



Monarch Title Company, Inc.

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File No.: MT-23E0091

357 Co Rd 213
Fayette, MO 65248

As you requested, we searched the records of Howard County, Missouri pertaining to the following described real estate:

A PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 51 NORTH, RANGE 16 WEST, (BEING THE SAME AS THE NORTH 60 ACRES OF THE OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 15, HOWARD COUNTY, MISSOURI.

BEGINNING AT A STONE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15 AS SHOWN BY A SURVEY RECORDED IN BOOK 28, PAGE 70. THENCE S2°03'00"W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER SAID SECTION 15, A DISTANCE OF 1982.20 FEET TO A STONE FOUND; THENCE S88°05'30"E, A DISTANCE OF 1339.84 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE N1°54'40"E ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1969.98 FEET TO A 5/8" IRON ROD SET AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 15; THENCE LEAVING SAID EAST LINE N87°34'05"W, A DISTANCE OF 1335.10 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 60.67 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 509, PAGE 618 OF THE HOWARD COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

(Reference: Survey Book 31, Page 56, Howard County Records)

Our search covered the period of March 10, 1976 to May 30, 2023.

Title: Title is vested in Darla A. Millick by General Warranty Deed recorded July 27, 2018 in Book 509, Page 706 Records of Howard County, MO.

Conveyances: None of Record since July 27, 2018.

Liens: 1. Deed of Trust executed by Darla A. Millick, a single person to Mark Ramsey Trustee for County Bank, dated 11/02/21 and recorded 11/15/21 in Book 546, Page 117, Records of Howard County, Missouri, securing the principal sum of \$275,000.00.

Said Deed of Trust contains provisions for Future Advances.

2. MISCELLANEOUS: a) Right of Way Easement granted to Howard Electric Cooperative by instrument recorded in Book 511, Page 722, Book 537, Page 350, and Book 537, Page 352,

Records of Howard County, Missouri.

b) Water Line Easement granted to Thomas Hill Public Water Supply District No. 1 of Randolph County by instrument recorded in Book 517, Page 344, Records of Howard County, Missouri.

3. **NOTE:** This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment; nor is the Company liable for errors or omissions in this foreclosure report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Judgments: None of Record.

Tax Liens: None of Record.

Special Assessments: None of Record.

Parcel No.: 07-5.0-15-000-000-002.010

Taxes: Taxes Paid (2022): \$2,050.25

A handwritten signature in cursive script, appearing to read "Clyon", is written over a horizontal line.

Christy Lyon