



Investors Title Company

219 S. Central • Clayton, MO 63105 • Phone: (314) 862-0303

INFORMATIONAL REPORT

DATE: June 27, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Eric Merchant

TITLE HOLDER: Jeffery A. Vemmer, an undivided 1/2 interest and Jane E. Wilson, an undivided 1/2 interest

File Number: 755545

PROPERTY ADDRESS: 2173 North Bend Loop, Union, MO 63084

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

A tract of land being part of the West half of Lot 2 of the Northwest Quarter of Section 3 and part of the Northeast Quarter of Section 4, all in Township 42 North, Range 1 West of the 5th Principal Meridian, Franklin County, Missouri and being more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of the aforesaid Section 4; thence along the West line of said Northeast Quarter, North 00 degrees 52 minutes 54 seconds West 1727.33 feet to a point on the North right of way line of North Bend Loop Road, 50 feet wide, as established by Book 885 Page 672 of the Franklin County Records and the actual Point of Beginning of the tract of land described herein; thence continuing along the West line of said Northeast Quarter, North 00 degrees 52 minutes 54 seconds West 955.60 feet, more or less, to the centerline of the Bourbeuse River; thence along the meanderings of the centerline of the Bourbeuse River the following courses and distances; North 29 degrees 33 minutes 19 seconds East 468.04 feet to a point; North 42 degrees 24 minutes 14 seconds East 140.00 feet to a point and North 79 degrees 42 minutes 06 seconds East 140.94 feet to a point on the North line of the aforesaid Section 4; thence along the North line of said Section 4, South 88 degrees 44 minutes 52 seconds East 439.46 feet to the centerline of the Bourbeuse River; thence along the meanderings of the centerline of the Bourbeuse River the following courses and distances; South 73 degrees 36 minutes 21 minutes East 40.68 feet to a point; South 53 degrees 05 minutes 16 seconds East 126.08 feet to a point; South 43 degrees 31 minutes 24 seconds East 317.19 feet to a point; South 50 degrees 04 minutes 14 seconds East 616.72 feet to a point; South 48 degrees 38 minutes 28 seconds East 470.19 feet to a point; South 52 degrees 16 minutes 00 seconds East 503.92 feet to a point; South 63 degrees 53 minutes 13 seconds East 171.17 feet to a point; South 79 degrees 50 minutes 52 seconds East

123.53 feet to a point; North 68 degrees 50 minutes 14 seconds East 149.09 feet to a point; North 45 degrees 32 minutes 52 seconds East 156.96 feet to a point; North 21 degrees 34 minutes 28 seconds East 177.18 feet to a point; North 07 degrees 01 minutes 09 seconds East 324.43 feet to a point; North 00 degrees 31 minutes 36 seconds West 330.46 feet to a point and North 25 degrees 37 minutes 16 seconds West 448.26 feet to a point on the North line of the aforesaid Section 4; thence along the North line of said Section 4 and the aforesaid Section 3, South 89 degrees 46 minutes 07 seconds East 262.21 feet to the centerline of North Bend Road as now established; thence along the centerline of North Bend Road as now established the following courses and distances; South 16 degrees 55 minutes 39 seconds East 50.19 feet to a point; South 21 degrees 34 minutes 21 seconds East 49.27 feet to a point; South 22 degrees 18 minutes 15 seconds East 232.40 feet to a point; along a curve to the right with a radius of 606.26 feet and whose chord bears South 11 degrees 16 minutes 16 seconds East 232.05 feet; an arc length distance of 233.49 feet to a point; South 00 degrees 14 minutes 16 seconds East 236.94 feet to a point; along a curve to the right with a radius of 1304.43 feet and whose chord bears South 04 degrees 43 minutes 03 seconds West 225.35 feet, an arc length distance of 225.63 feet to a point; South 09 degrees 40 minutes 22 seconds West 145.72 feet to a point; along a curve to the right with a radius of 452.60 feet and whose chord bears South 26 degrees 49 minutes 17 seconds West 266.90 feet, an arc length distance of 270.92 feet to a point; South 43 degrees 58 minutes 11 seconds West 61.50 feet to a point; along a curve to the left with a radius of 1143.61 feet and whose chord bears South 38 degrees 45 minutes 18 seconds West 207.88 feet, an arc length distance of 208.17 feet to a point; South 33 degrees 32 minutes 26 seconds West 28.89 feet to a point and South 21 degrees 12 minutes 45 seconds West 111.54 feet to a point on the West line of the aforesaid Section 3; thence along the West line, North 00 degrees 46 minutes 03 seconds East 34.92 feet to a point on the North right of way line of North Bend Loop Road, 50 feet wide, as established by Book 885 Page 672 of the Franklin County Records; thence along the South right of way line of North Bend Loop Road, 50 feet wide, as established by Book 885 Page 672 the following courses and distances; South 46 degrees 28 minutes 49 seconds West 226.44 feet to a point; along a curve to the left with a radius of 365.00 feet and whose chord bears South 38 degrees 23 minutes 33 seconds West 102.71 feet, an arc length distance of 103.05 feet to a point South 30 degrees 18 minutes 16 seconds West 134.40 feet to a point along a curve to the right with a radius of 315.73 feet and whose chord bears South 60 degrees 29 minutes 52 seconds West 317.57 feet; an arc length distance of 332.76 feet to a point; North 89 degrees 18 minutes 32 seconds West 270.33 feet to a point; North 85 degrees 17 minutes 06 seconds West 92.61 feet to a point; North 82 degrees 02 minutes 46 seconds West 94.36 feet to a point; North 76 degrees 53 minutes 55 seconds West 66.52 feet to a point; thence along a curve to the right with a radius of 314.67 feet and whose chord bears North 56 degrees 47 minutes 33 seconds West 216.34 feet; an arc length distance of 220.85 feet to a point; North 32 degrees 04 minutes 33 seconds West 251.73 feet to a point along a curve to the left with a radius of 393.23 feet and whose chord bears North 43 degrees 51 minutes 28 seconds West 160.59 feet, an arc length distance of 161.72 feet to a point North 55 degrees 38 minutes 23 seconds West 514.71 feet to a point along a curve to the left with a radius of 340.28 feet; and whose chord bears North 69 degrees 22 minutes 31 seconds West 161.59 feet an arc length distance of 161.72 feet to a point North 55 degrees 38 minutes 23 seconds West 514.71 feet to a point along a curve to the left with a radius of 340.28 feet and whose chord bears North 69 degrees 22 minutes 31 seconds West 161.59 feet an arc length distance of 163.15 feet to a point North 83 degrees 06 minutes 38 seconds West 206.29 feet to a point North 86 degrees 19 minutes 36 seconds West 103.39 feet to a point; along a curve to the left with a radius of 933.57 feet and whose chord bears South 84 degrees 26 minutes 00 seconds West 299.80 feet an arc length distance of 301.11 feet to a point; South 75 degrees 11 minutes 36 seconds West 51.95 feet to a point; South 71 degrees 41 minutes 02 seconds West 95.97 feet to a point and along a curve to the left with a radius of 157.79 feet and whose chord bears South 52 degrees 16 minutes 48 seconds West 104.85 feet, an arc length distance of 106.88 feet to the Point of Beginning. According to survey made by Dennis C. Frazier of Frazier Land Surveying Services, Inc. during the months of April and May, 2023.

