

Franklin County

Title Company

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301 SOUTH CHURCH ST.
UNION, MO 63084

CERTIFICATE OF TITLE 44135

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

Part of the Southwest qr of the Southwest qr of Section 17, Township 43 North, Range 2 West of the 5th P.M., more fully described as follows: Commencing at the point of intersection of the West line of said qr qr section with the South right of way line of Missouri State Highway #185, run thence along the South line of said highway North 63 degrees East 229 feet to the point of beginning of the parcel herein described, thence along the South line of said highway North 63 degrees East 344 feet and North 60 degrees 30 minutes East 72 feet to the point of intersection of said highway right of way line with the West right of way line of the County Road, thence along the West right of way line of said County Road South 18 degrees East 181 feet to an iron rod in the tree stump, thence South 54 degrees West 322.5 feet to a 20 inch post oak tree for the corner, thence North 43 degrees 40 minutes West 239.10 feet to the point of beginning, according to survey by E.F. Kappelman, Registered Land Surveyor, with plat recorded in Surveyor's Record 15 Page 87.

Tract II

All that part of the Southeast qr of the Southeast qr in Section 18, lying Southeast of Missouri State Highway No. 185. All that part of the Southwest qr of the Southwest qr in Section 17, lying South of Missouri State Highway No. 185 and West of the County Road, EXCEPTING THEREFROM a parcel described as follows:

Commencing at the point of intersection of the West line of said qr qr section with the South right of way line of Missouri State Highway #185, run thence along the South line of said highway North 63 degrees East 229 feet to the point of beginning of the parcel herein described, thence along the South line of said highway North 63 degrees East 344 feet and North 60 degrees 30 minutes East 72 feet to the point of intersection of said highway right of way line with the West right of way line of the County Road, thence along the West right of way line of said County Road South 18 degrees East 181 feet to an iron rod in the stump, thence South 54 degrees West 322.5 feet to a 20 inch post oak tree for the corner, thence North 43 degrees 40 minutes West 239.10 feet to the point of beginning, according to survey by E.F. Kappelman, Registered Land Surveyor, with plat recorded in Surveyor's Record 15 Page 87.

All in Township 43 North, Range 2 West of the 5th P.M.

FURTHER EXCEPTING THEREFROM that part conveyed in Book 526 Page 68 to Kevin R. Parmentier and Joyce L. Metz.

AND FURTHER EXCEPTING THEREFROM that part conveyed in Book 683 Page 798 to Brian E. Parmentier and Karen L. Parmentier, his wife.

AND FURTHER EXCEPTING THEREFROM BOTH TRACTS, Right of Way conveyed in Document 0706815 to County of Franklin.

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

Raymond J. Parmentier and Margaret M. Parmentier, husband and wife

From Warranty Deed in Book 224 Page 491 dated July 6, 1963 and recorded July 8, 1963 executed by Edward J. Luechtefeld, a widower, survivor of Elizabeth Luechtefeld, who departed this life July 2, 1953 to Raymond J. Parmentier and Margaret M. Parmentier, his wife.

And subject to the following:

Subject to Easement to Union Electric Company as recorded in Book 114 Page 256, Book 114 Page 305, Book 114 page 306 and Book 114 Page 349.

Right of Way to State of Missouri for Highway as recorded in Book 127 Page 161 and Book 127 Page 164.

Subject to Easement to Southwestern Bell Telephone Co. as recorded in Book 625, Page 51.

NOTE: Beneficiary Deed in Book 1467 Page 120 dated October 7, 2002 and recorded October 7, 2002 whereby Raymond J. Parmentier and Margaret M. Parmentier, his wife appoint Rene' Ann Kliethermes, Brian Edward Parmentier, Kevin Ray Parmentier, Julie Marie Jones and Jason Andrew Parmentier, LDPS, as beneficiaries.

SUITS: NONE
JUDGMENTS: NONE
MECHANIC’S LIENS: NONE
ATTACHMENTS: NONE
FEDERAL TAX LIENS: NONE
TAXES: 2022 and prior years are paid.
2023 taxes are a lien.

2022 TAXES ARE FURNISHED FOR INFORMATIONAL PURPOSES ONLY:

TAX I.D. NO.	ASSESSED VALUE	COUNTY TAXES
16-4-18-0-0-000-019-000	\$79.00	\$4.36
16-4-17-0-0-000-019-000	\$18715.00	\$1036.61

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 July 15, 2023.

ATTEST:

FRANKLIN COUNTY TITLE COMPANY

BY 
President