



*Investors Title Company*

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

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### INFORMATIONAL REPORT

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**DATE:** June 26, 2023

**TIME:** 8:00 A.M.

**CHARGE TO:** Trophy Properties and Auction; Eric Merchant

**TITLE HOLDER:** Sandra Gowran

**File Number:** 755582

**PROPERTY ADDRESS:** 0 2nd Street, Jonesburg, MO 63351

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**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.**

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### LEGAL DESCRIPTION

Parcel 1: Lots Numbered One (1), Two (2) and Three (3) in Block Three (3) of The Original Town of Jonesburg, Montgomery County, Missouri.

Parcel 2: Lot No. One (1) in Lewis Addition to the City of Jonesburg, Montgomery County Missouri.

### REQUIREMENTS/EXCEPTIONS

Subject property is zoned commercial. In the event this company were to insure. This company requires an acceptable current certified boundary 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.

We find of record a Quit Claim Deed executed by Peter Gowran and Sandra Gowran to Sandra Gowran dated August 8, 2022 and recorded August 8, 2022 in Book 846 Page 57 of the County of Montgomery Records. This Company requires that the above deed be re-recorded for the purpose of ascertaining the marital status of the Grantor.

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$1,432.76.(Parcel 1)

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$262.67.(Parcel 2)

City of Jonesburg General and Special taxes being examined.

We hereby find no conditions, restrictions and/or indentures affecting the subject property recorded in the public 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 Sandra Gowran

The following figures are furnished for informational purposes only:

Locator #15-1.0-12-001-008-001.000

Assessed Valuation: 21,800 Residential and Commercial (22)

Rate: 6.3946

City of Jonesburg Included

The following figures are furnished for informational purposes only:

Locator #15-1.0-12-001-007-006.000

Assessed Valuation: 3,900 Commercial (22)

Rate: 6.3946

City of Jonesburg Included