



Monarch Title Company, Inc.

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File No.: MT23K026

AR 449

Mexico, MO 65265

As you requested, we searched the records of Audrain County, Missouri pertaining to the following described real estate:

Parcel 1:

Tract I:

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri and being more particularly described as follows: Commencing at the Center corner of Section 26-52-8; thence with the East line of the Northwest 1/4, Section 26-52-8 North 00 degrees 45 minutes 36 seconds East, 1155.62 feet to the Point of Beginning; thence leaving said Point of Beginning and the East line of the Northwest 1/4, Section 26 North 90 degrees 00 minutes 00 seconds West, 657.38 feet; thence North 80 degrees 12 minutes 40 seconds West, 612.70 feet; thence North 01 degrees 21 minutes 58 seconds West, 1331.73 feet; thence North 88 degrees 52 minutes 20 seconds East, 1312.55 feet to the North 1/4 corner of Section 26-52-8; thence with the East line of the Northwest 1/4, Section 26-52-8 South 00 degrees 45 minutes 36 seconds West, 1461.49 feet back to the Point of Beginning and containing 42.03 acres.

Ingress/Egress Easement

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Ingress and Egress and being more particularly described as 15.00 feet either side of the following described centerline:

Commencing at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4 Section 26-52-8 North 88 degrees 14 minutes 08 seconds East, 1933.48 feet; thence South 26 degrees 51 minutes 17 seconds West, 397.08 feet; thence South 25 degrees 07 minutes 26 seconds West, 532.61 feet; thence South 00 degrees 46 minutes 51 seconds West, 45.75 feet to the centerline of said easement and the Point of Beginning; thence leaving said Point of Beginning with the centerline of said easement North 64 degrees 55 minutes 32 seconds West, 208.12 feet; thence North 75 degrees 33 minutes 50 seconds West, 126.63 feet; thence North 76 degrees 28 minutes 17 seconds West, 256.82 feet; thence North 69 degrees 23 minutes 08 seconds West, 184.13 feet; thence North 57 degrees 40 minutes 57 seconds West, 154.35 feet; thence North 46 degrees 04 minutes 29 seconds West, 198.37 feet; thence North 60 degrees 55 minutes 30 seconds West, 65.75 feet; thence North 82 degrees 27 minutes 16 seconds West, 100.33 feet; thence South 82 degrees 54 minutes 43 seconds West, 224.05 feet; thence North 32 degrees 07 minutes 04 seconds West, 330.34 feet; thence North 09 degrees 40 minutes 05 seconds West, 119.59 feet; thence North 02 degrees 06 minutes 19 seconds West, 82.51 feet to the Point of Terminus. Sides of the easement shall shorten and lengthen to terminate on the boundary lines.

Access Easement

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Access and being more particularly described as follows: Beginning at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4, Section

26-52-8 North 88 degrees 14 minutes 08 seconds East, 176.41 feet; thence leaving said North line of the Southeast 1/4, South 22 degrees 37 minutes 53 seconds East, 336.14 feet; thence South 82 degrees 54 minutes 43 seconds West, 158.68 feet; thence North 32 degrees 07 minutes 04 seconds West, 317.82 feet; thence North 09 degrees 40 minutes 05 seconds West, 115.62 feet; thence North 02 degrees 06 minutes 19 seconds West, 61.17 feet; thence North 01 degrees 30 minutes 58 seconds East, 1036.00 feet; thence South 90 degrees 00 minutes 00 seconds East, 30.00 feet; thence South 00 degrees 45 minutes 36 seconds West, 1155.62 feet back to the Point of Beginning.

Parcel 2:

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri and being more particularly described as follows: Beginning at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4, Section 26-52-8 North 88 degrees 14 minutes 08 seconds East, 1933.48 feet to the Centerline of the existing County Road; thence with said County Road South 26 degrees 51 minutes 17 seconds West, 397.08 feet; thence South 25 degrees 07 minutes 26 seconds West, 532.61 feet; thence South 00 degrees 46 minutes 51 seconds West, 29.29 feet; thence leaving the Centerline of the aforesaid County Road North 64 degrees 55 minutes 32 seconds West, 202.74 feet; thence North 75 degrees 33 minutes 50 seconds West, 128.02 feet; thence North 76 degrees 28 minutes 17 seconds West, 255.89 feet; thence North 69 degrees 23 minutes 08 seconds West, 181.66 feet; thence North 57 degrees 40 minutes 57 seconds West, 151.29 feet; thence North 46 degrees 04 minutes 29 seconds West, 198.80 feet; thence North 60 degrees 55 minutes 30 seconds West, 70.56 feet; thence North 82 degrees 30 minutes 31 seconds West, 105.49 feet; thence South 82 degrees 54 minutes 43 seconds West, 216.43 feet; thence North 32 degrees 07 minutes 04 seconds West, 317.82 feet; thence North 20 degrees 38 minutes 25 seconds East, 59.06 feet back to the Point of Beginning and containing 22.26 acres Subject to the Following.

