, or any dispute arising over the location of the old bed of Young's Creek or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.
12. The land described in this report does not include any mobile or manufactured home located thereon.
13. Driveway and utility easement as shown on survey recorded in Book 300, at Page 614 of the Deed Records of Audrain County, Missouri. (copy attached)

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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule B II

Adopted 07-30-2021

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Page 1 of 2



ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART II

Exceptions

ISSUED BY

Agents National Title Insurance Company

Exceptions

14. Terms and provisions of driveway and utility easement granted in instrument recorded as Document No. 2019DR002240 of the Deed Records of Audrain County, Missouri, and as contained in instrument recorded as Document No. 2022DR002183 of said Deed Records. (copies attached)
15. Reservation of non-exclusive permanent easement for use of the water well and water line for the purposes of providing water to the Land from the water well located on the tract adjacent on the West shown as Tract 2 of survey recorded in Book 300, at Page 614 of the Deed Records of Audrain County, Missouri, as set forth in instrument recorded as Document No. 2019DR002241 of the Deed Records of Audrain County, Missouri. (copies attached)
16. Right of First Refusal as set forth in instruments recorded as Document No. 2019DR002240 and Document No. 2022DR002183 of the Deed Records of Audrain County, Missouri. (copies attached)

NOTE: Judgment entered February 13, 2014 against John Hemphill, Defendant, in favor of Midland Funding LLC in Case No. 13AU-AC00367 in the Associate Division, Division II, of the Circuit Court of Audrain County, Missouri. This judgment appears in Division II and will not be a lien on the Land until transcribed to Division I of said Court.

NOTE: Subject premises are located within the Little Dixie Fire Protection District of Audrain County, Missouri.

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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule B II
Adopted 07-30-2021



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File Number: 22-36013

Page 2 of 2



Audrain County Title Company
120 N. Jefferson St.
Mexico, MO 65265



Invoice

Date	Invoice #
10/26/2022	93146
Order No.	36013

Bill To:

Kari Clark
1008 Schulte Road
St. Louis, MO 63146

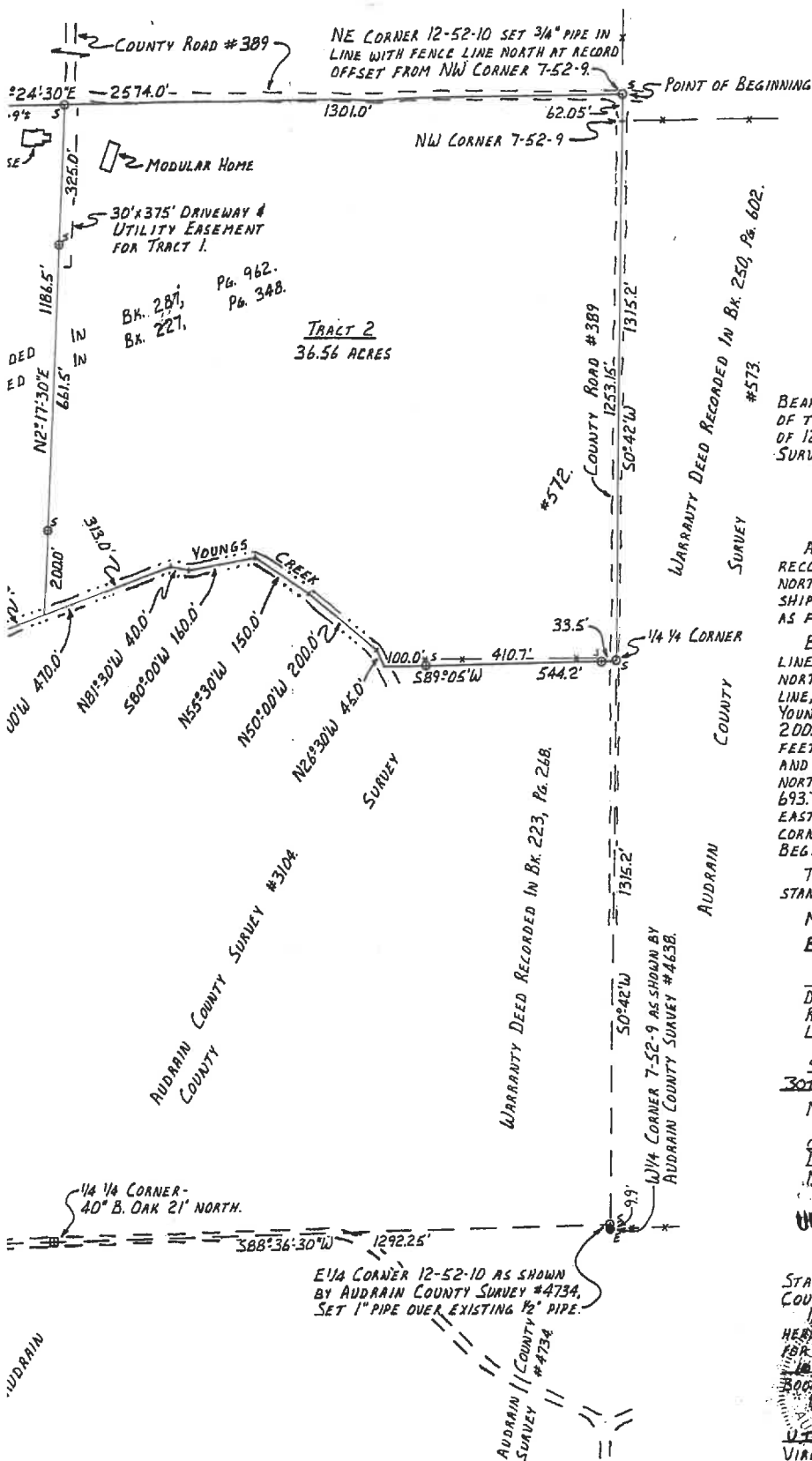
Contact info:

Office (573)-581-5136

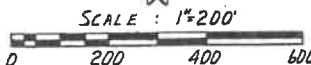
E-mail: ACTC@AudrainCountyTitle.com

Thank you for asking Audrain County Title Co. to provide the services requested. The Total Amount Due is shown at the end of this Invoice. If you believe there is an error, Please call 573-581-5136 for any necessary correction PRIOR to closing.

Description	Amount
Hemphill - Clark 2032 Audrain Road 9391, Mexico PT N 1/2 NE, Tract 2, Survey 300.614, 12-52-10, Audrain County, MO Informational Report	200.00
<div>Update fee within 180 days is \$35</div>	
	Total \$200.00



- LEGEND
- | | |
|-----|--------------------|
| E | EXISTING |
| S | SET W/ CAP LS-2012 |
| —●— | IRON PIPE |
| —●— | IRON PIN |
| —■— | STONE |
| —K— | FENCE |



BEARINGS ARE REFERENCED TO THE SOUTH LINE
OF THE EAST HALF OF THE NORTHEAST QUARTER
OF 12-52-10 AS SHOWN BY AUDRAIN COUNTY
SURVEY # 4734.

A SURVEY FOR
BRAD SCHAPER HEMPHILL
JUNE 21, 1999

A SURVEY OF A TRACT OF LAND DESCRIBED BY A QUIT CLAIM DEED
RECORDED IN BOOK 287, PAGE 962; BEING ALL OF THE NORTH HALF OF THE
NORTHEAST QUARTER LYING NORTH OF YOUNGS CREEK IN SECTION 12, TOWN-
SHIP 52 NORTH, RANGE 10 WEST, AUDRAIN COUNTY, MISSOURI; DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 12-52-10; THENCE WITH THE EAST LINE OF 12-52-10, 50°42'W, 1315.2 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE WITH THE QUARTER-QUARTER LINE, S89°05'W, 544.2 FEET TO THE CENTER OF YOUNGS CREEK; THENCE WITH YOUNGS CREEK ON THE FOLLOWING COURSES: N26°30'W, 45.0 FEET; N50°00'W, 200.0 FEET; N55°30'W, 150.0 FEET; S80°00'W, 160.0 FEET; N81°30'W, 40.0 FEET; S70°00'W, 470.0 FEET; N81°30'W, 170.0 FEET; S82°00'W, 105.0 FEET; AND S52°17'W, 168.55 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE WITH THE QUARTER-QUARTER LINE, S89°05'W, 693.7 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER; THENCE N0°54'30"E, 1329.9 FEET TO THE NORTH QUARTER CORNER OF 12-52-10; THENCE N81°24'30"E, 2574.0 TO THE POINT OF BEGINNING AND CONTAINING 73.66 ACRES.

