

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: 23-36298
Issuing Office File Number: 23-36298
Property Address: 13129 Audrain Road 919 ., Mexico, MO 65265
Revision Number:

SCHEDULE A

1. Commitment Date: June 05, 2023 at 8:00 A.M.

2. Policy to be issued:

(a) ~~2021 ALTA® Owners 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:

THE HEIRS AND/OR DEVISEES OF RUSSELL EARL KAISER, JR., DECEASED, SUBJECT TO THE ADMINISTRATIVE AUTHORITY OF JAMES T. AUSMUS, PERSONAL REPRESENTATIVE OF THE ESTATE OF RUSSELL E. KAISER, JR., ESTATE NO. 23AU-PR00009-01 IN THE PROBATE DIVISION OF THE CIRCUIT COURT OF AUDRAIN COUNTY, MISSOURI.

5. The Land is described as follows:

A tract of land located in the Northwest Quarter and the Northeast Quarter of Section 4, Township 50 North, Range 9 West, Audrain County, Missouri, and shown and described as Tract 2 of a Survey dated October 26, 2022 and recorded on November 3, 2022 as Document No. 2022DR002591, Records of Audrain County, 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

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 the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File Number: 23-36298

Page 1 of 1



ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART I
Requirements

ISSUED BY
Agents National Title Insurance Company

File No.: 23-36298

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.

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 B I
Adopted 07-30-2021



Issued by: **Agents National Title Insurance Company**

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 the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File Number: 23-36298

Page 1 of 1



ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE B, PART II

Exceptions

ISSUED BY

Agents National Title Insurance Company

Exceptions

File No.: 23-36298

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) 2023, that are not yet due or payable.

(Part of Parcel No. 09-02877)
8. Title to that portion of the premises in question lying within the bounds of Audrain Road 919.
9. 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.
10. Terms and provisions of instrument entitled "Farm Cash Rent Lease Agreement" dated March 15, 2023, with Davidson Grain Farms, LLC, notice of which is provided in the Estate of Russell E. Kaiser, Jr. deceased, Case No. 23AU-PR00009-01 in the Probate Division of the Circuit Court of Audrain County, Missouri.

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

NOTE: Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

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 B II

Adopted 07-30-2021



Issued by: **Agents National Title Insurance Company**

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 the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

File Number: 23-36298

Page 1 of 1



APPLICATION FOR LETTERS TESTAMENTARY OR OF ADMINISTRATION

RSMO. Senate Bill 44 & 45 (82nd General Assembly)

STATE OF MISSOURI,
COUNTY OF BOONE } ss.
IN THE CIRCUIT COURT PROBATE DIVISION AUDRAIN COUNTY, MISSOURI

In the Estate of:

RUSSELL E. KAISER, JR., DECEASED

Estate No. 23AU-PR00009-01

Deceased

Comes now the undersigned and states that the person herein above named, a male, aged 87 years, whose last residence was 13129 Audrain Rd 919 (P.O. Box 502) Mexico, MO 65265 died (* testate) on the 10th day of February, 2023, while domiciled in Audrain County, Missouri.

The probable value of decedent's property is: Real Property — \$ 700,000.00 and Personal Property — \$ 300,000.00

Value of decedent's real property located in _____ County, Missouri, is \$ _____ and of the personal property in Missouri, so far as is known, which might be subject to administration in Missouri, is \$ _____ and Codicil have

* Decedent's Will has been delivered to the Court, or the contents thereof are known to the undersigned, or the Will is destroyed, lost or suppressed, by such means or provisions of the Will as follows:

The names and residence addresses of (* the persons, if any, named as Personal Representatives in the Will) (the persons for whom Letters of Administration are requested and the relationship to decedent or other facts which entitle such persons to appointment) are as follows:

James T. Ausmus, 116 North Allen Street, P. O. Box 127, Centralia, Missouri 65240	No Relationship
Name and Residence Address	Relationship

The names, relationship to decedent and residence addresses of the surviving spouse, heirs (including heirs at law who are not beneficiaries under the Will, if applicable), devisees and legatees of the decedent, if any, 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	DATE OF BIRTH (If Minor)
------------------	--------------	--------------------------

FOR LIST OF INTESTATE HEIRS SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

FOR LIST OF TESTATE HEIRS SEE ATTACHED EXHIBIT B WHICH IS INCORPORATED HEREIN BY REFERENCE.

* Strike portions not applicable

IN THE CIRCUIT COURT OF AUDRAIN COUNTY, MISSOURI

PROBATE DIVISION

IN RE: ESTATE OF CLARA ZERAHETTER KAISER, DECEASED ESTATE NO. CV297-228P

ORDER OF COMPLETE SETTLEMENT

On June 17th, 1998, the Court takes up for consideration the Petition for an Order of Complete Settlement and the Statement of Account filed on May 26, 1998, by the Independent Personal Representative of the above-captioned estate.

The Court finds that due notices of the filing of said Petition for Order of Complete Settlement and Statement of Account were published according to law and were duly mailed to all persons entitled to such notice by mail and that due proof thereof has been filed herein, and that no objections to such settlement or petition have been filed and the time allowed for such filing has expired.

The Court finds that this estate is in a condition to be closed and that all claims have been paid.