Ingress/Egress Easement

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Ingress and Egress and being more particularly described as 15.00 feet either side of the following described centerline:

Commencing at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4 Section 26-52-8 North 88 degrees 14 minutes 08 seconds East, 1933.48 feet; thence South 26 degrees 51 minutes 17 seconds West, 397.08 feet; thence South 25 degrees 07 minutes 26 seconds West, 532.61 feet; thence South 00 degrees 46 minutes 51 seconds West, 45.75 feet to the centerline of said easement and the Point of Beginning; thence leaving said Point of Beginning with the centerline of said easement North 64 degrees 55 minutes 32 seconds West, 208.12 feet; thence North 75 degrees 33 minutes 50 seconds West, 126.63 feet; thence North 76 degrees 28 minutes 17 seconds West, 256.82 feet; thence North 69 degrees 23 minutes 08 seconds West, 184.13 feet; thence North 57 degrees 40 minutes 57 seconds West, 154.35 feet; thence North 46 degrees 04 minutes 29 seconds West, 198.37 feet; thence North 60 degrees 55 minutes 30 seconds West, 65.75 feet; thence North 82 degrees 27 minutes 16 seconds West, 100.33 feet; thence South 82 degrees 54 minutes 43 seconds West, 224.05 feet; thence North 32 degrees 07 minutes 04 seconds West, 330.34 feet; thence North 09 degrees 40 minutes 05 seconds West, 119.59 feet; thence North 02 degrees 06 minutes 19 seconds West, 82.51 feet to the Point of Terminus. Sides of the easement shall shorten and lengthen to terminate on the boundary lines.

Access Easement

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Access and being more particularly described as follows: Beginning at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4, Section 26-52-8 North 88 degrees 14 minutes 08 seconds East, 176.41 feet; thence leaving said North line of the Southeast 1/4, South 22 degrees 37 minutes 53 seconds East, 336.14 feet; thence South 82 degrees 54 minutes 43 seconds West, 158.68 feet; thence North 32 degrees 07 minutes 04 seconds West, 317.82 feet; thence North 20 degrees 38 minutes 25 seconds East, 59.06 feet back to the Point of Beginning.

Parcel 3:

A:

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri and being more particularly described as follows: Commencing at the Center corner of Section 26-52-8; thence with the East line of the Northwest 1/4, Section 26-52-8 North 00 degrees 45 minutes 36 seconds East, 1155.62 feet; thence leaving said East line of the Northwest 1/4, Section 26 North 90 degrees 00 minutes 00 seconds West, 657.38 feet to the Point of Beginning; thence leaving said Point of Beginning South 21 degrees 42 minutes 45 seconds East, 418.23 feet; thence South 11 degrees 36 minutes 43 seconds East, 284.81 feet; thence North 60 degrees 16 minutes 24 seconds West, 189.05 feet; thence North 53 degrees 10 minutes 39 seconds West, 119.61 feet; thence North 49 degrees 30 minutes 08 seconds West, 78.47 feet; thence North 58 degrees 39 minutes 05 seconds West, 81.24 feet; thence North 43 degrees 53 minutes 42 seconds West, 135.21 feet; thence North 56 degrees 40 minutes 59 seconds West, 170.82 feet; thence North 59 degrees 28 minutes 44 seconds West, 229.83 feet; thence North 02 degrees 07 minutes 32 seconds East, 205.22 feet; thence South 80 degrees 12 minutes 40 seconds East, 612.70 feet back to the Point of Beginning and containing 6.56 acres.

Ingress/Egress Easement

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Ingress and Egress and being more particularly described as 15.00 feet either side of the following described centerline:

Commencing at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4 Section 26-52-8 North 88 degrees 14 minutes 08 seconds East, 1933.48 feet; thence South 26 degrees 51 minutes 17 seconds West, 397.08 feet; thence South 25 degrees 07 minutes 26 seconds West, 532.61 feet; thence South 00 degrees 46 minutes 51 seconds West, 45.75 feet to the centerline of said easement and the Point of Beginning; thence leaving said Point of Beginning with the centerline of said easement North 64 degrees 55 minutes 32 seconds West, 208.12 feet; thence North 75 degrees 33 minutes 50 seconds West, 126.63 feet; thence North 76 degrees 28 minutes 17 seconds West, 256.82 feet; thence North 69 degrees 23 minutes 08 seconds West, 184.13 feet; thence North 57 degrees 40 minutes 57 seconds West, 154.35 feet; thence North 46 degrees 04 minutes 29 seconds West, 198.37 feet; thence North 60 degrees 55 minutes 30 seconds West, 65.75 feet; thence North 82 degrees 27 minutes 16 seconds West, 100.33 feet; thence South 82 degrees 54 minutes 43 seconds West, 224.05 feet; thence North 32 degrees 07 minutes 04 seconds West, 330.34 feet; thence North 09 degrees 40 minutes 05 seconds West, 119.59 feet; thence North 02 degrees 06 minutes 19 seconds West, 82.51 feet to the Point of Terminus. Sides of the easement shall shorten and lengthen to terminate on the boundary lines.