THIS SURVEY MEETS THE URBAN ACCURACY STANDARDS OF THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF MISSOURI.

MONUMENTS ARE LOCATED AS SHOWN.

BORMANN SURVEYING

Donald E Bormann
DONALD E. BORMANN
REGISTERED LAND SURVEYOR
LS-2012

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, THIS
30TH DAY OF JUNE, 1999.

MY COMMISSION EXPIRES MARCH 18, 2002.

Linda S. Bormann
LINDA S. BORMANN
NOTARY PUBLIC

tb2889

600 0300 PAGE 614

STATE OF MISSOURI)
COUNTY OF AUDRAIN) ss DOCUMENT No. 2889
I, THE UNDERSIGNED RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED
FOR RECORD IN MY OFFICE ON THE 30th DAY OF June, 1999 AT
10 O'CLOCK AND 00 MINUTES A.M. AND IS TRULY RECORDED IN
BOOK 200 PAGE 614
I HEREBY SET MY HAND AND SEAL ON THE DAY AND YEAR AFORESAID.

VIRGINIA PEHLE
VIRGINIA PEHLE
RECORDER OF DEEDS

By: CLAIRE LOWRY
DEPUTY

WARRANTY DEED RECORDED IN Bk. 286, Pg. 81.

IN

1273.0'

N 1/4 CORNER 12-52-10 SET 1" PIPE BY DISTANCE-DISTANCE INTERSECTION USING AUDRAIN COUNTY SURVEY #1921 & 1950.

WELL HOUSE

FRAME HOUSE

PG. 81.

N 89° 24' 30" E - 2574.0' -

1301.0'

62.05'

NW CORNER 7-52-9

POINT OF BEG.

MODULAR HOME

30' x 375' DRIVEWAY & UTILITY EASEMENT FOR TRACT 1.

PG. 962. PG. 348.

BK. 287, BK. 227.

TRACT 1 37.10 ACRES

QUIT CLAIM DEED RECORDED

DEED

TRACT 2 36.56 ACRES

1184.5'

IN

IN

N 2° 17' 30" E - 661.5'

325.0'

1570.0'

2000.0'

313.0'

YOUNG'S CREEK

570° 00' W 470.0'

N 81° 30' W 40.0'

S 80° 00' W 160.0'

N 53° 30' W 150.0'

N 50° 00' W 200.0'

N 28° 30' W 46.0'

100.0'

S 89° 05' W - 410.7'

544.2'

33.5'

1/4 CORNER

1/4 CORNER

1329.9'

N 0° 54' 30" E

573.7'

693.7'

S 52° 17' W 168.55'

S 92° 00' W 105.0'

N 81° 30' W 170.0'

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N 81° 30' W 40.0



IN THE 12TH JUDICIAL CIRCUIT, AUDRAIN COUNTY, MISSOURI

Judge or Division:
PROBATE

Case Number: 20AU-PR00031

In the Estate of JOHN EUGENE HEMPHILL, an Incapacitated and Disabled Person.

(Date File Stamp)

**Letters of Guardianship of an Incapacitated Person
and Conservatorship of a Disabled Person**

On JANUARY 6, 2021, MARINELLE SHEELEY was appointed and has qualified as guardian of the person and conservator of the estate of JOHN EUGENE HEMPHILL, an incapacitated and disabled person.

The above-named guardian and conservator is authorized and empowered to perform the duties of guardian and to perform the duties of conservator as provided by law, under the supervision of the court, having the care and custody of the person and estate of the above-named incapacitated and disabled person.

☐ If co-guardians and co-conservators were appointed, the co-guardians and co-conservators shall act
☐ jointly or ☐ independently.

☐ Incapacitated person has the capacity to retain the right to: ☐ vote ☐ drive a motor vehicle ☐ marry.

I, Clerk of the Probate Division of the Circuit Court of Audrain County, Missouri, have signed these Letters and affixed the seal of the court on JANUARY 6, 2021.




Clerk

Annual Settlement and Annual Status Report due yearly on JANUARY 25.



Certificate

I, Clerk of the Probate Division, certify that the foregoing Letters, now in full force and effect, is a true copy from the record as it appears in my office.

Witness my hand and seal of court on: _____ (date).

Clerk

IN THE CIRCUIT COURT OF AUDRAIN COUNTY, MISSOURI
ASSOCIATE CIRCUIT JUDGE DIVISION

FILED

FEB 13 2014

AUDRAIN CO. CIRCUIT COURT
MEXICO, MO.

MIDLAND FUNDING LLC

Plaintiff

vs.

JOHN HEMPHILL

Defendant

Case No. 13AU-AC00367

Division

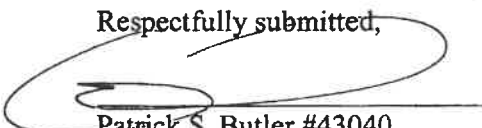
JUDGMENT ENTRY

NOW ON this 13th day of February, 2014, the above-styled cause comes before this court for hearing on Plaintiff's Motion for Summary Judgment. Plaintiff appears by Pech, Hughes & McDonald, P.C. Defendant(s) JOHN HEMPHILL; , although duly summoned: (☒) appears not; () appears. Upon the evidence and pleadings presented, this Court finds there is no genuine issue as to any material fact, and plaintiff is entitled to judgment as a matter of law. This court enters judgment in favor of Plaintiff and against Defendant as follows:

PRINCIPAL: \$832.66
INTEREST: \$.00
TOTAL: \$832.66 plus court costs

Said judgment shall bear interest at the rate of 0% per annum.

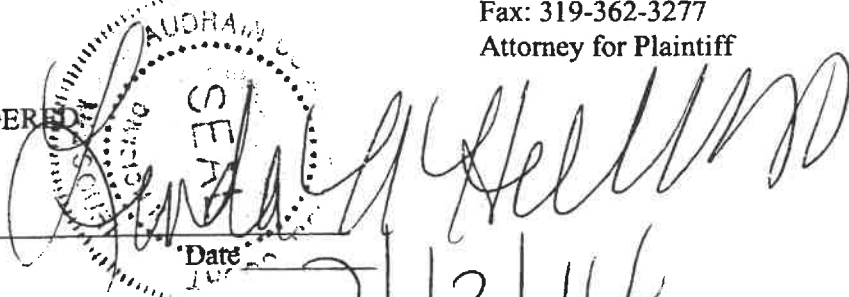
Respectfully submitted,


Patrick S. Butler #43040
Anthony F. Porto III #53469
Erin J. Kooiker #61813
Christopher E. Pech #64403
Piper Lori Hughes #64401
Bruce W. DeGroot #42004
Pech, Hughes & McDonald, P.C.
PO Box 2165
Cedar Rapids, IA 52406
Tel: 319-362-3000
Tel: 866-795-6375
Fax: 319-362-3277
Attorney for Plaintiff

SO ORDERED

Judge

Date


2/13/14



14190

GENERAL WARRANTY DEED
(INDIVIDUAL)

BOOK 227 PAGE 348

This Deed, Made and entered into this 28th day of February, 1976, by and between

WENDELL C. DINGMAN and DOROTHY M. DINGMAN, husband and wife

of the County of Audrain State of Missouri party or parties of the first part, and

BRAD S. HEMPHILL and MARINELLE HEMPHILL, husband and wife, as tenants
by the entirety and not as tenants in common,

of the County of Audrain State of Missouri party or parties of the second part.