The Statement of Account, showing that the Independent Personal Representative has collected and disbursed property of decedent and has on hand \$70,074.85 in cash, and other personal property valued at \$6,475.00, has been audited and is hereby approved by the Court.

The Court finds that there was due publication, according to law, of Notice of the Letters granted herein to the aforesaid Personal Representative and that the first publication of such Notice was on November 7, 1997, and that such Notice was sent by ordinary mail by the Clerk of this Court to the persons entitled thereto, due proof of such publication and mailing having been filed herein.

The Court finds and adjudges that the decedent, being at the time of her death a resident of Audrain County, Missouri, died on November 2, 1997; and

That Decedent left a Last Will and Testament which was admitted to Probate by the Court on November 5, 1997; that all legacies thereunder other than those hereinafter set forth, have been paid or satisfied and that the distributees of this estate and their respective interests therein, pursuant to the terms and provisions of said Will, at said date of death, were as set below:

WHEREFORE, the Court orders that the personal property remaining in the hands of the Independent Personal Representative, after satisfaction of any allowances and orders herein made, be distributed as follows:

DISTRIBUTE	ARTICLE OF WILL	INTEREST	PERSONAL PROPERTY TO WHICH EACH DISTRIBUTE IS ENTITLED
Russell Earl Kaiser, Jr.	Fifth Paragraph on Page One (1) of Will	100%	(*) SEE NOTE BELOW

(*) NOTE: SEE ATTACHED EXHIBIT A WHICH IS INCORPORATED HEREIN BY REFERENCE.

The Court further finds that decedent owned at the time of her death, the following described real property, to-wit:

TRACT #1: The West Half ($W\frac{1}{2}$) of Lot 2 of the Northeast Quarter ($NE\frac{1}{4}$) and the East Half ($E\frac{1}{2}$) of Lot 2 of the Northwest Quarter ($NW\frac{1}{4}$), all in Section Four (4), in Township Fifty (50), North, Range Nine (9) West, in Audrain County, Missouri. Also: that part of Section Four (4), in Township Fifty (50) North, Range Nine (9) West, bounded and described as follows, viz: Beginning at the Northeast (NE) corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Four (4), and running thence West along the North line of said Fourth of said Quarter Section and the North line of the South Half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section 2,640 feet, thence South 1,320 feet, thence East 2,640 feet, more or less, to the public road and thence North along the West line of said public road, 1,320 feet to the point of beginning; SUBJECT to easements, restrictions and rights-of-way of record.

TRACT #2: The Northeast Quarter ($NE\frac{1}{4}$) of Section Twenty-nine (29), in Township Fifty (50) North, of Range Nine West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri, excepting one acre out of the Northwest corner thereof heretofore conveyed for school purposes; SUBJECT to easements, restrictions and rights-of-way of record.

TRACT #2 (continued):

One acre of ground in a square body in the Northwest (NW) corner of the West one-half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-nine (29) in Township Fifty (50) North of Range Nine (9) West of the Fifth Principal Meridian, in Audrain County, Missouri, containing one acre in all by actual survey thereof for school purposes.

TRACT #3: Lot Seventeen (17) in Gallaher-Kent's Lakeview Addition to the City of Mexico, in the County of Audrain and State of Missouri; SUBJECT to easements, restrictions and rights-of-way of record.

And it is further ordered by the Court that the foregoing described real property and the title thereto, subject to any lawful disposition thereof heretofore made, be and the same are hereby assigned, transferred and distributed to, and the title thereto vested in, as of the date of death of decedent, in the following named persons in their respective interests as hereinafter set forth:

TRACT #1:

DISTRIBUTE	ARTICLE OF WILL	INTEREST
Russell Earl Kaiser, Jr.	Fifth Paragraph on Page One (1) of Will	100%

TRACT #2:

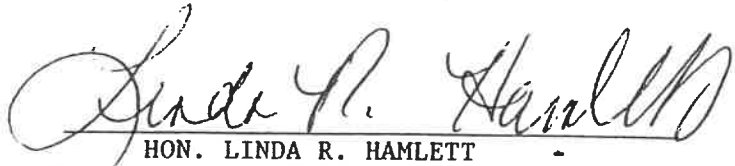
DISTRIBUTE	ARTICLE OF WILL	INTEREST
Russell Earl Kaiser, Jr.	Fifth Paragraph on Page One (1) of Will	100%

TRACT #3:

DISTRIBUTE	ARTICLE OF WILL	INTEREST
Russell Earl Kaiser, Jr.	Fifth Paragraph of Page One (1) of Will	100%

It is further ordered by the Court that all other real and personal property owned by the decedent at the time of death, subject to any lawful disposition thereof heretofore made, be and the same are hereby assigned, transferred and distributed to and the title thereto vested in the aforesaid distributee in the respective proportionate interests as above set forth.

It is further ordered by the Court that upon distribution by the Independent Personal Representative of the personal property as herein directed and filing of final receipts of distributees, the Independent Personal Representative will be discharged from further claim or demand of any interested person.

A handwritten signature in cursive script, reading "Linda R. Hamlett". The signature is written in dark ink and is positioned above a horizontal line.