B:

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri and being more particularly described as follows: Beginning at the Center corner of Section 26-52-8; thence with the East line of the Northwest 1/4, Section 26-52-8 N00°45'36"E, 1155.62'; thence leaving said East line of the Northwest 1/4, Section 26 N90°00'00"W, 657.38'; thence S21°42'45"E, 418.23'; thence S11°36'43"E, 284.81'; thence S63°07'14"E, 147.12'; thence S43°51'27"E, 141.24'; thence S38°29'31"E, 255.19'; thence; S02°06'19"E, 61.17'; thence S09°40'05"E, 115.62'; thence N20°38'25"E, 59.06' back to the Point of Beginning and containing 10.00 acres.

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Ingress and Egress and being more particularly described as 15.00' either side of the following described centerline: Commencing at the Center corner of Section 26-52-8; thence with the North line of the Southeast 1/4, Section 26-52-8 N88°14'08"E, 1933.48'; thence S26°51'17"W, 397.08'; thence S25°07'26"W, 532.61'; thence S00°46'51"W, 45.75' to the centerline of said easement and the Point of Beginning; thence leaving said Point of Beginning with the centerline of said easement N64°55'32"W, 208.12'; thence N75°33'50"W, 126.63'; thence N76°28'17"W, 256.82'; thence N69°23'08"W, 184.13'; thence N57°40'57"W, 154.35'; thence N46°04'29"W, 198.37'; thence N60°55'30"W, 65.75'; thence N82°27'16"W, 100.33'; thence S82°54'43"W, 224.05'; thence N32°07'04"W, 330.34'; thence N09°40'05"W, 119.59'; thence N02°06'19"W, 82.51' to the Point of Terminus. Sides of the easement shall shorten and lengthen to terminate on the boundary lines

ACCESS EASEMENT

A tract of land in Section 26, Township 52 North of the Base line, Range 8 West of the 5th Principal Meridian, Audrain County, Missouri to be used for the purpose of Access and being more particularly described as follows: Beginning at the Center corner of Section 26-52-8, thence with the North line of the Southeast 1/4, Section 26-52-8 N88°14'08"E, 176.41'; thence leaving said North line of the Southeast 1/4, S22°37'53"E, 336.14'; thence S82°54'43"W, 158.68', thence N32°07'04"W, 317.82', thence N09°40'05"W, 115.62'; thence N02°06'19"W, 61.17'; thence N01°30'58"E, 1036.00'; thence S90°00'00"E, 30.00'; thence S00°45'36"W, 1155.62' back to the Point of Beginning.

Our search covered the period of November 19, 1964 to November 29, 2023.

Title: (Parcel 1) Title is vested in Steven Vencent Lacey, a single person by Warranty Deed recorded May 6, 2019 in Instrument #: 2019DR000785 Records of Audrain County, MO.

(Parcel 2) Title is vested in Steven Vencent Lacey, a single person by Warranty Deed recorded April 26, 2017 in Instrument #: 2017DR000840 Records of Audrain County, MO.

(Parcel 3 - A) Title is vested in Steven Vencent Lacey, a single person by Warranty Deed recorded February 5th, 2018 in Instrument #: 2018DR000309 Records of Audrain County, MO.

(Parcel 3 - B) Title is vested in Steven Vencent Lacey, a single person by Warranty Deed recorded July 5th, 2017 in Instrument #: 2017DR001346 Records of Audrain County, MO.

Conveyances: None of Record since May 6, 2019.

Liens: 1. Furnish for recordation a Satisfaction or Release of the Deed of Trust that secures a debt:

Dated: May 3, 2019

Filed: May 6, 2019

Recording No.: Document No. 2019DT000201

Mortgagor: Steven Vencent Laney, a single person

Trustee: John R. Bandy

Mortgagee: FCS Financial, FLCA, a federally chartered corporation

Amount: \$ 179,000.00

2. Easement deed filed on May 6, 2019 and recorded in Document No. 2019DR000785 in the Audrain County, Missouri. (As to Parcel 1)

3. Easement deed filed on April 26, 2017 and recorded in Document No. 2017DR000840 in the Audrain County, Missouri. (As to Parcel 2)

4. Easement deed filed on February 6, 2018 and recorded in Document No. 2018DR000309 in the Audrain County, Missouri. (As to Parcel 3)

Judgments: None of Record.

Tax Liens: None of Record.

Special Assessments: None of Record.

Parcel No.: 11-7-26-0-000-004.000 (Parcel 1), 11-7-26-0-000-004.002 (Parcel 2) and 11-7-26-0-000-004.003 (Parcel 3)

Taxes: (2023) Parcel 1 Taxes DUE: \$72.40
(2023) Parcel 2 Taxes DUE: \$27.14
(2023) Parcel 3 Taxes DUE: \$29.11

A handwritten signature in cursive script, appearing to read 'Clyon', is written over a solid horizontal line.

Christy Lyon