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents *GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM* unto the said party or parties of the second part, the following described Real Estate, situated in the County of Audrain and State of Missouri, to-wit:

All that part of the North half of the Northeast quarter of Section 12, Township 52 North, Range 10 West by the Fifth Principle Meridian that lies North and East of Youngs Creek. Containing 79 acres, more or less.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors and administrators of such party or parties, shall and will *WARRANT AND DEFEND* the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1976 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.



WENDELL C. DINGMAN



DOROTHY M. DINGMAN

STATE OF MISSOURI

ss. On this 28th day of February, 1976, before me personally appeared County of Audrain WENDELL C. DINGMAN and DOROTHY M. DINGMAN, husband and wife to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of Audrain and State aforesaid, the day and year first above written.

My term expires June 25, 1978



Orma E. Mackey

Notary Public

GENERAL WARRANTY DEED

(Individual)

FROM

TO

RECORDER'S INFORMATION

State of Missouri, County of Audrain, ss.

Filed for record at 4 o'clock 07 min.

P. M. Recorded in book 227 page 348

(SEAL)

March 1, 1976

Witness my hand and seal of office

Kathy Botkins, Recorder

Kathy Botkins

By _____ Deputy.



QUIT-CLAIM DEED

THIS INDENTURE, Made on the 26th day of March, 1996, by and between MARINELLE HEMPHILL, party of the First Part, and BRAD SCHAPER HEMPHILL, party of the Second Part: (First Grantee's mailing address is Route 2, Box 132, Mexico, Missouri 65265).

WITNESSETH, That the said party of the First Part in consideration of the sum of one dollar and other valuable considerations paid by the said party of the Second Part, the receipt of which is hereby acknowledged, does or do by these presents, Remise, Release and forever Quit Claim, unto the said party of the Second Part, the following described real estate, lying, being and situate in the County of Audrain and State of Missouri, to-wit:

All that part of the North Half (N ½) of the Northeast Quarter (NE 1/4) of Section 12, Township 52 North, Range 10 West of the Fifth Principal Meridian that lies North (N) and East (E) of Youngs Creek, containing 79 acres, more or less.

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and appurtenances thereto belonging, unto the said party of the Second Part, and his heirs and assigns, FOREVER; so that neither the said party of the First Part, nor her heirs, nor any other person or persons for her or in her name or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, The said party of the First Part has hereunto set her hand the day and year first above written.

Marinelle Hemphill
MARINELLE HEMPHILL

STATE OF MISSOURI)
) ss.
COUNTY OF AUDRAIN)

On this 26th day of March, 1996, before me personally appeared MARINELLE HEMPHILL to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Mexico, Audrain County, Missouri, the day and year first above written.

My commission expires: 3/26/99

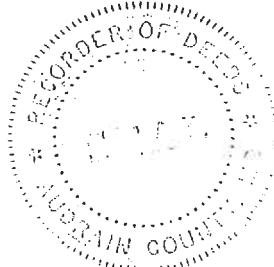
Penny J. Umstatt
Notary Public
Audrain County, Missouri
My Commission Expires:
March 26, 1999

Penny J. Umstatt-Corpe
Penny J. Umstatt-Corpe Notary Public

STATE OF MISSOURI
COUNTY OF AUDRAIN)

I, Virginia Pehle, Recorder of said County, do hereby certify that the within instrument of writing was at 10 o'clock and 47 Minutes AM, on the 19th day of April, 1996, duly filed for record in my office, and is recorded in the records of this office, in Book 287, at page 962.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Mexico, Audrain County, Missouri, this 19th day of April, 1996.



Virginia Pehle

Recorder

Claire Lowry
Claire Lowry Deputy

2022DR001292

JANIS DEIMEKE, RECORDER OF DEEDS
AUDRAIN COUNTY, STATE OF MISSOURI
RECORDED ON: 05/26/2022 01:19:31 PM

FEES: 33.00

RECORDED BY: JANIS DEIMEKE



Title of Document: Judgment Determining Heirship

Date of Document: May 23, 2022

Grantor: Brad Schaper Hemphill

Grantor's Address: N/A

Grantee: John E. Hemphill and Karla A. Clark as tenants in common

Grantee's Address: 6275 E. Locust Grove Dr., Columbia, MO 65202

Full Legal Description:

Tract 2 of survey recorded in Book 300, at Page 614 of the Deed Records of Audrain County, Missouri, being part of the North Half of the Northeast Quarter of Section 12, Township 52 North, Range 10 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

This cover page is attached solely for the purpose of complying with the requirements of §§59.310.2; 59.313.2 RSMo. In the event of a conflict between the cover page and the attached document, the attached document shall prevail and control.

IN THE CIRCUIT COURT OF AUDRAIN COUNTY, MISSOURI
PROBATE DIVISION

JOHN E. HEMPHILL,
by and through his Guardian and
Conservator Marinelle Sheeley

PETITIONER,

V.

KARI A. CLARK,

RESPONDENT.

CASE NO.: 22AU-PR00035

JUDGMENT DETERMINING HEIRSHIP

NOW On this 23rd day of May, 2022, the Petition of John E. Hemphill, by and through his guardian and conservator Marinelle Sheeley, for the determination of the heirs of BRAD SCHAPER. HEMPHILL, deceased, comes on for hearing, the petitioner appearing by counsel and the respondent appearing in persona and without counsel

The Court finds that notice of the time and place of hearing has been given as provided by law and proof thereof duly filed. Thereupon, the cause is submitted, by verified petition and without objection from Respondent. Being duly advised, the Court makes the following findings:

1. That the matters and facts stated in said petition are true.
2. That Brad Schaper Hemphill, deceased, died on February 15, 2012; that more than one year has elapsed since death; that administration was commenced and a will produced, but was terminated by this Court without final settlement or final order of distribution;
3. That Decedent, at the time of his death, owned the property listed in the Amended Inventory in estate no. 12AU-PR00024, all of which was distributed except for the following described property located and situated in this state, having the net value hereinafter stated, to-wit:

ITEM DESCRIPTION	VALUE
36.56 Acres, more fully described as Tract 2 in Exhibit A attached to the Petition and incorporated herein by reference	\$50,000.00
2004 Dodge van, VIN: 2D4GP44L242R601690	\$6,000.00

4. The names, relationship to decedent and residence addresses of the surviving spouse and heirs; their birth dates, if minors; with any of said persons whom Applicant has reason to believe are mentally incapacitated, being so designated, and if known, the names and addresses of the Conservators of any of said persons who are minors or disabled, are as follows:

NAME AND ADDRESS	RELATIONSHIP OR ARTICLE OF WILL	INTEREST CLAIMED
John E. Hemphill 6275 E. Locust Grove Dr. Columbia, MO 65202	Son of Brad S. Hemphill	50%
Kari A. Clark 2008 Schulte Rd. St. Louis, MO 63146	Daughter of Brad S. Hemphill	50%
Marinelle Sheeley 6275 E. Locust Grove Dr. Columbia, MO 65202	Guardian and conservator of John E. Hemphill 20AU-PR00031	0%

5. That decedent was survived by no spouse, by no child or children, natural born or adopted, by no descendants of any deceased child, natural born or adopted, except the persons named above.

6. That petitioner claims and has an interest in the property above described owned by decedent, at the time of death as an heir of said decedent and is authorized to prosecute said petition.