HON. LINDA R. HAMLETT -
JUDGE OF THE PROBATE DIVISION
CIRCUIT COURT OF AUDRAIN COUNTY,
MISSOURI

STATE OF MISSOURI
COUNTY OF AUDRAIN

} ss.

I, Mari Boydston, Division Clerk of the Associate Circuit Court
In and for the County of Audrain, State of Missouri, do hereby certify that the annexed and
foregoing is a true, full and correct copy of the

ORDER OF COMPLETE SETTLEMENT dated June 17, 1998

ESTATE OF CLARA ZERAHETTER KAISER, DECEASED

ESTATE NO. CV297-228P

and now remaining among the records of the said Court in my office.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name
and affixed the seal of the aforesaid Court at Mexico
this 17th day of June, A.D. 1998

Mari Boydston
Mari Boydston, Clerk.

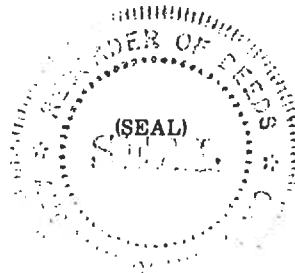


RECORDER'S INFORMATION

State of Missouri, County of Audrain, ss.
Filed for record at 1 o'clock 00 min.
P M. Recorded in book 296 page 395
17th day of June, 1998

Witness my hand and seal of office
Virginia Pehle, Recorder

Virginia Pehle
By Claire Lowry
Claire Lowry Deputy



FIELD NOTES.

Survey No. 2287

Was made Aug. 19 & Aug. 28 '09 for Mathias Cannon
in Secs { 4 } 33, Twp. 50, Rng. 9

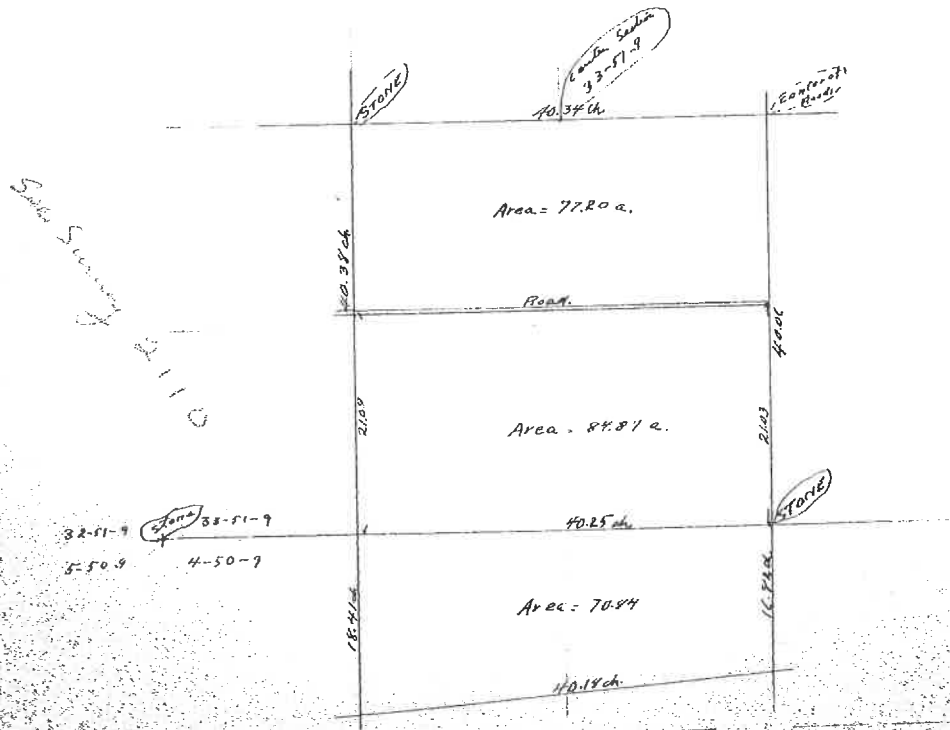
The Plat below, together with this description, fully and truly shows the manner of executing the Survey and the results of the same.

To Obtain Area of tract shown below. In the subdivision of the 2 half 1/4 sections of Sec. 33-51-9 the center of the Road running East and West was taken as the division line. Defined by existing fences on the now stand. (at the two ends.)

J. Flecht. }
Henry Cisaratto. }
Chainmen

J. L. Williams
SURVEYOR OF AUDRAIN COUNTY, MO.

Plat No. Sec. Twp. Rng.



enlarged copy BK E P 2 420

STONE

Center Section
33-51-9

Center of
Roads

40.34 ch.

Area = 77.20 a.

40.38 ch.

Road.

40.01

21.09

Area = 84.87 a.

21.03

733-51-9

40.25 ch.

STONE

4-50-9

18.41 ch.

