

Crawford County Title, Co.
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Cuba, MO 65453
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E-Mail: cctc@crawfordtitle.com

Jesse Klinger
Trophy Properties and Auction
20700 Veterans Memorial Pkwy
Foristell, MO 63348

August 28, 2023

RE: Kreke, Allen D.
FILE #: 8-316-23

Dear Mr. Klinger,

Pursuant to your request and because this service is given for a nominal consideration, the Crawford County Title Company does not guarantee the accuracy or correctness of the information shown and the liability of the Crawford County Title Company shall not exceed the amount of the charge made for such service.

We have examined the records from January 1, 2003 to August 28, 2023 at 11:56 A.M., on the following described real property, situated in Crawford County, Missouri, to wit:

All that part of the East Half of Section 18, Township 36 North, Range 2 West of the 5th P.M. in Crawford County, Missouri more fully described as follows: Beginning at the East Half Corner of said Section 18; thence along the Section line South 0° 26' 55" West, a distance of 1938.96 feet to the South line of a 20 foot wide easement; thence along said right-of-way line North 79° 21' 23" West, a distance of 229.45 feet; thence North 73° 04' 09" West, a distance of 74.84 feet; thence North 63° 51' 49" West, a distance of 91.14 feet; thence North 56° 11' 38" West, a distance of 330.25 feet; thence North 44° 26' 19" West, a distance of 218.22 feet; thence North 36° 53' 01" West, a distance of 167.45 feet; thence North 53° 49' 32" West, a distance of 51.27 feet; thence North 72° 16' 03" West, a distance of 51.25 feet; thence North 87° 07' 49" West, a distance of 113.20 feet; thence South 77° 36' 42" West, a distance of 87.22 feet and South 68° 42' 41" West, a distance of 90.40 feet; thence leaving said easement right-of-way line South 12° 26' 34" East, a distance of 200.59 feet; thence South 32° 12' 26" East, a distance of 109.53 feet; thence South 32° 59' 14" East, a distance of 161.41 feet; thence South 35° 15' 23" East, a distance of 167.33 feet; thence South 35° 41' 51" East, a distance of 126.20 feet; thence South 47° 07' 51" West, a distance of 157.00 feet to the Centerline of Huzzah Creek; thence along said Creek Centerline North 70° 02' 26" West, a distance of 169.86 feet; thence North 59° 31' 34" West, a distance of 345.07 feet; thence North 25° 00' 00" West, a distance of 200.00 feet; thence North 21° 00' 19" West, a distance of 485.07 feet; thence North 5° 02' 30" West, a distance of 193.45 feet; thence North 5° 57' 31" East, a distance of 71.29 feet; thence North 14° 18' 40" East, a distance of 141.59 feet;

thence North 1° 38' 18" East, a distance of 199.38 feet; thence North 40° 00' 00" East, a distance of 40.00 feet; thence North 15° 15' 57" West, a distance of 286.86 feet; thence North 10° 00' 00" West, a distance of 200.00 feet; thence North 20° 16' 23" West, a distance of 209.97 feet; thence North 41° 41' 44" West, a distance of 153.34 feet; thence North 50° 00' 00" West, a distance of 150.00 feet, thence North 39° 08' 06" West, a distance of 266.33 feet; thence North 24° 46' 17" West, a distance of 211.46 feet and North 6° 44' 35" West, a distance of 36.40 feet; thence leaving said Creek Centerline South 89° 50' 57" East, a distance of 712.91 feet; thence South 44° 10' 48" East, a distance of 281.16 feet; thence South 89° 50' 57" East, a distance of 132.00 feet to the East line of the West Half of the Northeast Quarter of said Section 18; thence with same South 0° 35' 18" West, a distance of 471.24 feet to the Southeast Corner of said Half Quarter Section; thence along the Half Section line South 89° 39' 09" East, a distance of 1333.38 feet to the Point of Beginning.

Together with above said 20 foot wide easement as described in Book 487, at Page 954 of the Crawford County Records.

Together with and subject to an easement for access and more particularly described as follows: Beginning at above designated Point A; thence N 12° 26' 34" W, a distance of 17.13 feet; thence N 68° 42' 41" E, a distance of 17.13 feet; thence S 21° 17' 19" E, a distance of 20.00 feet; thence S 77° 33' 26" W, a distance of 20.00 feet to the point of beginning.