REQUIREMENTS/EXCEPTIONS

Subject property contains more than 5 acres. In the event this company were to insure, this company would require 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 \$1,614.79. Section 4

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$74.90. Section 3

We find of record a Beneficiary Deed wherein Jeffrey A. Vemmer and Tandra L. Vemmer, husband and wife is/are the party(ies) of the first part and Benjamin Ryan Vemmer, a single person, an undivided 1/2 interest of an undivided 1/2 interest and Daniel Nathan Vemmer, a single person, an undivided 1/2 interest of an undivided 1/2 interest is/are the party(ies) of the second part, according to instrument recorded on June 8, 2023 in Document # 2306587. In the event this company were to insure, we would require the above deed be re-recorded to correct the legal description as set forth on this Informational Report .

Easement granted to/for right of way to County of Franklin as recorded in Book 213 Page 437 and Book 885 Page 672 of the Recorder's Office, in and for the County of Franklin and State of Missouri Records.

Easement granted to/for Union Electric Company as recorded in Book 158 Page 244 of the Recorder's Office, in and for the County of Franklin and State of Missouri Records.

Easement granted to/for ingress and egress as recorded in Book 266 Page 482 of the Recorder's Office, in and for the County of Franklin and State of Missouri Records.

Easement granted to/for ingress and egress as recorded in Book 894 Page 20 of the Recorder's Office, in and for the County of Franklin and State of Missouri Records.

Conveyance of right of way to Franklin County, Missouri as recorded in Book 885 Page 672 of the Franklin County, Records

Subject to the right of way of North Bend Loop over that part of the subject property embraced therein.

Navigation servitudes and all other statutory and regulatory rights and powers of the United States, State of Missouri, and the Public, over the Bourbeuse River and its shore lands extending to the ordinary high water line thereof and which may be exercised without obligation for compensation to the riparian owners.

Decrease in area, if any, of the premises in question by erosion of the consequences of any future change in the location of Bourbeuse River.

Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Bourbeuse River extending through the subject land, without diminution or pollution.

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

Assessments for maintenance of sanitary sewer systems, if any.

We find no judgments against Jeffery A. Vemmer and Jane E. Wilson

The following figures are furnished for informational purposes only: Section 4

Locator # 22-2-04.0-0-000-008.000

Assessed Valuation: 8,694 - agricultural and 21,489 - residential (22)

Rate: 5.3500

The above tax information encumbers more property than is being examined.

The following figures are furnished for informational purposes only:

Locator # 22-2-03.0-0-000-006.000

Assessed Valuation: 1,400 - agricultural (22)

Rate: 5.3500

The above tax information encumbers more property than is being examined.