



Monarch Title Company, Inc.

"Service with Distinction"

111 E. Broadway, Suite 100 • Columbia, MO 65203

573-441-0725 • Fax: (573)441-0705

www.monarchtitle.com

File No.: MT-23G0038

N Lipscomb Rd
Harrisburg, MO 65256

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

Forty (40) acres, the Northeast quarter of the Northeast quarter of Section Twenty-three (23), Township Fifty (50), Range Thirteen (13), and Five (5) acres, the east part of the Northwest Quarter of the Northeast Quarter of Section Twenty Three (23), Township Fifty (50), Range Thirteen (13), also Eighteen (18) acres, more or less, the Southwest part of the Northwest quarter of the Northwest quarter of Section Twenty Four (24), Township Fifty (50), Range Thirteen (13), containing in all Sixty-Three (63) acres, more or less.

Except portion beginning at the Northwest corner of the 5 Acres, the east part of the Northwest Quarter of the Northeast Quarter of Section 23, Township 50, Range 13 for the point of beginning; thence East 312 feet; thence South 420 feet; thence West 312 feet; thence North 420 feet to the point of beginning, containing 3 acres, more or less.

Our search covered the period of July 13, 1950 to July 21, 2023.

Title: Title is vested in Lillian S. Ewens as Trustee of the Revocable Living Trust of Lillian S. Ewens dated March 24, 1992 by Warranty Deed recorded April 21, 1992 in Book 890, Page 747 Records of Boone County, MO.

Conveyances: None of Record since April 21, 1992.

- Liens:** 1. This company finds no open Deeds of Trust of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify the company immediately.
2. **NOTE:** This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment; nor is the Company liable for errors or omissions in this foreclosure report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Judgments: None of Record.

Tax Liens: None of Record.

Special Assessments: None of Record.

Parcel No.: 06-600-23-00-001-00-01 and 06-600-24-00-008-00-01

Taxes: Taxes Paid (2022): \$21.68 (Parcel 1)
Taxes Paid (2022): \$46.45 (Parcel 2)



Christy Lyon