7. Said petitioner is entitled to the relief prayed for in said petition. It is, therefore,

ORDERED, ADJUDGED, and DECREED, that the said BRAD SCHAPER HEMPHILL, deceased, was survived by and left as sole and only heirs the following persons, whose names, relation to said decedent and respective interests in the property above described owned by said decedent at the time of death as aforesaid are as follows:

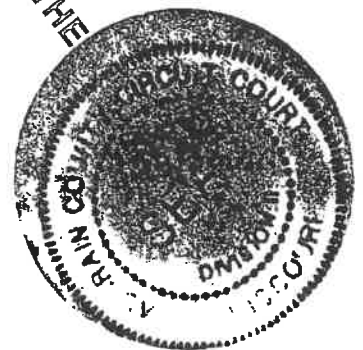
NAME AND ADDRESS	RELATIONSHIP OR ARTICLE OF WILL	INTEREST IN PROPERTY
John E. Hemphill 6275 E. Locust Grove Dr. Columbia, MO 65202	Son of Brad S. Hemphill	50%
Kari A. Clark 2008 Schulte Rd. St. Louis, MO 63146	Daughter of Brad S. Hemphill	50%
Marinelle Sheeley 6275 E. Locust Grove Dr. Columbia, MO 65202	Guardian and conservator of John E. Hemphill 20AU-PR00031	0%

and that, subject to any lawful disposition thereof heretofore made by any of such heirs, said property above described shall be and is hereby assigned to and vested in such above-named heirs to the extent of the respective interest therein herein above assigned to them and each of them.

DATE

5/23/22

LINDA R. HAMLET, Judge



**QUIT-CLAIM DEED**

THIS INDENTURE, made on the 15 day of December, 2020, by and between **LISA L. SEALE**, formerly known as **LISA L. HEMPHILL**, a single person, hereinafter referred to as Grantor, and **JOHN E. HEMPHILL**, a single person, hereinafter referred to as Grantee. (The mailing address of the Grantee is 6275 E. Locust Grove Dr., Columbia, MO 65202..)

WITNESSETH, That the said Grantor in consideration of the sum of one dollar and other valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents, Remise, Release and forever Quit Claim, unto the said Grantee, the following described real estate, lying, being and situate in the County of Audrain and State of Missouri, to-wit:

That tract of land described on Exhibit A attached hereto.

This instrument was prepared by Brett, Erdel, Owings, Tanzey & Newton, P.C., 100 North Jefferson, Mexico, Missouri, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify to the accuracy of it.

TO HAVE AND TO HOLD the same with all the rights and immunities, privileges and appurtenances thereto belonging unto the said Grantee, and his heirs and assigns, FOREVER; so that neither the said Grantor, nor her heirs and assigns, nor any other person or persons for them or in their name--or behalf, shall or will hereafter claim or demand any right or title to the aforesaid premises or any part thereof but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, The said Grantor has hereunto set her hand the day and year first above written.


LISA L. SEALE

LICENSED TITLE
STATE OF MISSOURI)
COUNTY OF Audrain) ss.

On this 15th day of December, 2020, before me, a Notary Public in and for said County and State, personally appeared **LISA L. SEALE**, who further declared herself to be single and unmarried, to me known to be the person described in and who executed the foregoing instrument and acknowledge that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in said County and State the day and year first above written.



Rhiannon Winn

Notary Public

EXHIBIT A

Tract 2 of survey recorded in Book 300, at Page 614 of the Deed Records of Audrain County, Missouri, being part of the North Half of the Northeast Quarter of Section 12, Township 52 North, Range 10 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

LICENSED TO AUDRAIN COUNTY TITLE AND NOT FOR SUBLICENSE, RELICENSE, OR ANY OTHER TRANSFER

2019DR002240

JANIS DEIMEKE, RECORDER OF DEEDS
AUDRAIN COUNTY, STATE OF MISSOURI
RECORDED ON: 11/13/2019 10:32:50 AM

FEES: 72.00

RECORDED BY: TERESA ALLEN



LICENSED TO AUDRAIN COUNTY TITLE AND NOT FOR PUBLIC USE
NOT FOR ANY OTHER TRANSFER

GRANTOR: BRAD S. HEMPHILL

GRANTEE: KENNY W. ZASTROW, BRAD E. ZASTROW and STEVE E. ZASTROW

DATE: December 13, 1999

TITLE OF DOCUMENT: GENERAL WARRANTY DEED

LEGAL DESCRIPTION:

A 37.10 acre tract of land shown as Tract 1 of a survey recorded in Book 300, Page 614 and located in the north half of the northeast quarter of section 12, township 52 north, range 10 west, Audrain County, Missouri. Also granting to the Grantees a driveway and utility easement over the west 30 feet of the north 375 feet of Tract 2, said easement shown on said survey. Said driveway and utility easement is for use at all times and for all purposes with or without motor vehicles to and from said real estate, subject to an equal proportion between Grantor and Grantees of the expense of maintaining said driveway in repair.

Reserving a non-exclusive permanent easement for use of the water well and water line for the purpose of providing water to Tract 2 from the water well located on Tract I as shown in the above survey.

GENERAL WARRANTY DEED

LICENSED PUBLIC SALESMAN
THIS INDENTURE, Made the 13th day of December A.D. One Thousand Nine Hundred and Ninety-nine, by and between BRAD S. HEMPHILL, single and unmarried, of the County of Audrain and State of Missouri, Party of the First Part; and KENNY W. ZASTROW, BRAD E. ZASTROW, and STEVE E. ZASTROW, as joint tenants with right of survivorship, [Grantee's Address: 2099 Audrain County Road 9391, Mexico, Missouri (65265)], of the County of Audrain and State of Missouri, Parties of the Second Part.

WITNESSETH, That the said Party of the First Part, in consideration of the sum of Ten Dollars and other good and valuable consideration, to him paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM, unto the said Parties of the Second Part, their heirs and assigns, the following described lots, Tracts or Parcels of land lying, being and situate in the County of Audrain and State of Missouri, to-wit:

A 37.10 acre tract of land shown as Tract 1 of a survey recorded in Book 300, Page 614 and located in the north half of the northeast quarter of section 12, township 52 north, range 10 west, Audrain County, Missouri. Also granting to the Grantees a driveway and utility easement over the west 30 feet of the north 375 feet of Tract 2, said easement shown on said survey. Said driveway and utility easement is for use at all times and for all purposes with or without motor vehicles to and from said real estate, subject to an equal proportion between Grantor and Grantees of the expense of maintaining said driveway in repair.

Reserving a non-exclusive permanent easement for use of the water well and water line for the purpose of providing water to Tract 2 from the water well located on Tract 1 as shown in the above survey.

This document, including the legal description, was prepared by HAGAN, HAMLETT & MAXWELL, L.L.C., attorneys, based solely on information furnished by the parties or their agents and without title search or examination.

TO HAVE AND TO HOLD the premises, aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Parties of the Second part and unto their heirs and assigns FOREVER; the said First Party hereby covenanting that he is lawfully seized of an indefeasible Estate in Fee in the premises herein conveyed; that he has good right to convey the same; and that the said premises are free and clear of any encumbrance done or suffered by him or those under whom he claims; and that he will WARRANT AND DEFEND the title to the said premises unto the said Parties of the Second Part, and unto their heirs and assigns FOREVER, against the lawful claims and demands of all persons whomsoever, except as to taxes for the year 1999 and thereafter.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand the day and year first above written.

Brad S. Hemphill
BRAD S. HEMPHILL

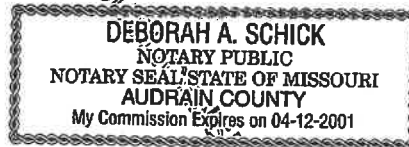
STATE OF MISSOURI)
(SS.
COUNTY OF AUDRAIN)

On this 13th day of December, 1999, before me personally appeared BRAD S. HEMPHILL, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the State and County aforesaid, the day and year first above written.

