

# Franklin County

## Title Company

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301 SOUTH CHURCH ST.  
UNION, MO 63084

### CERTIFICATE OF TITLE 44803

Franklin County Title Company has examined the title to the following described property situated in the County of Franklin, State of Missouri, as follows, to-wit:

#### Tract I

The North half of Lot One (1) of the Northwest qr, Excepting Therefrom the East 100 feet thereof.

The North half of Lot Two (2) of the Northwest qr.

The South half of Lot Two (2) of the Northwest qr lying within Franklin County. All in Section 18, Township 40 North, Range 2 West of the 5th P.M.

Excepting therefrom the following described tract: A tract of land being part of the Northeast qr of the Northwest qr of Section 18, Township 40 North, Range 2 West of the 5th P.M., Franklin County, Missouri, described as follows: Commencing at the Southeast corner of Lot 1 of Nolie Subdivision, a subdivision according to the plat thereof recorded in Plat Book N Page 40 of the Franklin County Records, thence along the North line of said Section 18, Township 40 North, Range 2 West, South 89 degrees 20 minutes 38 seconds East 606.58 feet to the actual point of beginning of the description herein, thence continuing along said North line of Section 18, South 89 degrees 20 minutes 38 seconds East 616.75 feet to a point, thence along the West line of property conveyed to Larry Nolie as Tract 2 by deed recorded as Document No 2004/11708 in the Franklin County Records and the West line of Lot 3 of Meadow Lark Estates Plat One, a subdivision according to plat thereof recorded in Plat Book P Page 914 of said records, South 00 degrees 03 minutes 36 seconds East 1324.52 feet to the Northeast corner of Lot 2 of said Meadow Lake Estates Plat One, thence along the North line of said Meadow Lake Estates Plat One, North 88 degrees 24 minutes 03 seconds West 701.60 feet, thence leaving said North line, North 03 degrees 37 minutes 47 seconds East 1314.64 feet to the point of beginning, as per survey by BAX Engineering Company, Inc. made during the month of June, 2007.

#### Tract II

A tract of land being part of the Northeast qr of the Northwest qr of Section 18, Township 40 North, Range 2 West of the 5th P.M., Franklin County, Missouri, described as follows: Commencing at the Southeast corner of Lot 1 of Nolie Subdivision, a subdivision according to the plat thereof recorded in Plat Book N Page 40 of the Franklin County Records, thence along the North line of said Section 18, Township 40 North, Range 2 West, South 89 degrees 20 minutes 38 seconds East 606.58 feet to the actual point of beginning of the description herein, thence continuing along said North line of Section 18, South 89 degrees 20 minutes 38 seconds East 616.75 feet to a point, thence along the West line of property conveyed to Larry Nolie as Tract 2 by deed recorded as Document No 2004/11708 in the Franklin County Records and the West line of Lot 3 of Meadow Lark Estates Plat One, a subdivision according to plat thereof recorded in Plat Book P Page 914 of said records, South 00 degrees 03 minutes 36 seconds East 1324.52 feet to the Northeast corner of Lot 2 of said Meadow Lake Estates Plat One, thence along the North line of said Meadow Lake Estates Plat One, North 88 degrees 24 minutes 03 seconds West 701.60 feet, thence leaving said North line, North 03 degrees 37 minutes 47 seconds East 1314.64 feet to the point of beginning, as per survey by BAX Engineering Company, Inc. made during the month of June, 2007.

And hereby certifies the record title as of the date below now shows in the name of:

#### **4 Health Farms, LLC**

From Warranty Deed in Document 1611352 dated July 29, 2016 and recorded August 2, 2016 executed by Seven T Farms, L.L.C. to 4 Health Farms, LLC.

And subject to the following:

Easement to Sho-Me Power Corporation as recorded in Book 168 Page 610.

Easement to Crawford Electric Co-operative as recorded in Document 1209898.

Subject to Unrecorded Missouri Gas Company Easement.

NOTE: Access to Parcel 2 is through Parcel 1.

DEED OF TRUST in Document 1611353 dated July 29, 2016 and recorded August 2, 2016 executed by 4 Health Farms, LLC to Midwestern Trustee Corporation, trustee for Bank of Sullivan to secure \$450,000.00 and interest. (secures future advances)

SUITS: NONE  
JUDGMENTS: NONE  
MECHANIC’S LIENS: NONE  
ATTACHMENTS: NONE  
FEDERAL TAX LIENS: NONE  
TAXES: 2021 and prior years are paid.  
2022, 2023 and 2024 Taxes are Delinquent.  
2025 are a lien.

2024 TAXES ARE FURNISHED FOR INFORMATIONAL PURPOSES ONLY:

TAX I.D. NO.	ASSESSED VALUE	COUNTY TAXES
35-4-18.0-0-000-005.000	\$19796.00	\$1,071.18
35-4-18.0-0-000-005.100	\$850.00	\$45.99

This certificate makes no statement as to restrictions defined in any zoning ordinances or amendments thereto.

This certificate makes no attempt to certify that the Deed(s) of Trust, if any, shown herein comply with the Consumer Credit Protection Act or any other state or federal “truth in lending” laws, and does not certify that the Note(s) secured thereby are not usurious.

IN WITNESS WHEREOF, FRANKLIN COUNTY TITLE COMPANY, has caused this certificate to be signed by its authorized officer and its corporate seal to be hereunto affixed January 23, 2025.

ATTEST:

FRANKLIN COUNTY TITLE COMPANY

BY   
President