



*Investors Title Company*

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

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### INFORMATIONAL REPORT

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**DATE:** August 3, 2023

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

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

**TITLE HOLDER:** 4 Arrows Ranch, LLC

**File Number:** 757778

**PROPERTY ADDRESS:** Acreage Old Southern Road, Branson, MO 65616

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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: All of the following described tract of land located in the West half (W1/2) of Section 33 Township 23 North Range 22 West Stone County Missouri described as follows: Beginning at a point on the center of a ravine, said point being North 75 Degrees 57 Minutes 34 Seconds East 159.21 feet; thence North 63 Degrees 40 Minutes 34 Seconds East 219.05 feet; thence North 71 Degrees 15 Minutes 34 Seconds East 128.00 feet from the center of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section 33; thence North 26 Degrees 42 Minutes 45 Seconds West 520.41 feet to the Southerly right of way line of an existing road; thence North 24 Degrees 40 Minutes 22 Seconds West 20.00 feet to the centerline of said road; thence North 65 Degrees 19 Minutes 38 Seconds East along centerline 371.10 feet; thence along a 6.806 Degree curve to the left 49.55 feet to the Westerly line of a 100.00 foot wide transmission line easement; thence South 18 Degrees 40 Minutes 05 Seconds East along said easement 494.64 feet to the center of a ravine; thence South 51 Degrees 21 Minutes 34 Seconds West along ravine 247.44 feet; thence South 71 Degrees 15 Minutes 34 Seconds West along ravine 104.00 feet to the point of beginning. Except any part deeded, taken or used for road, street or highway purposes.

Parcel 2: A Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-Three (33) Township Twenty-Three (23) North Range Twenty-Two (22) West Stone County, Missouri described as follows: Beginning at the center of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33); thence North 88 Degrees 31

Minutes 17 Seconds West along GFTL Tract B-228-2, 495.36 feet; thence North 1 Degree 50 Minutes 38 Seconds East along GFTL 151.01 feet to the centerline (C/L) of an existing road; thence North 51 Degrees 35 Minutes 38 Seconds East along centerline (C/L) 382.78 feet; thence along centerline (C/L) on a 7.17 degree curve to the right 198.96 feet; thence South 24 Degrees 08 Minutes 22 Seconds East 20.00 feet to the Southerly right of way of said road; thence South 1 Degree 30 Minutes 09 Seconds East 486.24 feet to the point of beginning. Subject to a 20.00 foot road easement as located along the Northerly boundary thereof. Subject to easements and restrictions attached hereto and make a part hereof, marked Exhibit "A", attached to Warranty Deed by Corporation in Book 159 at Page 1302.

Parcel 3: A part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 33, Township 23 North Range 22 West Stone County, Missouri described as follows: Beginning at the center of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4); thence North 01 Degree 30 Minutes 09 Seconds West 486.24 feet to the Southerly right of way of an existing road' thence North 24 Degrees 08 Minutes 22 Seconds West, 20.00 feet to the centerline of said road; thence North 65 Degrees 51 Minutes 38 Seconds East along centerline 173.56 feet, thence North 65 Degrees 19 Minutes 38 Seconds East along centerline 100.00 feet; thence South 24 Degrees 40 Minutes 22 Seconds East 20.00 feet to the Southerly right of way of said road; thence South 26 Degrees 42 Minutes 45 Seconds East 520.41 feet to the center of a ravine; thence South 71 Degrees 15 Minutes 34 Seconds West along ravine 128.00 feet; thence South 63 Degrees 40 Minutes 34 Seconds West 219.05 feet; thence South 75 Degrees 57 Minutes 34 Seconds West along a ravine 159.21 feet to a point on Government Fee taking line Tract #B-228-2; thence North 01 Degree 51 Minutes 34 Seconds East along said Government Fee Taking line, 42.91 feet to the point of beginning. Except any part deeded, taken or used for road, street or highway purposes.

Parcel 1: Parcel 12-8.0-33-000-000-012.000

Parcel 2: Parcel 12-8.0-33-000-000-021.000

Parcel 3: Parcel 12-8.0-33-000-000-022.000

#### **REQUIREMENTS/EXCEPTIONS**

In the event this company were to insure. Furnish this Company with the following documents for 4 Arrows Ranch, LLC:

- (a) A Certificate of Good Standing from the Secretary of State
- (b) A Certified copy of Articles of Organization and all amendments thereto bearing the Secretary of State's "Filed" date stamp
- (c) A Certified copy of the Operating Agreement and all amendments thereto
- (d) Evidence that no Certificate of Decree of Dissolution has been filed with the Secretary of State and if a Certificate has been filed, the person acting on behalf of the LLC is authorized to wind up the business of the LLC
- (e) and proper consents, authorizing the LLC to enter into the transaction being insured.

The lien of all taxes and assessments for the year 2023 and all subsequent years. TAXES FOR THE YEAR(S) 2022 ARE DELINQUENT. (Parcel 12-8.0-33-000-000-012.000)

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Proper Satisfaction and Release of Deed of Trust properly executed by 4 Arrows Ranch LLC to Robert D. Marquart, trustee for Heritage Community Bank, dated April 27, 2022 and recorded April 28, 2022 in Document No. 202200006944, securing \$74,000.00 and interest evidenced by one note payable as set forth in said note. (Parcel 1)

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.

Proper Satisfaction and Release of Deed of Trust properly executed by 4 Arrows Ranch, LLC to Robert D. Marquart, trustee for Heritage Community Bank, dated October 8, 2021 and recorded October 13, 2021 in Document No. 202100016855, securing \$328,000.00 and interest evidenced by one note payable as set forth in said note. (Parcel 2)

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.

Proper Satisfaction and Release of Deed of Trust properly executed by 4 Arrows Ranch, LLC to Robert D. Marquart, trustee for Heritage Community Bank, dated November 22, 2021 and recorded December 1, 2021 in Document No. 202100019344, securing \$125,000.00 and interest evidenced by one note payable as set forth in said note. Note: Scriveners Error Affidavit recorded in Document No. 202200013570 (Parcel 2)

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.

Proper Satisfaction and Release of Deed of Trust properly executed by 4 Arrows Ranch, LLC to Robert D. Marquart, trustee for Heritage Community Bank, dated April 27, 2022 and recorded April 28, 2022 in Document No. 202200006999, securing \$126,000.00 and interest evidenced by one note payable as set forth in said note. (Parcel 3)

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 restrictions as made part of Warranty Deed recorded in Book 150 Page 510 of the Stone County Records (Parcel 1)

Subject to road dedication according to Book 149 Page 1993 of the Stone County Records (Parcel 1, 2, 3)

Easement granted to/for Electric Transmission Line as recorded in Book 96 Page 231 of the Recorder's Office, in and for the County of Stone and State of Missouri Records. (Parcel 1)

Easement granted to/for access as recorded in Book 296 Page 1407 of the Recorder's Office, in and for the County of Stone and State of Missouri Records. (Parcel 2)

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 4 Arrows Ranch, LLC

The following figures are furnished for informational purposes only:

Locator #12-8.0-33-000-000-012.000

Assessed Valuation: 3,250 (22)

Rate: NA

Please note: The tax information includes land value only. No improvements are included.

The following figures are furnished for informational purposes only:

Locator #12-8.0-33-000-000-021.000

Assessed Valuation: 17,920 (22)

Rate: NA

Please note: The tax information includes land value only. No improvements are included.

The following figures are furnished for informational purposes only:

Locator #12-8.0-33-000-000-022.000

Assessed Valuation: 3,120 (22)

Rate: NA

Please note: The tax information includes land value only. No improvements are included.