Deborah A. Schick
Notary Public

(SEAL)
My Commission Expires:



Some pages not included

CONTRACT FOR SALE OF REAL ESTATE

LICENSED TO AUDRAIN COUNTY TITLE AND NOT FOR PUBLIC USE, RE-USE, OR ANY OTHER TRANSFER

THIS CONTRACT AND AGREEMENT made and entered into this 17 day of ~~September~~ ^{October}, 1999, by and between BRAD S. HEMPHILL, a single person, hereinafter referred to as "Seller", and KENNY W. ZASTROW, a single person; BRAD E. ZASTROW, a single person; and STEVE E. ZASTROW, a single person, hereinafter referred to as "Buyer";

WITNESSETH: That:

Subject to the terms and conditions hereinafter provided, Seller agrees to sell and convey and Buyer agrees to purchase the real estate described on the attached Exhibit "A", hereinafter also referred to as Tract 1. Also included is the barn, machine shed, grain bin, pump house, deep well, and mobile home pad.

1. The total purchase price shall be the sum of \$50,000.00, payable as follows: Three Thousand Seven Hundred Fifty and no/100 Dollars (\$3,750.00), upon the execution of this agreement to be paid to Seller. The balance of Forty-six Thousand Two Hundred Fifty and no/100 Dollars (\$46,250.00) shall be payable in bi-monthly installments of Two Hundred Two and 15/100 Dollars (\$202.15) each. Such payments shall begin on October 1, 1999, and shall be payable on the 1st and 15th day of each month thereafter until the 15th day of September, 2019, at which time the full

hereunder. Failure to exercise any election available to Seller shall not constitute a waiver of the right to exercise such election at any other time. If Buyer, after such termination, fails to deliver full and complete possession of the property to Seller, and Seller has to bring legal action against Buyer, then Buyer agrees to pay all costs of any action including reasonable attorneys fees.

18. Buyer shall reimburse Seller the cost of the preparation of this contract by Hagan, Hamlett & Maxwell, LLC, and the costs for the preparation of the other documents called for by this contract. Any recording fees shall also be paid for by Buyer.

19. The parties agree that the real estate being purchased by Buyer (Tract 1) has a deep well on said property that also supplies water to Seller's real estate (Tract 2). Buyer agrees that Seller shall have water rights to said well and that this right to water from the well is intended to run with the land and is not personally to Seller. Buyer shall be responsible for all repairs necessary to ensure that Seller shall always have water, including all repairs to the pump house and pressure tank. However, Seller agrees to reimburse Buyer one-half the costs of any repairs that are strictly related to the pump. If a new pump is required, Buyer shall also reimburse Seller one-half the cost of a new pump, including one-half of all installation costs. As long as

Seller is in actual possession of said adjoining real estate (Tract 2), then Buyer agrees to pay for all electric costs associated with the operation of the well to provide Seller with water.

20. Both parties agree that there is a common driveway which is mainly located on Tract 2, and as shown in the survey recorded at Book 300 Page 614 in the Audrain Recorder of Deeds which serves both real estate. Said driveway and utility easement is marked on said survey as being 30 feet by 375 feet. Seller hereby grants to Buyer and his heirs and assigns the full and free right and liberty for Buyer, his tenants, servants, visitors, and licensees, in common with all other having the like right, at all times hereafter, to pass and repass along said common driveway, to pass and repass for all lawful purposes connected with the use and enjoyment of the real estate referred to as Tract 1. Said easement shall be referred to in said warranty deed. Seller and Buyer during the term of this contract and thereafter shall equally share the costs of maintaining said common driveway.

21. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,

understanding said dangers waives any right for inspection and releases Seller from any liability regarding any lead-based paint hazard.

22. Seller agrees to be responsible for providing for normal household trash pickup for the parties and for paying in full the costs of said trash pickup. This is personal between the parties and is not intended to run with the land.

23. The parties also agree that should Seller desire to sell the adjoining real estate, referred to as Tract 2 in the survey referred to in the legal description, Exhibit "A", that Buyer shall have the privilege of purchasing the same for the same price and terms for which Seller would be willing to sell to any other person; but if Buyer does not exercise the option to purchase within 30 days after receipt of notice in writing from Seller of Seller's desire to sell (and the proposed terms of sale), then this right of first refusal shall become null and void.

24. After completion of this sale to Seller, if Buyer desires to sell the real estate referred to in this contract, then Seller shall have the same privilege as referred to in the preceding paragraph of purchasing the same for the same price and terms for which Buyer would be willing to sell to any other person.

and under all other terms as set out in the preceding paragraph shall also apply to Seller's right of first refusal.

25. Seller represents to Buyer that Seller has no knowledge of the existence of any hazardous substances on the premises or of any violation of any laws, regulations or orders concerning hazardous substances. Seller further warrants and represents that Seller has not stored, disposed, discharged, deposited, injected, dumped, leaked, spilled, placed, or allowed to escape any hazardous substance on, in, under or from the premises. Seller further represents that there are no underground storage tanks on the premises.

The term Hazardous Substance shall only include those substances which required remediation or removal under federal, state, local laws, ordinances, rules or regulations on the date of closing. Buyer is aware of the fact that there is an old quarry located on the real estate and accepts that condition of the quarry.

26. This Contract for Deed shall be binding upon the heirs, personal representatives, successors and assigns of the Parties hereto.

27. The parties hereby state that all of the terms and conditions of this agreement were negotiated and agreed to by them and that Seller has requested the services of Hagan, Hamlett &

PORMANN SURVEYING

Donald E. Bormann, RLS
101 North Allen
Centralia, MO 65240
573 682-5860

June 30, 1999

A Description For
A Tract of Land Being Sold
By Brad S. Hemphill

A 37.10 acre tract of land shown as Tract 1 of a survey recorded in Book 300, Page 614 and located in the north half of the northeast quarter of section 12, township 52 north, range 10 west, Audrain County, Missouri. This tract includes a driveway and utility easement over the west 30 feet of the north 375 feet of Tract 2 of said survey and is subject to an easement for the use of the well and for a water line serving Tract 2 of said survey.

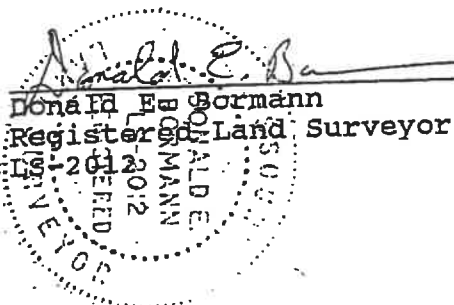


EXHIBIT "A"



DocId:8039192
Tx:4033785



GRANTOR: BRAD S. HEMPHILL

GRANTEE: KENNY W. ZASTROW and BRAD E. ZASTROW

DATE: OCTOBER 17, 1999

TITLE OF DOCUMENT: RIGHT OF FIRST REFUSAL
PARAGRAPH NO. 3

LEGAL DESCRIPTION: A 36.56 acre tract of land shown as Tract 2 of a survey recorded in Book 300, Page 614 and located in the north half of the northeast quarter of section 12, township 52 north, range 10 west, Audrain County, Missouri. This land is subject to a driveway and utility easement, a water well agreement and a right of first refusal.

*Some pages
not included*

CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT AND AGREEMENT made and entered into this 17 day of ~~September~~ ^{October}, 1999, by and between BRAD S. HEMPHILL, a single person, hereinafter referred to as "Seller", and KENNY W. ZASTROW, a single person; BRAD E. ZASTROW, a single person; and STEVE E. ZASTROW, a single person, hereinafter referred to as "Buyer";

WITNESSETH: That:

Subject to the terms and conditions hereinafter provided, Seller agrees to sell and convey and Buyer agrees to purchase the real estate described on the attached Exhibit "A", hereinafter also referred to as Tract 1. Also included is the barn, machine shed, grain bin, pump house, deep well, and mobile home pad.