Area = 70.84

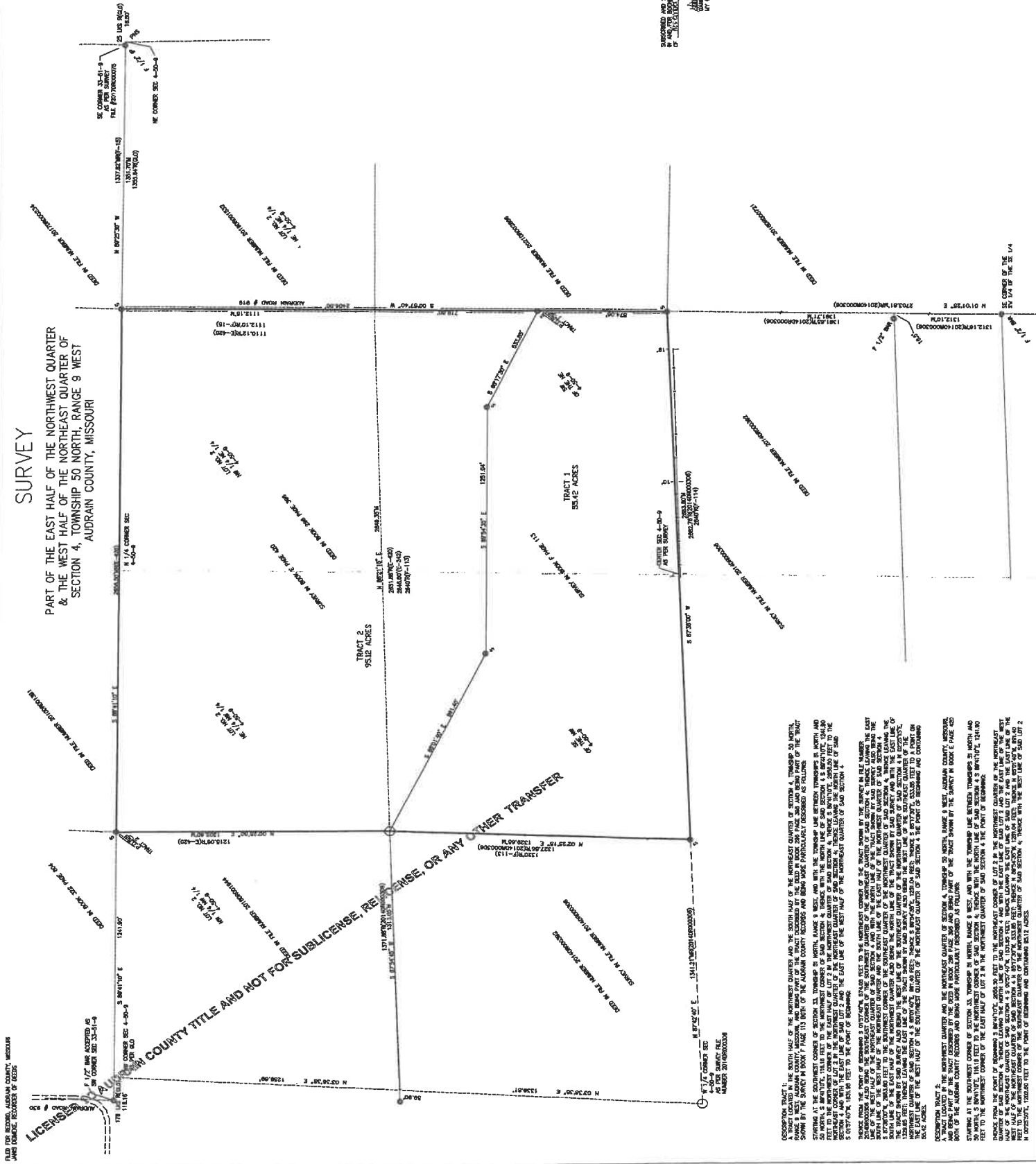
16.84 ch.

40.18 ch.

Var. ~~3~~ 3° 20' E. Scale

SURVEY

PART OF THE EAST HALF OF THE NORTHWEST QUARTER
& THE WEST HALF OF THE NORTHEAST QUARTER OF
SECTION 4, TOWNSHIP 50 NORTH, RANGE 9 WEST
AUDRAIN COUNTY, MISSOURI



POINT OF BEGINNING
SET BY A.D. HEDGECOCK, JR.
BRUSH AND ASSOC., L.P. AND
ALLIANCE CAP BRUSH AND ASSOC., L.P. IN
STATE OF MISSOURI
DATE: 08-30-2022

BOOK AND PAGE OF RECORD
(2021-600000000) FILE NUMBER OF RECORD
COUNTY MAP SET
FENCE CORNER MONUMENT
FENCE CORNER MONUMENT

DATE OF SURVEY: OCTOBER 26, 2022
SURVEY FOR: MICHAEL SHAFER
PROPERTY CLASSIFICATION: THIS SURVEY CONFORMS TO THE ORIGINAL
ADVERSE STANDARD 2 FOR 50-30-200
REFERENCE BEARINGS OBTAINED FROM THE ADJACENT NETWORK
NOTES:
1) THIS TRACT IS NOT LOCATED WITHIN THE U.S. ANNUAL FLOOD
PLAIN MAP FOR AUDRAIN COUNTY FROM MAP# 300700000C.
DATE: 08-30-2022

THE RESULTS OF THIS SURVEY ARE AS SHOWN ON THE PLAT.
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT WAS
LOCATED AND MEASURED ACCORDING TO THE CURRENT MISSOURI
MEASUREMENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY: BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH AND ASSOCIATES, INC. IS A NOTARY PUBLIC
STATE OF MISSOURI, LICENSE NO. 100000000000
DATE: 08-30-2022

