



Investors Title Company

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

INFORMATIONAL REPORT

DATE: August 2, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Eric Merchant

TITLE HOLDER: 4 Arrows Ranch, LLC

File Number: 757736

PROPERTY ADDRESS: 422 Old Southern Road, Branson, MO 65616

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

Tract 1 - All of the following described tract of land located in the West half of Section 33, Township 23 North, Range 22 West, Stone County, Missouri described as follows: Beginning at the Southwest corner of the East half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 33; thence South 31 degrees 28 minutes 40 seconds East 562.39 feet to the Northerly right of way line of an existing road; thence South 24 degrees 40 minutes 22 seconds East 20.00 feet to the centerline of said road, thence South 65 degrees 19 minutes 38 seconds West, along centerline 221.10 feet, thence South 65 degrees 51 minutes 38 seconds West along centerline 173.56 feet, thence North 24 degrees 08 minutes 22 seconds West 20.00 feet to the Northerly right of way line of said road, thence North 19 degrees 15 minutes 40 seconds West 332.49 feet to Government Fee Taking Line B-228-1, thence North 1 degree 45 seconds 42 seconds East along Government Fee Taking Line 333.07 feet, thence South 88 degrees 38 minutes 39 seconds East along Government Fee Taking Line 165.12 feet to the point of beginning. Except any part thereof taken, deeded or used for road purposes.

Tract 2: A part of the Southwest Quarter of the Northwest Quarter and a part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 23, Range 22, Stone County, Missouri, described as follows: Beginning at the Southwest corner of the East half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 33; thence North 76 degrees 32 minutes East along a ravine 199.65 feet; thence North 67 degrees 07 minutes East along ravine 226.80 feet to the Westerly line of a 100.00 feet wide

transmission line easement; thence South 18 degrees 40 minutes 53 seconds East along easement 535.47 feet to the centerline of an existing road; thence along a 6.806 curve to the right 49.55 feet; thence South 65 degrees 19 minutes 38 seconds West along centerline 250.00 feet; thence North 24 degrees 40 minutes 22 seconds West 20.00 feet to the Northerly right of way line of an existing road; thence North 31 degrees 28 minutes 40 seconds West 562.39 feet to the point of beginning, EXCEPT any part thereof taken, deeded or used for road purposes.

Tract 3: A part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 23 North, Range 22 West, Stone County, Missouri described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 33; thence North 46 degrees 23 minutes 17 seconds East along Government Fee Take Line Tract B-228-1, 470.70 feet; thence South 19 degrees 15 minutes 40 seconds East 332.49 feet to the Northerly right of way of an existing road; thence South 24 degrees 08 minutes 22 seconds East 20.00 feet to the centerline of said road; thence Southwesterly along centerline on a 7.17 foot curve to the left, 198.96 feet; thence South 51 degrees 35 minutes 38 seconds West along centerline 382.78 feet to a point on the West line of said Section 33; thence North 1 degree 50 minutes 38 seconds East along said West line 348.61 feet to the point of beginning, EXCEPT for any part taken, deeded or used for road purposes.

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. Tract 1

The lien of all taxes and assessments for the year 2023 and all subsequent years. TAXES FOR THE YEAR(S) 2022 ARE DELINQUENT. Tract 2

The lien of all taxes and assessments for the year 2023 and all subsequent years. TAXES FOR THE YEAR(S) 2022 ARE DELINQUENT. Tract 3

Proper Satisfaction and Release of Deed of Trust properly executed by Monica Marsh, spouse of Kenton Marsh and Kenton Marsh, spouse of Monica Marsh to Robert D. Marquart, trustee for Heritage Community Bank, dated November 22, 2021 and recorded December 1, 2021 in Document #202100019362, securing \$670,000.00 and interest evidenced by one note payable as set forth in said note.

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.

We find of record a Pending Suit # 22SN-CC00239, by and between Stone County Planning and Zoning (Plaintiff) and 4 Arrows Ranch, LLC (Respondent) the outcome of which may affect the subject property. Note: If a Judgment has not been rendered on or before closing, the above item will be deleted.

Building lines, easements, conditions, restrictions, rights and powers of trustees, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, according to instrument recorded in Book 159 Page 1302. Contains no reversionary clause.

Easement Agreement granted to/for access thereto for ingress and egress and for utility purposes and for parking purposes for the beneficial use of said dock as recorded in Book 296 Page 1407 of the Recorder's Office, in and for the County of Stone and State of Missouri Records.

Subject to the right of way of roadway over that part of the subject property embraced therein.

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 other judgments against 4 Arrows Ranch LLC.

The following figures are furnished for informational purposes only: Tract 1

Locator # 12-8.0-33-000-000-019.000

Assessed Valuation: 10,030 (22)

Rate: N.L.

The following figures are furnished for informational purposes only: Tract 2

Locator # 12-8.0-33-000-000-018.000

Assessed Valuation: 10,260 (22)

Rate: N.A.

The following figures are furnished for informational purposes only: Tract 3

Locator #12-8.0-33-000-000-020.000

Assessed Valuation: 35,490 (22)

Rate: N/A