1. The total purchase price shall be the sum of \$50,000.00, payable as follows: Three Thousand Seven Hundred Fifty and no/100 Dollars (\$3,750.00), upon the execution of this agreement to be paid to Seller. The balance of Forty-six Thousand Two Hundred Fifty and no/100 Dollars (\$46,250.00) shall be payable in bi-monthly installments of Two Hundred Two and 15/100 Dollars (\$202.15) each. Such payments shall begin on October 1, 1999, and shall be payable on the 1st and 15th day of each month thereafter until the 15th day of September, 2019, at which time the full

hereunder. Failure to exercise any election available to Seller shall not constitute a waiver of the right to exercise such election at any other time. If Buyer, after such termination, fails to deliver full and complete possession of the property to Seller, and Seller has to bring legal action against Buyer, then Buyer agrees to pay all costs of any action including reasonable attorneys fees.

18. Buyer shall reimburse Seller the cost of the preparation of this contract by Hagan, Hamlett & Maxwell, LLC, and the costs for the preparation of the other documents called for by this contract. Any recording fees shall also be paid for by Buyer.

19. The parties agree that the real estate being purchased by Buyer (Tract 1) has a deep well on said property that also supplies water to Seller's real estate (Tract 2). Buyer agrees that Seller shall have water rights to said well and that this right to water from the well is intended to run with the land and is not personally to Seller. Buyer shall be responsible for all repairs necessary to ensure that Seller shall always have water, including all repairs to the pump house and pressure tank. However, Seller agrees to reimburse Buyer one-half the costs of any repairs that are strictly related to the pump. If a new pump is required, Buyer shall also reimburse Seller one-half the cost of a new pump, including one-half of all installation costs. As long as

Seller is in actual possession of said adjoining real estate (Tract 2) then Buyer agrees to pay for all electric costs associated with the operation of the well to provide Seller with water.

20. Both parties agree that there is a common driveway which is mainly located on Tract 2, and as shown in the survey recorded at Book 300 Page 614 in the Audrain Recorder of Deeds which serves both real estate. Said driveway and utility easement is marked on said survey as being 30 feet by 375 feet. Seller hereby grants to Buyer and his heirs and assigns the full and free right and liberty for Buyer, his tenants, servants, visitors, and licensees, in common with all other having the like right, at all times hereafter, to pass and repass along said common driveway, to pass and repass for all lawful purposes connected with the use and enjoyment of the real estate referred to as Tract 1. Said easement shall be referred to in said warranty deed. Seller and Buyer during the term of this contract and thereafter shall equally share the costs of maintaining said common driveway.

21. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,

understanding said dangers waives any right for inspection and releases Seller from any liability regarding any lead-based paint hazard.

22. Seller agrees to be responsible for providing for normal household trash pickup for the parties and for paying in full the costs of said trash pickup. This is personal between the parties and is not intended to run with the land.

23. The parties also agree that should Seller desire to sell the adjoining real estate, referred to as Tract 2 in the survey referred to in the legal description, Exhibit "A", that Buyer shall have the privilege of purchasing the same for the same price and terms for which Seller would be willing to sell to any other person; but if Buyer does not exercise the option to purchase within 30 days after receipt of notice in writing from Seller of Seller's desire to sell (and the proposed terms of sale), then this right of first refusal shall become null and void.

24. After completion of this sale to Seller, if Buyer desires to sell the real estate referred to in this contract, then Seller shall have the same privilege as referred to in the preceding paragraph of purchasing the same for the same price and terms for which Buyer would be willing to sell to any other person

and under all other terms as set out in the preceding paragraph shall also apply to Seller's right of first refusal.

25. Seller represents to Buyer that Seller has no knowledge of the existence of any hazardous substances on the premises or of any violation of any laws, regulations or orders concerning hazardous substances. Seller further warrants and represents that Seller has not stored, disposed, discharged, deposited, injected, dumped, leaked, spilled, placed, or allowed to escape any hazardous substance on, in, under or from the premises. Seller further represents that there are no underground storage tanks on the premises.

The term Hazardous Substance shall only include those substances which required remediation or removal under federal, state, local laws, ordinances, rules or regulations on the date of closing. Buyer is aware of the fact that there is an old quarry located on the real estate and accepts that condition of the quarry.

26. This Contract for Deed shall be binding upon the heirs, personal representatives, successors and assigns of the Parties hereto.

27. The parties hereby state that all of the terms and conditions of this agreement were negotiated and agreed to by them and that Seller has requested the services of Hagan, Hamlett &

LICENSED TO AUDRAIN COUNTY

LEGEND
 E EXISTING
 S SET BY CAP LS-202
 I IRON PIPE
 I IRON PIN
 S STONE
 F FENCE

SCALE: 1"=200'

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE EAST HALF OF THE NORTH QUARTER OF 12-52-10 AS SHOWN BY AUDRAIN COUNTY SURVEY #4734.

A SURVEY FOR
 BRAD SCRAPER, HEMPHILL
 JUNE 21, 1999

A SURVEY OF A TRACT OF LAND DESCRIBED BY A GUT CLAIM DEED RECORDED IN BOOK 287, PAGE 102, BEING ALL OF THE NORTH HALF OF THE NORTHWEST QUARTER LYING NORTH OF YOUNGS CREEK IN SECTION 12, T80N-10E, R22E, RANGE 10 WEST, AUDRAIN COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 12-52-10, THENCE WITH THE EAST LINE OF 12-52-10, 50°42'W, 1315.2 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER, THENCE WITH THE QUARTER-QUARTER LINE, 50°05'14" S, 544.2 FEET TO THE CENTER OF YOUNGS CREEK, THENCE WITH YOUNGS CREEK ON THE FOLLOWING COURSES: N65°30'00" W, 45.0 FEET, N65°00'00" W, 200.0 FEET, N55°30'00" W, 150.0 FEET, S05°00'00" W, 100.0 FEET, N65°00'00" W, 40.0 FEET, S05°00'00" W, 170.0 FEET, N03°30'00" W, 170.0 FEET, S82°00'00" W, 102.0 FEET, AND S22°17'11" W, 143.5 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER, THENCE WITH THE QUARTER-QUARTER LINE, 50°05'14" S, 1493.7 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER, THENCE N05°44'30" E, 1529.9 FEET TO THE NORTH QUARTER CORNER OF 12-52-10, THENCE N05°24'30" E, 2574.0 TO THE POINT OF BEGINNING AND CONTAINING 73.66 ACRES.

THIS SURVEY MEETS THE MODERN ACCURACY STANDARDS OF THE MODERN STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF MISSOURI.

MONUMENTS ARE LOCATED AS SHOWN.

BORHANN SURVEYING
 Donald E. Borhann
 REGISTERED LAND SURVEYOR
 LS-202

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, THIS 30TH DAY OF JUNE, 1999.

MY COMMISSION EXPIRES MARCH 18, 2002.