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

BRUSH & ASSOCIATES, INC.
500 INDEPENDENCE STREET, SUITE A
ST. LOUIS, MISSOURI 63101
PHONE: 314-241-3300
FAX: 314-241-3301

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

RECORDED IN THE PUBLIC RECORDS OF AUDRAIN COUNTY, MISSOURI
BOOK 2021-600000000 PAGE 114

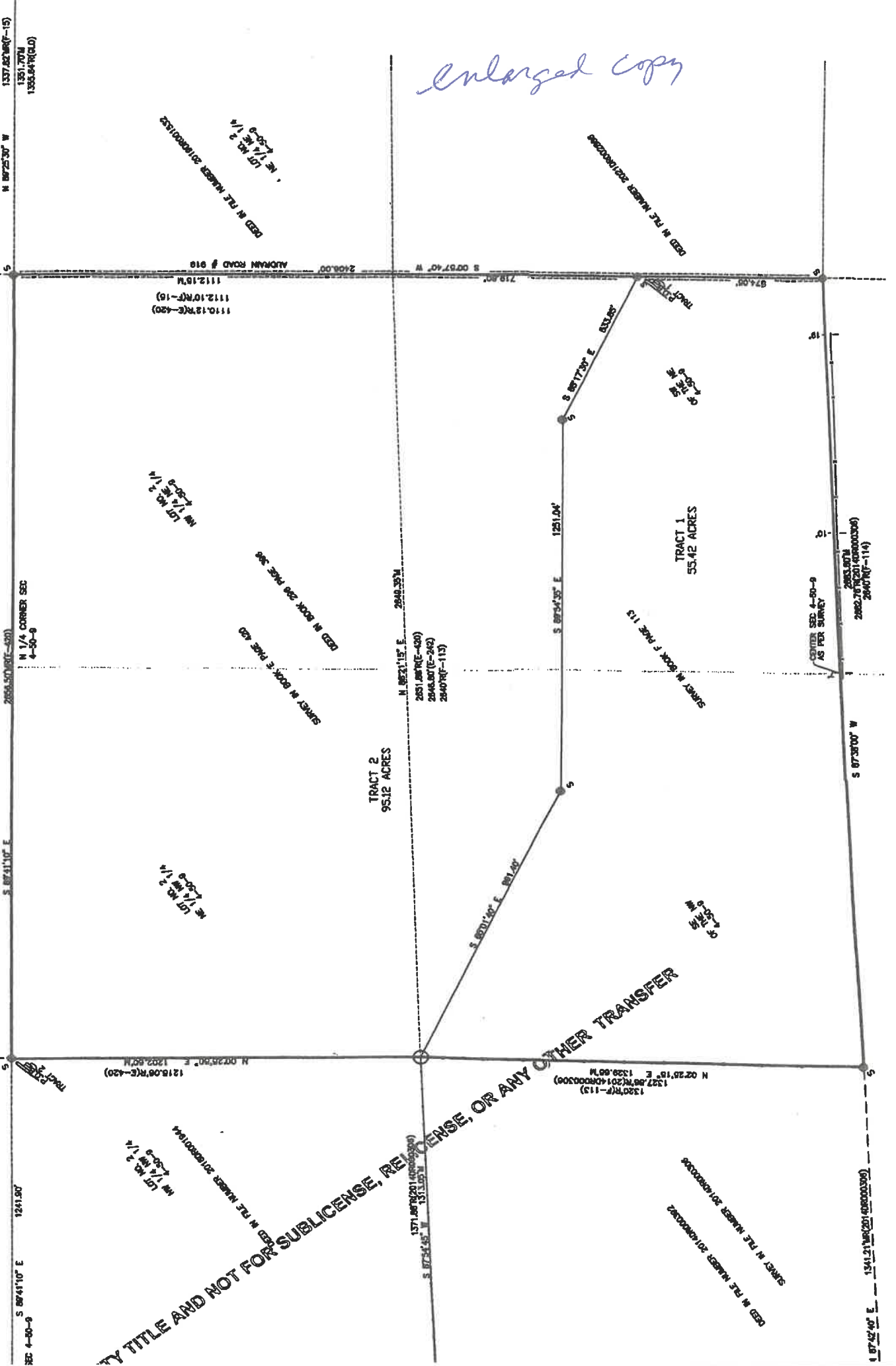
SURVEY

PART OF THE EAST HALF OF THE NORTHWEST QUARTER
& THE WEST HALF OF THE NORTHEAST QUARTER OF
SECTION 4, TOWNSHIP 50 NORTH, RANGE 9 WEST
AUDRAIN COUNTY, MISSOURI

