



Investors Title Company

219 S CENTRAL AVENUE
CLAYTON, MO 63105
PHONE (314) 862-0303

INFORMATIONAL REPORT

DATE: February 22, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Jason Wallinglord

TITLE HOLDER: Robert L. Thornton, Jr. and Jeanette R. Thornton, husband and wife

File Number: 747564

PROPERTY ADDRESS: 3970 Highway E, New Haven, MO 63068

NOTE: THIS SEARCH IS FURNISHED FOR INFORMATIONAL PURPOSES ONLY AND IS FURNISHED FOR A NOMINAL FEE. THE COMPANY ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS REPORT.

LEGAL DESCRIPTION

Tract 1: A Tract of Land being part of the West Half of the Southwest Quarter of Section 23, Township 44 North Range 4 West of the 5th P.M. in Franklin County, Missouri being described as follows: Commencing at a stone at the Southwest corner of Section 23, thence along the West line of said Section North 0 Degrees 10 Minutes 55 Seconds East 1,773.49 feet to an iron rod at the point of beginning of the tract of land herein described, thence continuing North 0 Degrees 10 Minutes 55 Seconds East 943.0 feet to a stone at the West Quarter corner of Section 23; thence along the center section line South 89 Degrees 14 Minutes 36 Seconds East 1,352.93 feet to an iron pipe at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 23; thence South 0 Degrees 06 Minutes 28 Seconds West 619.70 feet to an iron rod, thence South 70 Degrees 45 Minutes 43 Seconds West 945.48 feet to an iron rod; thence North 89 Degrees 14 Minutes 36 Seconds West 462.0 feet to the point of beginning.

Tract 2: A Tract of Land being part of the West half of the Southwest Quarter of Section 23; Township 44 North Range 4 West of the 5th P.M. in Franklin County, Missouri being described as follows: Commencing at a stone at the Southwest corner of Section 23, thence along the West line of said Section North 0 Degrees 10 Minutes 55 Seconds East 1,059.00 feet to an iron rod at the point of beginning of the tract of land herein described; thence continuing North 0 Degrees 10 Minutes 55 Seconds East 714.49 feet to an iron rod; thence South 89 Degrees 14 Minutes 36 Seconds East, 462.00 feet to an iron rod, thence North 70 Degrees 45 Minutes 43 Seconds East 945.48 feet to an iron rod, thence South 0 Degrees 06 Minutes 28 Seconds West 957.90 feet to a steel fence post, thence South 79 Degrees 33 Minutes 20 Seconds West 490.33 feet to an iron rod; thence South 66 Degrees 40 Minutes 52 Seconds West 119.19 feet to an iron rod; thence North 87 Degrees 13 Minutes 16 Seconds West 367.64 feet to an iron rod; thence North 81 Degrees 55 Minutes 26 Seconds West 400.21 feet to the point of beginning.

Tract 3: The non-exclusive right of ingress and egress over a road easement of the uniform width of 20 feet in part of the West half of the Southwest Quarter in Section Twenty-Three (23), Township Forty-Four (44) North, Range

Four (4) West of the 5th P.M., the centerline of which is described as follows: Beginning at point which is South 89 Degrees 35 Minutes East 10.0 feet from a stone in the Southwest corner of said Section, thence on the centerline of said road easement North 2 Degrees 04 Minutes 41 Seconds East 52.16 feet, North 30 Degrees 42 Minutes 38 Seconds East 147.05 feet, North 24 Degrees 40 Minutes 22 Seconds East 134.06 feet, North 56 Degrees 26 Minutes 20 Seconds East 197.77 feet, North 41 Degrees 38 Minutes 18 Seconds East 193.75 feet, North 4 Degrees 50 Minutes 29 Seconds East 146.84 feet, North 9 Degrees 24 Minutes 20 Seconds East 112.80 feet, North 55 Degrees 43 Minutes 28 Seconds West 62.71 feet, North 25 Degrees 40 Minutes 07 Seconds West 47.08 feet, North 2 Degrees 16 Minutes 50 Seconds East 113.07 feet, North 17 Degrees 07 Minutes 51 Seconds East 157.16 feet, North 50 Degrees 17 Minutes 02 Seconds East 91.62 feet, North 29 Degrees 28 Minutes 29 Seconds East 71.03 feet, North 9 Degrees 17 Minutes 57 Seconds East 211.46 feet, North 46 Degrees 35 Minutes 20 Seconds West 29.97 feet, North 76 Degrees 49 Minutes 45 Seconds West 63.74 feet, North 15 Degrees 03 Minutes 49 Seconds West 94.08 feet, North 23 Degrees 22 Minutes 33 Seconds East 29.17 feet, North 6 Degrees 54 Minutes 04 Seconds West 60.97 feet, North 18 Degrees 16 Minutes 58 Seconds West 76.06 feet, North 5 Degrees 06 Minutes 03 Seconds East 383.11 feet and North 3 Degrees 20 Minutes 05 Seconds East 175.92 feet being the point of ending and as per plat of survey by Kurt J. Muser, Registered Land Surveyor in April, 2000 of record in Surveyor's Record 1 Page 247 in the Office of the Recorder of Deeds.