EXCEPT, all a part of the SE ¼ of Section 18, Township 36 North, Range 2 West of the 5th P.M. in Crawford County, Missouri, more fully described as follows: Commencing at the SE corner of said Section 18; thence along the Section line N 89° 13' 20" W, a distance of 383.03 feet to the centerline of Huzzah Creek; thence along said centerline N 0° 36' 50" E, a distance of 77.11 feet; thence N 65° 16' 54" W, a distance of 98.53 feet and N 56° 48' 23" W, a distance of 687.60 feet to the point of beginning; thence continue along said centerline N 68° 39' 05" W, a distance of 205.50 feet; thence N 80° 18' 56" W, a distance 121.94 feet; thence N 66° 10' 17" W, a distance of 104.64 feet; thence N 48° 03' 56" W, a distance of 176.51 feet and N 41° 23' 46" W, a distance of 117.68 feet; thence leaving said Creek Centerline N 59° 59' 59" E, a distance of 478.29 feet; thence N 12° 26' 34" W, a distance of 204.07 feet to "Designated Point A"; thence N 77° 33' 26" E, a distance of 20.00 feet; thence S 12° 26' 34" E, a distance of 200.59 feet; thence S 32° 12' 26" E, a distance of 109.53 feet; thence S 32° 59' 14" E, a distance of 161.41 feet; thence S 35° 15' 23" E, a distance of 167.33 feet; thence S 35° 41' 14" E, a distance of 126.38 feet; thence S 47° 11' 00" W, a distance of 181.47 feet to the point of beginning.

Also together with an easement for access and more particularly described as follows: Beginning at above designated Point A; thence N 12° 26' 34" W, a distance of 17.13 feet; thence N 68° 42' 41" E, a distance of 17.13 feet; thence S 21° 17' 19" E, a distance of 20.00 feet; thence S 77° 33' 26" W, a distance of 20.00 feet to the point of beginning.

Subject to Road Maintenance Agreement as recorded in Book 487 at Page 957 of the Deed Records of Crawford County, Missouri.

Subject to Fence Line Easement and Maintenance Agreement as recorded in Book 487 at Page 961 of the Deed Records of Crawford County, Missouri.

Subject to 20 foot wide easement as described in Book 487 at Page 954 of the Crawford County Records.

Subject to Right-of-Way Easement to Crawford Electric Cooperative as set forth and recorded in Document #201204001, Deed Records of Crawford County, Missouri.

Subject to Right-of-Way Easement to Crawford Electric Cooperative as set forth and recorded in Document #202001193, Deed Records of Crawford County, Missouri.

The consequence of any change in the location of the Huzzah Creek which forms the East boundary of the subject land.

A. Riparian Rights-The rights of upper and lower riparian owners to the free and unobstructed flow of the water of the Huzzah Creek, which forms the East boundary of the subject land, without diminution or pollution.

B. Past or future change in the location of the stream-The consequence of any past or future change in the location of the Huzzah Creek, which forms a part of the boundary of the subject land, or any dispute arising over the location or change in the location of the Huzzah Creek.

Decrease in area, if any, of the premises in question by erosion and the consequences of any future change in the location of the Huzzah Creek.

and find the title to be vested in: **Allen D. Kreke, a single person**

Note – The subject property does not have a recorded easement through the USA property, therefore, we would not be able to insure legal access to the county road. The Road Maintenance Agreement recorded in Book 487 at Page 957, page 3, paragraph 3, states “Each of First and Second Parties and their respective successors and assigns shall be responsible for the acquisition of their own roadway permit from the U.S. Forest Service.”

This property is subject to Future Advance Deed of Trust executed by Allen D. Kreke, a married person to James T. McGauley, Trustee for Carrollton Bank, dated May 2, 2023, recorded May 9, 2023 at 11:56 A.M., as Document #202301322, Deed Records of Crawford County, Missouri, securing the principal sum of, up to, \$50,000.00.

This property is subject to Future Advance Deed of Trust executed by Allen D. Kreke, a married person to James T. McGauley, Trustee for Carrollton Bank, dated November 7, 2022, recorded November 9, 2022 at 3:03 P.M., as Document #202204219, Deed Records of Crawford County, Missouri, securing the principal sum of, up to, \$600,000.00.

There are no Judgments. (Except Judgments, if any, against the owner or previous owners entered in the associate circuit, juvenile, probate or criminal division of the circuit court which may be a lien on the premises in question, but not certified with the circuit court.) (Federal Court Judgments, if any, not included.)

There are no Mechanic's Liens. (The property may be subject to the liens of mechanic's or material men for labor or material used to erect or repair improvements, if any, within six months preceding the date of this letter.)

The County Real Estate taxes for the year 2022 and prior years have been paid. Parcel ID# **17-4.0-18-0-00-002.020**. (includes other property)

The property may be subject to the rights or claims of parties in possession not shown by the public records. Also, it may be subject to easements or claims of easements not shown by the public records.

No representation is intended with regard to any restrictions, which may affect the use of this property by reason of any zoning laws or ordinances enacted by a governmental body.

Very truly yours,

J. Kent Howald

J. Kent Howald (Aug 29, 2023 09:51 CDT)
J. Kent Howald

JKH/ch