Enlarged copy

BY TITLE AND NOT FOR SUBLICENSE, RENEWAL, OR ANY OTHER TRANSFER

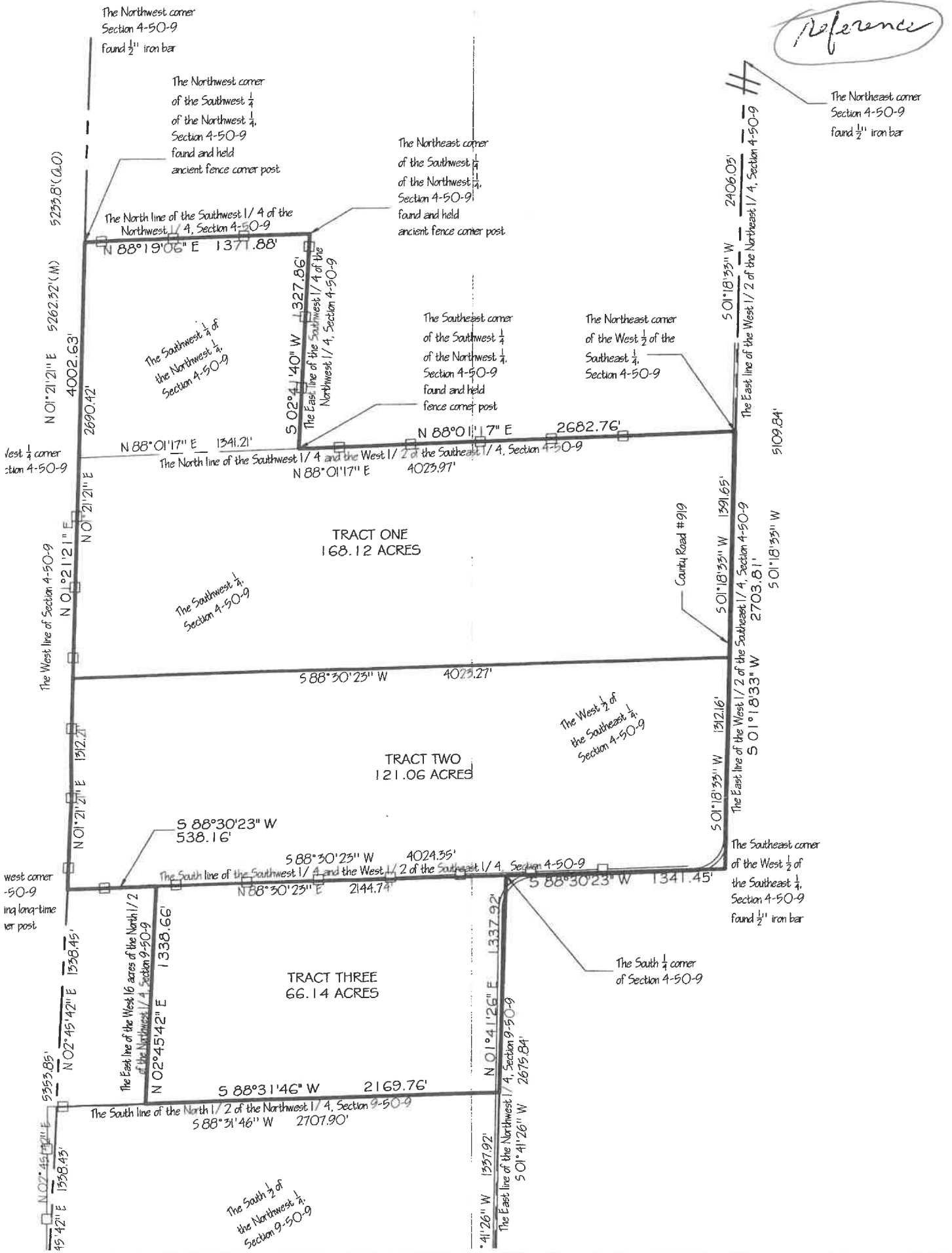
RED AS
5-61-9



Survey Doc # 2014 DR 000306

recorded 2-13-2014

Reference



The Northwest corner
Section 4-50-9
found $\frac{1}{2}$ " iron bar

The Northwest corner
of the Southwest $\frac{1}{4}$
of the Northwest $\frac{1}{4}$
Section 4-50-9
found and held
ancient fence corner post

The Northeast corner
of the Southwest $\frac{1}{4}$
of the Northwest $\frac{1}{4}$
Section 4-50-9
found and held
ancient fence corner post

The Northeast corner
Section 4-50-9
found $\frac{1}{2}$ " iron bar

The North line of the Southwest $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$, Section 4-50-9

The Southwest $\frac{1}{4}$ of
the Northwest $\frac{1}{4}$
Section 4-50-9

The Southeast corner
of the Southwest $\frac{1}{4}$
of the Northwest $\frac{1}{4}$
Section 4-50-9
found and held
fence corner post

The Northeast corner
of the West $\frac{1}{2}$ of the
Southeast $\frac{1}{4}$
Section 4-50-9

West $\frac{1}{4}$ corner
Section 4-50-9

The North line of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section 4-50-9

TRACT ONE
168.12 ACRES

County Road #919

The Southwest $\frac{1}{4}$
Section 4-50-9

TRACT TWO
121.06 ACRES

The West $\frac{1}{2}$ of
the Southeast $\frac{1}{4}$
Section 4-50-9

West corner
Section 4-50-9
found long-time
corner post

The East line of the West $\frac{1}{2}$ of the North $\frac{1}{2}$
of the Northwest $\frac{1}{4}$, Section 9-50-9

TRACT THREE
66.14 ACRES

The South $\frac{1}{4}$ corner
of Section 4-50-9

The Southeast corner
of the West $\frac{1}{2}$ of
the Southeast $\frac{1}{4}$
Section 4-50-9
found $\frac{1}{2}$ " iron bar

The South line of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 9-50-9

The South $\frac{1}{2}$ of
the Northwest $\frac{1}{4}$
Section 9-50-9

FIELD NOTES.