Notary Public
 Linda S. Borhann

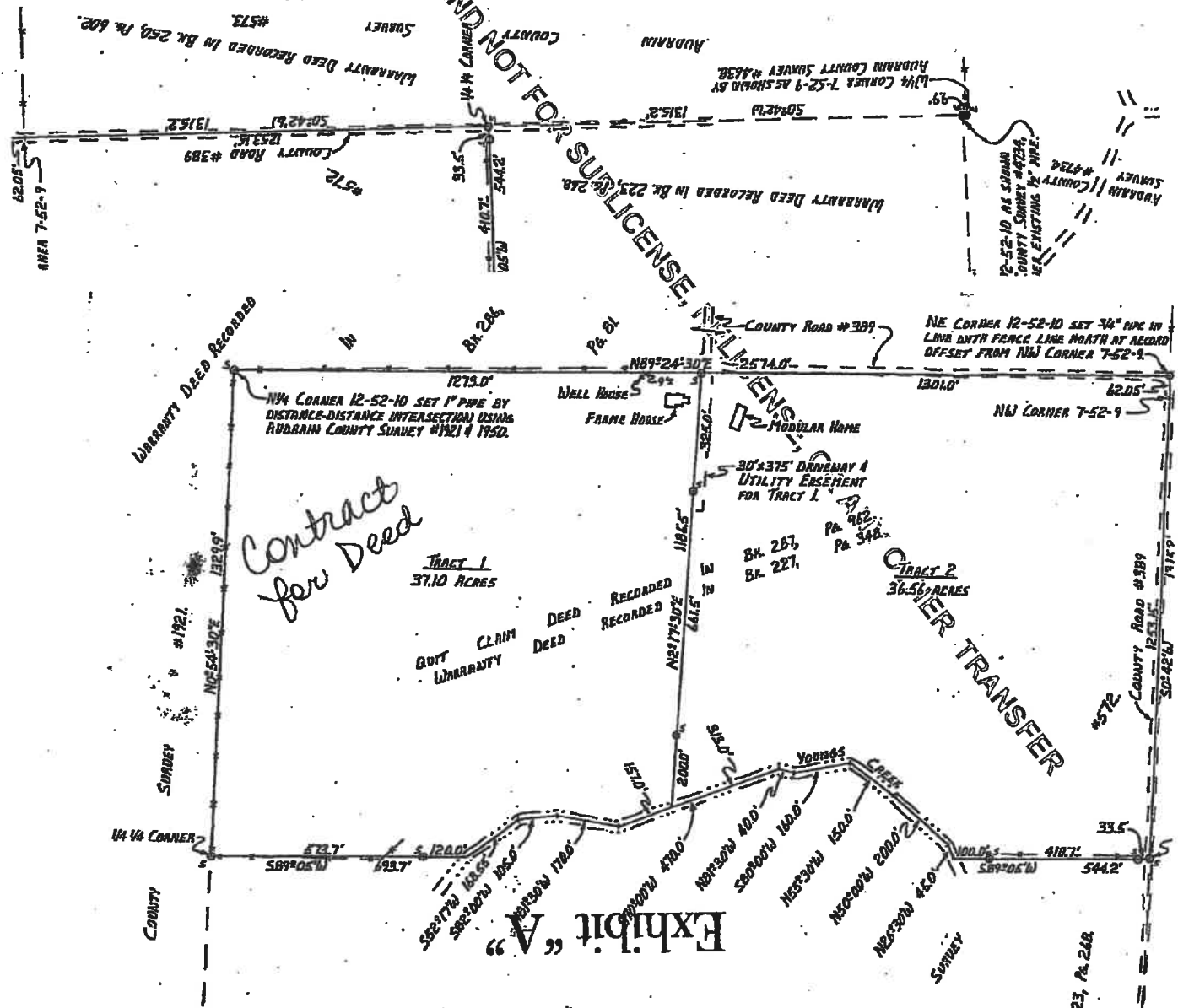
0858569
 ...0858569

STATE OF MISSOURI, SS
 COUNTY OF AUDRAIN)
 I, JAMES W. BORHANN, RECORDER OF DEEDS FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN MY OFFICE ON THE 30TH DAY OF JUNE, 1999 AT 10:00 O'CLOCK AND IS TRUELY RECORDED IN BOOK 287, PAGE 102.

WITNESS MY HAND AND SEAL ON THE DAY AND YEAR ABOVE SAID.

JAMES W. BORHANN
 RECORDER OF DEEDS

DEPUTY
 CLARE LOUDY



Audrain County Property Inquiry

Property Information

Account Number 09-04968.001	Mailing Name & Address HEMPHILL, JOHN E HEMPHILL, JOHN 6275 EAST LOCUST GROVE DRIVE COLUMBIA, MO, 65202-0000	Owner Name & Address HEMPHILL, JOHN E HEMPHILL, JOHN 6275 EAST LOCUST GROVE DRIVE COLUMBIA, MO, 65202-0000
Tax Year 2021		
Alternate Parcel number 09-1-12-0-000-001.002	Assessed Value 17,290	Acreage 35.4000
Land Use -	Lot Size 0	Township Entire County
Property Class RURLIMP - RURAL IMPROVED	Tax Code 26 - 1 59 LDX AAmB	Tax Status Taxable
Net Taxable Value 17,290	Tax Rate 6.6358	Total Tax \$1,147.34
		Pay Taxes
Site Address 2032 AR 9391 MO		
Legal Description 52-10-12 35.9A - TRACT 2 SUR 300-614, PT N 1/2 NE LYING N & E OF CREEK (EX RD R/W)		
Section/Township/Range 12 // Sur		

Billing Details

Tax Billed	\$1,147.34
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$1,147.34
Amount Paid	\$1,147.34
Total Unpaid	\$0.00
Date Paid	11/15/2021
Paid By	HEMPHILL, JOHN E

Tax Due Amounts

Account has no balance due.

Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid
2021	\$1,147.34	\$1,147.34	\$0.00
2020	\$1,156.70	\$1,156.70	\$0.00
2019	\$1,347.63	\$1,347.63	\$0.00
Show 9 More			

Assessments

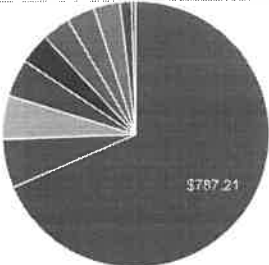
Final Value	Land	Building	Total
Agriculture	1,320	0	1,320
Commercial	0	0	0
Residential	950	15,020	15,970
Total	2,270	15,020	17,290

Parcel Owner Information

Name	Relationship	Status	Document
HEMPHILL, JOHN E	PROPERTY OWNER	CURRENT	

Taxing Bodies

District	Tax Rate	Extension
MEXICO SCH	4.5530	\$787.21
LITTLE DIXIE FIRE	0.3944	\$68.20
ADDED COMMON RD # 1	0.3500	\$60.52
SPECIAL RB 1	0.3054	\$52.80
HEALTH	0.2500	\$43.23
COUNTY	0.2258	\$39.04
LIBRARY	0.2238	\$38.69
SHELTERED WRKSHP	0.2100	\$36.31
AUDRAIN AMB	0.0934	\$16.15
STATE	0.0300	\$5.19
HOSPITAL	0.0000	\$0.00
TOTAL	6.6358	\$1,147.34



- MEXICO SCH
- LITTLE DIXIE FIRE
- ADDED COMMON RD # 1
- SPECIAL RB 1
- HEALTH
- COUNTY
- LIBRARY
- SHELTERED WRKS...
- AUDRAIN AMB
- STATE

Disclaimer

Payments made today will not generate an immediate tax receipt. Transactions are processed on the next business day and are physically mailed to the address on file. Need a receipt today? Call or come into our office Mon-Fri 8am to 5pm CST

Los pagos hechos hoy no generarán un recibo inmediato de impuestos Las transacciones se procesan en el siguiente día hábil y se envían por correo a la dirección en el archivo. Necesita un recibo hoy? Llamar o entrar en nuestra oficina Lun-Vie 8 am a 5 pm CST



Parcel Number: 09-1-12-0-000-001.002
Deed Holder: HEMPHILL, JOHN E & CLARK, KARI A
Property Address: 2032 AR 9391
 MEXICO, MO [MAP THIS ADDRESS](#)
Mailing Address: HEMPHILL, JOHN
 6275 E LOCUST GROVE DR
 COLUMBIA, MO 65202-8969 USA
Class: AG DWELLING
Map Area: NONE
Subdivision: [NONE]
Legal Description: 52-10-12 35.9A - TRACT 2 SUR 300-614, PT N 1/2 NE LYING N & E OF
 CREEK (EX RD R/W)
 (NOT TO BE USED ON LEGAL DOCUMENTS)
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 09-1-12-0-000-001.002 Photo