Also the non-exclusive right of ingress and egress over an existing road located in part of Lot One (1) of Peaceful Valley Subdivision Valley Plat 2 in part of the Northwest Quarter of the Northwest Quarter in Section 26 Township 44 North Range 4 West of the 5th P.M. as per plat of record in Plat Book P Page 144 in the Office of the Recorder of Deeds, beginning at a point in the North line of said lot and running Southwardly to the North line of the Excelsior County Road, being the point of ending of record in Surveyor's Record 1 Page 247 in the Office of the Recorder of Deeds.

Tract 4: All of the West 40.0 feet of the Southwest Quarter of the Southwest Quarter of Section Fourteen (14) Township Forty-Four (44) North Range Four (4) West of the 5th P.M. that is South and East of Highway E.

Part of the Northwest Quarter of the Northwest Quarter of Section Twenty-Three (23) Township Forty-Four (44) North Range Four (4) West of the 5th P.M. described as follows: Starting at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 44 North Range 4 West of the 5th P.M. the point of beginning, thence South 0 Degrees 01 Minutes 50 Seconds West 660.0 feet along the West line of said Northwest Quarter of the Northwest Quarter to a rerod, thence South 89 Degrees 37 Minutes 57 Seconds East 1352.15 feet to a rerod set on the East line of said Northwest Quarter of the Northwest Quarter, thence North 0 Degrees 01 Minutes 13 Seconds East 660.0 feet along said East line to the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 Degrees 37 Minutes 57 Seconds West 1,352.03 feet along the North line of said Northwest Quarter of the Northwest Quarter to the point of beginning.

Tract 5: Part of the Northwest Quarter of the Northwest Quarter of Section Twenty-Three (23) Township Forty-Four (44) North Range Four (4) West of the 5th P.M. described as follows: Starting at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 23 Township 44 North Range 4 West of the 5th P.M.; thence South 0 Degrees 01 Minutes 50 Seconds West 660.0 feet along the West line of said Northwest Quarter of the Northwest Quarter to a rerod the point of beginning; thence South 0 Degrees 01 Minutes 50 Seconds West 648.0 feet along said West line of the Northwest Quarter of the Northwest Quarter to a rerod, thence South 89 Degrees 37 Minutes 57 Seconds East 1,352.27 feet to a rerod set on the East line of said Northwest Quarter of the Northwest Quarter; thence North 0 Degrees 01 Minutes 13 Seconds East 648.0 feet along said East line to a rerod, thence North 89 Degrees 37 Minutes 57 Seconds West 1,352.15 feet to the point of beginning,

Tract 6: Part of the Northwest Quarter of the Northwest Quarter and in the Southwest Quarter of the Northwest Quarter of Section Twenty-Three (23), Township Forty-Four (44) North, Range Four (4) West of the 5th P.M. described as follows: Starting at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 23 Township 44 North Range 4 West of the 5th P.M., thence South 0 Degrees 01 Minutes 50 Seconds West 1308.0 feet along the West line of said Northwest Quarter of the Northwest Quarter to a rerod the point of beginning, thence South 0 Degrees 01 Minutes 50 Seconds West 1,411.36 feet along the West line of said

Northwest Quarter of the Northwest Quarter and the West line of the Southwest Quarter of the Northwest Quarter to the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence South 89 Degrees 19 Minutes 44 Seconds East 515.0 feet along the South line of said Southwest Quarter of the Northwest Quarter to a rerod, thence North 10 Degrees 14 Minutes 19 Seconds East 1,279.25 feet to a point on the centerline of a 40.0 foot wide road, thence along said centerline North 56 Degrees 00 Minutes West 50.0 feet, thence North 62 Degrees 12 Minutes West 52.0 feet; thence North 74 Degrees 20 Minutes West 52.0 feet; thence North 82 Degrees 30 Minutes West 113.0 feet, thence North 64 Degrees 10 Minutes West 32.0 feet; thence North 44 Degrees 03 Minutes West 30.0 feet; thence North 21 Degrees 52 Minutes West 36.0 feet; thence North 5 Degrees 37 Minutes West 5.89 feet; thence leaving said road and along the existing property line North 89 Degrees 37 Minutes 57 Seconds West 428.4 feet to the point of beginning.

