

Commitment No.: 2302006-1

SCHEDULE A

1. Effective Date: February 7, 2023 at 8:00 AM

2. Policy or Policies to be issued:

Amount

a.

((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured: Prospective Purchaser

b.

((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Estate of B. Eugene Johnson, deceased

5. The land referred to in the Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.



Authorized Signature or Signatory

EXHIBIT "A"

DEED DESCRIPTION: BOOK 283 PAGE 533

The South one-half of the Northwest Quarter of the Northwest Quarter of Section 22, Township 56, Range 21, except a strip 66 feet in width off the East side thereof, Chariton County, Missouri; and also 28 acres more or less, in the Northeast Quarter of the Northeast Quarter of Section 21, Township 56 Range 21, Chariton County, Missouri, located East of the Public Road.

And more particularly described as follows:

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 21 and part of the South Half of the Northwest Quarter of the Northwest Quarter of Section 22, all in Township 56 North, Range 21 West of the fifth principal meridian, Chariton County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of said Section 22; thence South 01 degrees 46 minutes 57 seconds West, a distance of 676.14 feet to an iron rod marking the Northwest corner of the South Half of the Northwest Quarter of the Northwest Quarter of said Section 22; thence along the North line of said South Half, South 89 degrees 33 minutes 54 seconds East, a distance of 1282.70 feet to an iron rod; thence South 02 degrees 29 minutes 56 seconds West, a distance of 670.63 feet to an iron rod on the South line of the Northwest Quarter of the Northwest Quarter of said Section 21; thence North 89 degrees 49 minutes 27 seconds West, a distance of 1274.46 feet to an iron rod marking the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 21; thence South 88 degrees 55 minutes 50 seconds West, a distance of 1314.56 feet to an iron rod marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 21; thence along the West line of the Northeast Quarter of the Northeast Quarter of said Section 21, North 01 degrees 42 minutes 06 seconds East, a distance of 93.59 feet to an iron rod at the centerline of a public road; thence along said centerline the following six courses, Northeasterly, along the arc of a curve to the left, having a radius of 1500.00 feet, for a length of 497.38 feet (chord = N34°26'32"E – 495.11') to an iron rod; thence North 24 degrees 56 minutes 35 seconds East, a distance of 257.43 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 2500.00 feet, for a length of 363.49 feet (chord = N20°46'40"E – 363.17') to an iron rod; thence North 16 degrees 36 minutes 45 seconds East, a distance of 172.74 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 275.00 feet, for a length of 78.07 feet to an iron rod; thence North 32 degrees 52 minutes 39 seconds East, a distance of 69.30 feet to an iron rod on the North line of said Section 21; thence North 89 degrees 26 minutes 42 seconds East, a distance of 716.66 feet to the POINT OF BEGINNING, containing 50.7 acres. Subject to that portion currently being used as public roadway.

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SCHEDULE B

1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. Any portion of the within described property used for **Stanly Lane** right of way.
 2. Land is within the boundaries of **Public Water Supply District 3** of Chariton County, Missouri.
 3. Easement granted to Public Water Supply District #3, recorded in Book 283 at Page 985.
 4. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.

CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
TAX BILL NO. 1597.0
PARCEL 06-00210.0000
TOTAL ASSESSED 310

JOHNSON B EUGENE

817 DICKINSON RD
INDEPENDENCE, MO 64050-1334

ITEMIZATION OF TAX

State	0.09
County	0.56
Twp Cunningham	0.31
Cunningham Road	2.25
Ambulance	0.81
Sheltered Workshop	0.25
Health	0.31
Senior Services	0.15
School R-1	13.31
Sumner Fire	0.78

TOTAL TAX 18.82

PARCEL NO 06-00210.0000

LOCATION

LEGAL DESCRIPTION

22-56-21 S 1/2 NW NW EXC E 66' S 1/2 NW NW

Acres: 18.00

ASSESSED VALUATION

S-T-R: 22-56-21

Agriculture

310

Total Assessed Value

310

Assessments are made by the Assessor INQUIRIES ON VALUATION SHOULD BE ADDRESSED TO ASSESSOR. It is the obligation of the taxpayer to see that their property is properly described and assessed on the tax books. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due.
If you have questions concerning property values, contact the County Assessor (660) 288-3873

DATE PAID - BY WHOM

PMT MTHD - REF

CL RECEIPT #

TAX PAID

INTEREST

FEES & PENALTY

TOTAL PAID

11/16/2022 - JOHNSON B EUGENE

CK - 3073

114774

18.82

0.00

18.82

TOTAL PAID

18.82

0.00

18.82

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

Darlene Shipp, Chariton County Collector

REAL ESTATE TAX RECEIPTS
CANNOT BE USED TO LICENSE VEHICLES

If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the county Assessor.

CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
TAX BILL NO. 1570.0
PARCEL 06-00186.0000
TOTAL ASSESSED 610

JOHNSON B EUGENE

817 DICKINSON RD
INDEPENDENCE, MO 64050-1334

ITEMIZATION OF TAX

State	0.18
County	1.10
Twp Cunningham	0.61
Cunningham Road	4.42
Ambulance	1.59
Sheltered Workshop	0.49
Health	0.61
Senior Services	0.30
School R-1	26.18
Sumner Fire	1.55

TOTAL TAX 37.03

PARCEL NO 06-00186.0000

LOCATION

LEGAL DESCRIPTION

21-56-21 28 AC NE NE E OF PUB RD

Acres: 29.00

ASSESSED VALUATION

S-T-R: 21-56-21

Agriculture

610

Total Assessed Value

610

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DATE PAID - BY WHOM

PMT MTHD - REF

CL RECEIPT #

TAX PAID

INTEREST

FEES & PENALTY

TOTAL PAID

11/16/2022 - JOHNSON B EUGENE

CK - 3073

114774

37.03

0.00

37.03

TOTAL PAID

37.03 0.00 37.03
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