1 / 2



Taxing Districts

District	Description
Ambulance	AAMB
City	NONE
County	County
Fire	FLD
Handicap	CWK
Health	AHU
Hodp	CHO
Library	CLI
Master District	Dist 26
NH	NO
Road	R#1
SRB	SRB#1
School	S59 - MEXICO
State	State
TIF	NO

Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$10,981	\$5,000	\$0	\$0	\$15,981
Building	\$0	\$79,050	\$0	\$0	\$79,050
Total	\$10,981	\$84,050	\$0	\$0	\$95,031

[Get Current Year Tax Estimate](#)

Prior Year Value Information

2022 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
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2032 AR 9391, MEXICO

Deed: HEMPHILL, JOHN E & CLARK, KARI A

Map Area: NONE

Checks/Tags:

Contract:

Route: 000-000-000

Lister/Date:

CID#: 09-04968.001

Tax Dist: Dist 26

Review/Date:

DBA:

Plat Page:

Entry Status:

MLS:

Subdiv: [NONE]

Rural / Ag Dwelling

Legal: 52-10-12 35.9A - TRACT 2 SUR 300-614, PT N 1/2 NE LYING N & E OF CREEK (EX RD R/W)

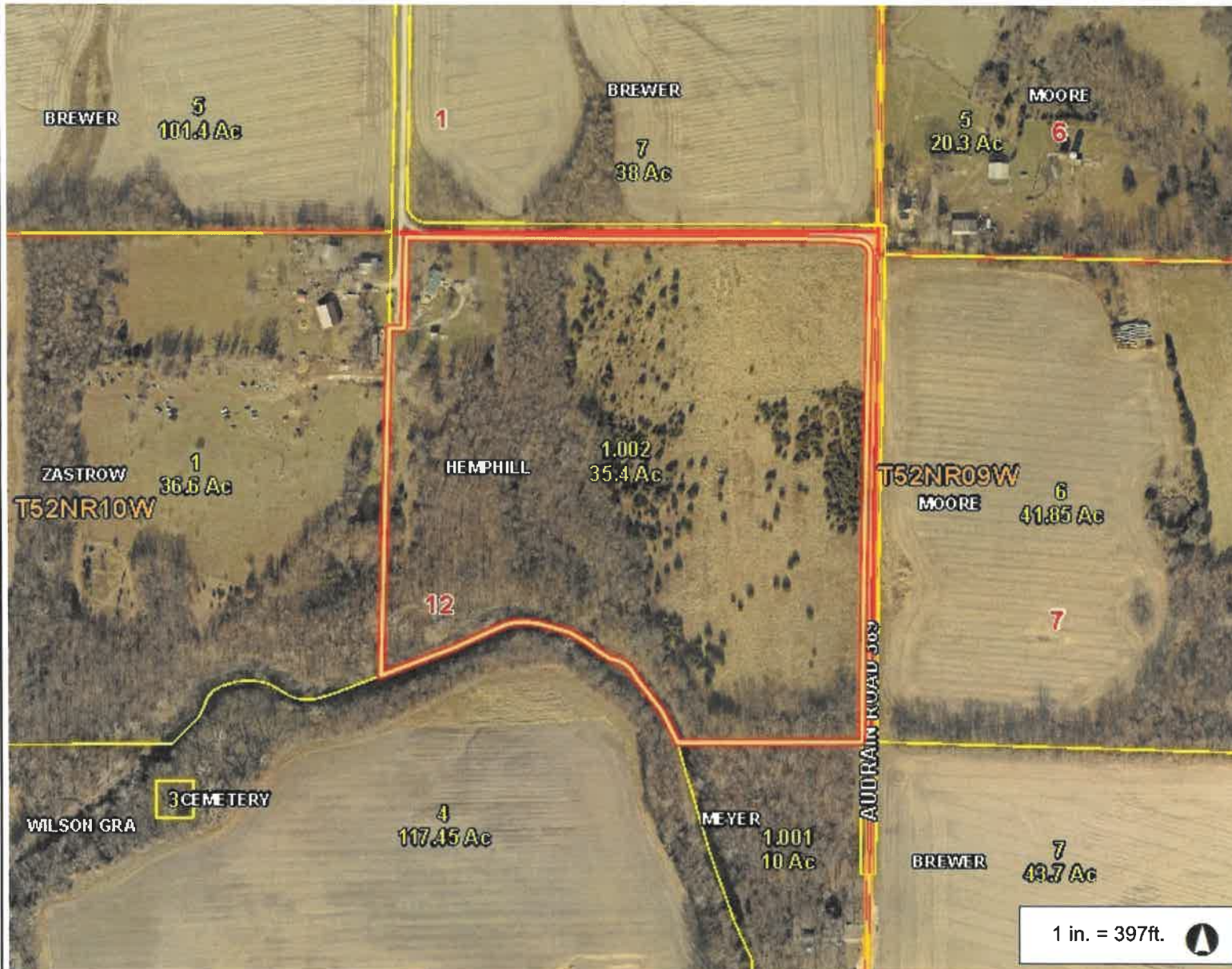
Land									
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres		
Lump Sum						0.00	0.000		
Ag Land							35.400		
Grand Total						1,542,024.00	35.400		

Street		Utilities		Zoning		Land Use	
Lump Sum	None		None		Not Applicable		Not Applicable
Ag Land	None		None		Not Applicable		Not Applicable

Sales				Building Permits				Values					
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	BoFE	Agriculture	Residential	Comm/Other	Exempt
05/26/2022	\$0	D3	2022DR001292						Land	\$10,981	\$5,000	\$0	
12/15/2020	\$0	D4	2020DR002908						Dwlg		\$79,050	\$0	
03/26/1996	\$0	D0	287 962						Total	\$10,981	\$84,050	\$0	
02/28/1976	\$0	D0	227 348						Tax Val	\$95,031			

Res. Structure		Finish		Plumbing		Addition		Garage	
Occ. Code	101	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath	2	Addition	No Additions
Occ. Descr.	Single-Family / Owner Occupied	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built	
Year Built	1993	Standard Finish	1792			Toilet Room		EFA	
EFA / EFYr	28 / 1993					Lavatory		EFA Year	
Arch. Dsgn	N/A	Foundation	None			Water Closet		Style	
Style	Mfd Home (Double)	Exterior Walls	None			Sink		Area (SF)	
AreaSF/TLA	1,792 / 1,792	Roof	None			Shower Stall/Tub		Condition	
GLA 1st/2nd	1,792 / 0	Interior Finish	None			Mtl St Sh Bath		Bsmt (SF)	
Condition	NML	Flooring	None			Mtl Stall Shower		NoBsmt Flr(SF)	
Basement	Full	Non-base Heating		Fireplace		No Bathroom		Heat	
No Bsmt Flr.	0	Floor/Wall #	0			Wet Bar		AC	
Heat	Yes	Pipeless #	0			Whirlpool Bathroom		Attic (SF)	
AC	Yes	Hand Fired (Y/N)	No			Whirlpool Tub			
Attic	None	Space Heat #	0			No Hot Water Tank			
		Appliances				No Plumbing			
		Range Unit		Built-In Vacuums		Sewer & Water Only			
		Oven - Single		Intercom System		Water Only w/Sink			
		Oven - Double		BI Stereo(SpkrsOnly)		Hot Tub			
		Dishwasher				Bidet			
		Microwave				Fbgls Service Sink			
		Trash Compactor				Urinal			
		Jennair				Sauna			
		Security System				W'Pool Bath w/Shower			

Audrain County, MO



Legend

- Railroad
- Road
- <all other values>
- HIGHWAY 151; HIGHWAY 22; HIG
- HIGHWAY 54
- Parcel
- Parcel Number/Acres
- Owner Last Name
- Corporate Limit
- Original Lot
- Original Block
- Subdivision
- Section
- Township Range
- County Boundary

Notes

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