Survey No. 2413

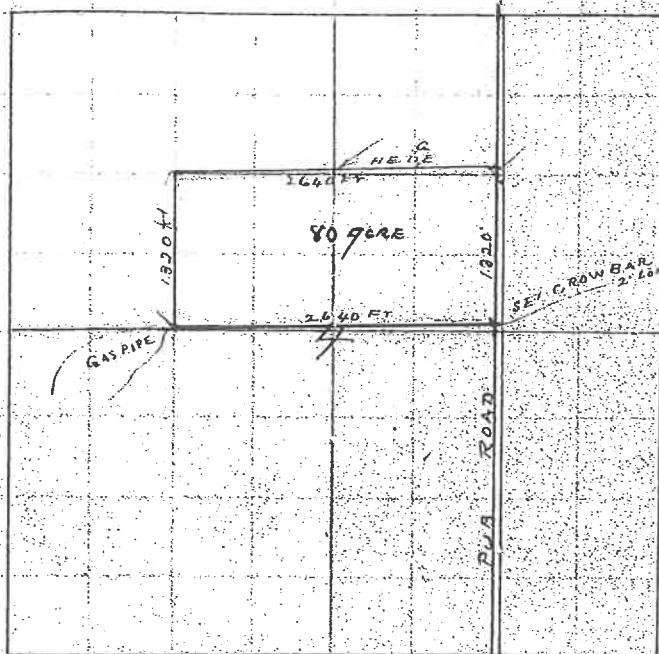
is made Feb 19 - 1914

for G. J. Little

in Sec 4 Twp. 50 Rng 9

The Plat below, together with this description, fully and truly shows the manner of executing the Survey and the results of the same.

This survey was made for the purpose of cutting off eighty (80) acres in Section 4 Twp 50 Rng 9 N. as shown in plat below based on Hedge fence on North side of survey & South line is parallel to said North line & Beginning in Center of public road at NE corner of SW NE Sec 4-50-9. run West 2640' thence South 1320' thence East 2640' thence North 1320' To point of beginning.



34.37	No. 2 33.	36.63	No. 2 35.07
147.57 No. 1		151.70 No. 1	
80		80	
Sec 4			
160		160	

The above is a copy of the Plat of the Government Survey of Section 4, in Township 50 North, of Range 9 West of the Fifth Principal Meridian, as shown by the Certified Copy of Plat Book of Original Surveys on file in the office of the Recorder of Deeds within and for Audrain County, Missouri.

AUDRAIN COUNTY ABSTRACT COMPANY

Manager.

Property Information		
Account Number 09-02877	Mailing Name & Address KAISER, RUSSELL EARL JR PO BOX 502 MEXICO, MO. 65265-0000	Owner Name & Address KAISER, RUSSELL EARL JR PO BOX 502 MEXICO, MO. 65265-0000
Tax Year 2022		
Alternate Parcel number 24-2-04-0-000-002	Assessed Value 9,740	Acreage 149.5900
Land Use -	Lot Size 0	Township Entire County
Property Class RURLIMP - RURAL IMPROVED	Tax Code 3 - 13 59 AAmb Mex	Tax Status Taxable
Net Taxable Value 9,740	Tax Rate 6.3726	Total Tax \$620.68 Pay Taxes
Site Address 13129 AR 919 MO		
Legal Description 50-09-04 149.59A - W1/2 NE & E1/2 NW & ALSO KNOWN AS W1/2 LOT 1 & 2 NE, & E1/2 LOT 1 & 2 NW (EX RD RW)		
Section/Township/Range 4 / /		

not split

Billing	
Tax Billed	\$620.68
Penalty Billed	\$0.00
Cost Billed	\$0.00
Total Billed	\$620.68
Amount Paid	\$620.68
Total Unpaid	\$0.00
Date Paid	11/22/2022
Paid By	iPAY SOLUTION

Tax Due Amounts	
Account has no balance due.	

Payment History					
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid	
2022	\$620.68	\$620.68	\$0.00	11/22/2022	
2021	\$612.23	\$612.23	\$0.00	12/2/2021	
2020	\$526.55	\$526.55	\$0.00	12/28/2020	
2019	\$716.93	\$716.93	\$0.00	12/27/2019	
2018	\$711.43	\$711.43	\$0.00	12/17/2018	
2017	\$713.08	\$713.08	\$0.00	12/1/2017	
2016	\$710.77	\$710.77	\$0.00	12/27/2016	
2015	\$714.89	\$714.89	\$0.00	12/22/2015	
2014	\$666.58	\$666.58	\$0.00	12/23/2014	
2013	\$675.30	\$675.30	\$0.00	12/5/2013	

Show 3 More (3)

No Assessments				
Final Value	Land	Building	Total	
Agriculture	9,740	0	9,740	
Commercial	0	0	0	
Residential	0	0	0	
Total	9,740	0	9,740	

Owner Information				
Name	Relationship	Status	Document	
KAISER, RUSSELL EARL JR	PROPERTY OWNER	CURRENT		