Subject to and together with a 40.0 foot wide road easement over the following described property: All of the West 40.0 feet of the Southwest Quarter of the Southwest Quarter of Section Fourteen (14) Township Forty-Four (44) North Range Four (4) West of the 5th P.M. that is South and East of Highway E.

Also Starting at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 44 North Range 4 West of the 5th P.M., thence South 89 Degrees 37 Minutes 57 Seconds East 20.0 feet along the North line of said Northwest Quarter of the Northwest Quarter to a point on the centerline of a 40.0 foot wide road easement the point of beginning of said road easement; thence along the centerline of said road easement South 0 Degrees 01 Minutes West 320.0 feet, thence South 34 Degrees 00 Minutes East 92.0 feet; thence South 22 Degrees 25 Minutes East 167.0 feet, thence South 19 Degrees 25 Minutes East 58.0 feet, thence South 17 Degrees 15 Minutes East 208.0 feet; thence South 22 Degrees 45 Minutes East 68.0 feet; thence South 29 Degrees 15 Minutes East 145.0 feet; thence South 25 Degrees 42 Minutes East 221.0 feet; thence South 14 Degrees 56 Minutes East 44.0 feet; thence South 5 Degrees 27 Minutes East 82.0 feet; thence South 21 Degrees 52 Minutes East 36.0 feet; thence South 44 Degrees 03 Minutes East 30.0 feet; thence South 64 Degrees 10 Minutes East 32.0 feet; thence South 82 Degrees 30 Minutes East 113.0 feet; thence South 74 Degrees 20 Minutes East 52.0 feet; thence South 62 Degrees 12 Minutes East 52.0 feet; thence South 56 Degrees 00 Minutes East 50.0 feet; thence South 69 Degrees 52 Minutes East 50.0 feet; thence South 79 Degrees 27 minutes East 122.0 feet; thence South 72 Degrees 47 Minutes East 73.0 feet; thence South 67 Degrees 04 Minutes East 50.0 feet; thence South 62 Degrees 04 Minutes East 100.0 feet; thence South 54 Degrees 10 Minutes East 36.0 feet; thence South 44 Degrees 35 Minutes East 25.0 feet; thence South 32 Degrees 24 Minutes East 90.0 feet; thence South 37 Degrees 15 Minutes East 96.0 feet to a point, end of said road easement.

The above described line is the centerline of a 40.0 foot wide road easement and is located in the Northwest Quarter of the Northwest Quarter and in the Southwest Quarter of the Northwest Quarter of Section 23, Township 44 North Range 4 West of the 5th P.M.

REQUIREMENTS/EXCEPTIONS

Subject property contains more than 5 acres. This company requires an acceptable current certified survey of the land and improvements in order to issue survey coverage on a Lender's Policy. The company reserves the right to add additional requirements upon review,

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$553.66.(13-6-23.0-0-000-005.200)

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$12.03. (Parcel 13-6-23.0-0-000-015.300)

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$65.36. (Parcel: 13-6-23.0-0-000-015.000)

The lien of all taxes and assessments for the year 2023 and all subsequent years. TAXES FOR THE YEAR(S) 2021 and 2022 ARE DELINQUENT. (Parcel: 13-6-14.0-0-000-009.100)

Proper Satisfaction and Release of Deed of Trust properly executed by Robert L. Thornton Jr. and Jeanette R. Thornton, husband and wife to Robert D. Marquart, trustee for Heritage Community Bank, dated March 30, 2021 and recorded April 5, 2021 in Document No. 2106171, securing \$350,000.00 and interest evidenced by one note payable as set forth in said note.

This mortgage secures an equity line of credit and/or revolving loan. The Company requires a satisfactory written statement from the existing lender confirming: (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance.

Subject to easements as made part of Instrument recorded in Document No. 2106170 of the Franklin County Records

Assessments for maintenance of sanitary sewer systems, if any.

Assessments by trustees of said subdivision as provided by the restrictions referenced above, if any.

We find no judgments against Robert L. Thornton, Jr. and Jeanette R. Thornton

The following figures are furnished for informational purposes only:

Locator #13-6-23.0-0-000-005.200

Assessed Valuation: 9,996 Agricultural (22)

Rate: 5.5388

The following figures are furnished for informational purposes only:

Locator #13-6-23.0-0-000-015.300

Assessed Valuation: 217 Agricultural (22)

Rate: 5.5388

The following figures are furnished for informational purposes only:

Locator #13-6-23.0-0-000-015.000

Assessed Valuation: 1,180 Agricultural (22)

Rate: 5.5388

The following figures are furnished for informational purposes only:

Locator #13-6-14.0-0-000-009.100

Assessed Valuation: 0 (22)

Rate: 5.5388