Taxing Bodies				
District	Tax Rate	Extension		
MEXICO SCH	4.6183	\$449.82		
LITTLE DIXIE FIRE	0.3944	\$38.41		
SPECIAL RB 13	0.3054	\$29.75		
HEALTH	0.2500	\$24.35		
COUNTY	0.2331	\$22.70		
LIBRARY	0.2238	\$21.80		
SHELTERED WRKSHP	0.2100	\$20.45		
AUDRAIN AMB	0.1076	\$10.48		
STATE	0.0300	\$2.92		
HOSPITAL	0.0000	\$0.00		
TOTAL	6.3726	\$620.68		

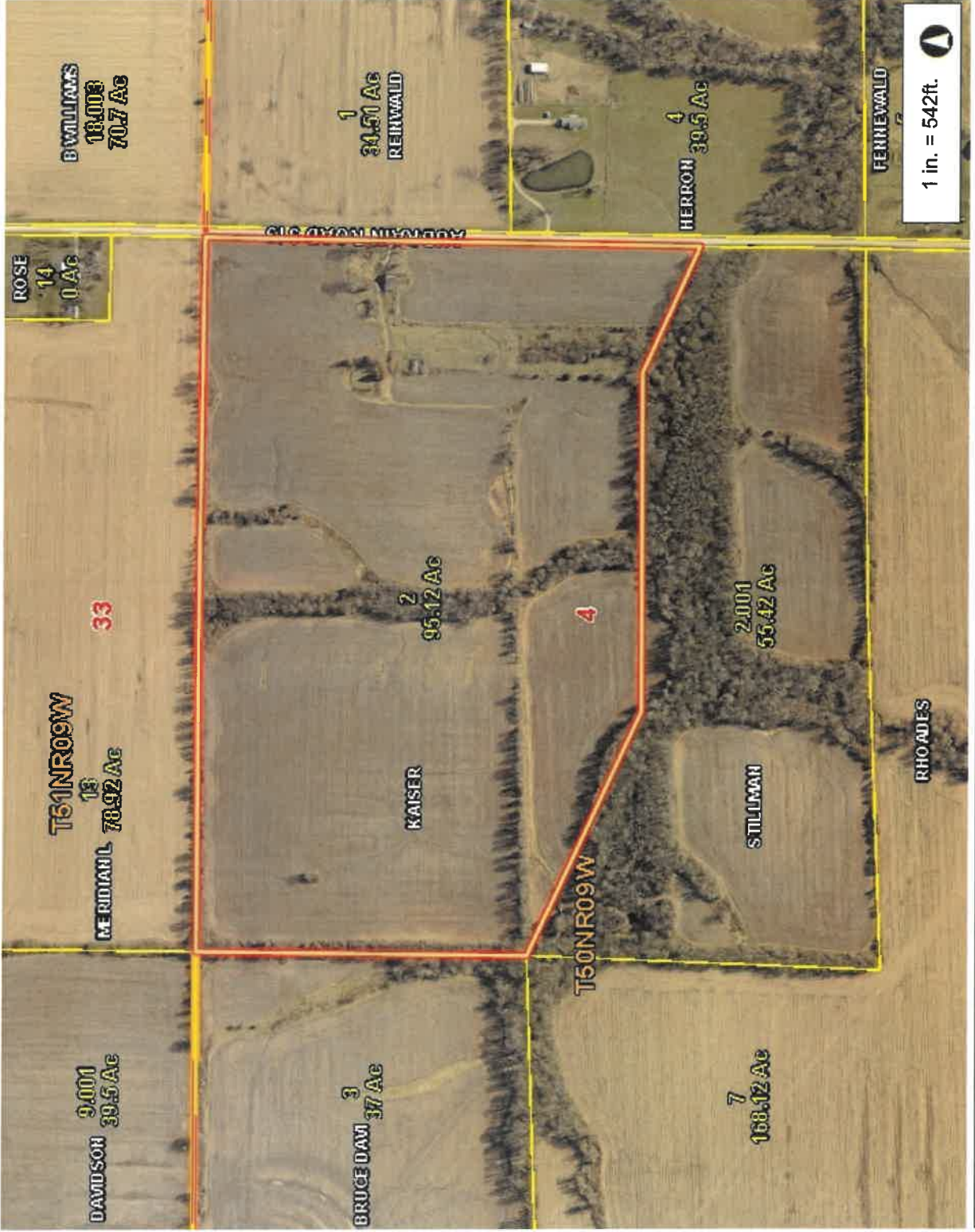
- MEXICO SCH
- LITTLE DIXIE FIRE
- SPECIAL RB 13
- HEALTH
- COUNTY
- LIBRARY
- SHELTERED WRKSHP
- AUDRAIN AMB
- STATE

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.

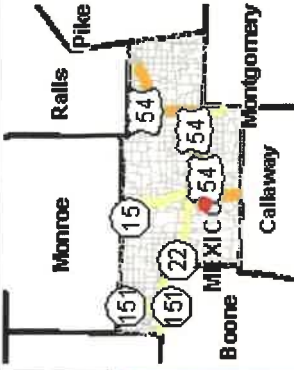
Audrain County, MO



1 in. = 542ft.



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



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

Notes