



124 Professional Parkway
Troy, MO 63379

FILE NAME: 22-315848-TRO

INFORMATIONAL REPORT

This report was prepared for:

Trophy Properties and Auction

Your Reference: 905 Mansion Road (248 +/- acres), Winfield, MO 63389

Third Party Certification

Pursuant to §381.115.8., RSMo, Title Partners Agency, LLC hereby confirms that it is in full compliance with all the rules and regulations established by the Director of the Missouri Department of Insurance, Financial Institutions and Professional Registration. We agree to provide you access to, and the right to copy, all accounts and records with respect to this Report.

Disclaimer

This report does not including Financing Statements or Security Agreements not recorded in the real estate volumes of the Recorder of Deeds, nor does it include city taxes and special assessments, unless specifically listed in this Report.

This Report is not an Abstract of Title. This Report cannot be construed as a commitment to issue title insurance. No examination of the information contained in this Report has been made for any purpose of issuing a title insurance commitment or title insurance policy. Only the person(s) for whom this Report was prepared may rely upon the information contained herein. By reliance on this Report, you agree that the liability of Title Partners Agency, LLC is limited to the amount you paid for this report.

Search Report

1. Effective Date: 11/10/2022
2. Name Searches are specifically as listed: Emerson Electric Co., a Missouri corporation
3. The estate or interest in the land described or referred to in the Report is Fee Simple
4. Title to the fee simple estate or interest in the land at Effective Date hereof appears to be vested in:
Emerson Electric Co., a Missouri corporation
5. The land referred to in this Report is described as follows:

Land Description Tract 1:

A tract of land being part of the Southeast quarter of the Southeast quarter of Section 6, Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6 7 and 8 of Township 49 North, Range 2 East; thence along the common line of Sections 6 and 7, North 88 degrees 44 minutes 12 seconds West, a distance of 743.82 feet to the true point of beginning of the hereinafter described Tract 1; thence continuing along said common Section line, North 88 degrees 44 minutes 12 seconds West, a distance of 372.38 feet to the East line of land now or formerly of Douglas Dewayne Eaton & Carolyn Eaton as conveyed by deed recorded in Book 2349 page 229 of the Lincoln County, Missouri Recorder's Office; thence along said East line, North 01 degrees 15 minutes 48 seconds East, a distance of 360.62 feet to the South line of said Eaton land; thence along said South line, South 88 degrees 44 minutes 12 seconds East, a distance of 372.38 feet to the East line of the hereinafter described Tract 1; thence along said East line, South 01 degrees 15 minutes 48 seconds West, a distance of 360.62 feet to the true point of beginning.

The above described tract of land containing 134,289 square feet of 3.083 acres is based upon an actual Urban Class Boundary Survey executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0182 in accordance with the current standards for property boundary survey for the state of Missouri and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 2:

A tract of land being part of the Southeast quarter of the Southeast quarter of Section 6, Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of Sections 6 and 7, North 88 degrees 44 minutes 12 seconds West, a distance of 371.27 feet to the true point of beginning of the hereinafter described Tract 1; thence continuing along said common Section line, North 88 degrees 44 minutes 12 seconds West, a distance of 372.55 feet to the East line of the hereinafter described Tract 2, being a line 372.38 feet East of and parallel to the East line of land now or formerly of Douglas Dewayne Eaton & Carolyn Eaton as conveyed by deed recorded in Book 2349 page 229 of the Lincoln County, Missouri Recorder's Office, thence along said parallel line, North 01 degrees 15 minutes 48 seconds East, a distance of 360.62 feet to the South line of said Eaton land; thence along said South line, South 88 degrees 44 minutes 12 seconds East, a distance of 372.55 feet to the East line of the hereinafter described Tract 2; thence along said East line, South 01 degrees 15 minutes 48 seconds West, a distance of 360.62 feet to the true point of beginning.

The above described tract of land containing 134,352 square feet or 3.084 acres is based upon an actual urban class boundary survey executed by Cole and Associates, Inc., during the month of September 2022, Job Number 22-0182 in accordance with the current standards for property boundary survey for the State of Missouri and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 3:

A tract of land being part of the Southeast quarter of the Southeast quarter of Section 6, Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Beginning at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of Sections 6 and 7, North 88 degrees 44 minutes 12 seconds West, a distance of 371.27 feet to the East line of the hereinafter described Tract 3, being a line 744.93 feet East of and parallel to the East line of land now or formerly of Douglas Dewayne Eaton & Carolyn Eaton as conveyed by deed recorded in Book 2349 page 229 of the Lincoln County, Missouri Recorder's Office; thence along said parallel line, North 01 degrees 15 minutes 48 seconds East, a distance of 360.62 feet; thence departing said parallel line, continuing along the East line of said Eaton land, the following courses and distances; North 88 degrees 44 minutes 12 seconds West, a distance of 23.73 feet; and North 01 degrees 15 minutes 48 seconds East, a distance of 360.46 feet to the South line of land now or formerly of Michael J. Eaton and Elizabeth M. Eaton as conveyed by deed recorded in Book 2349 page 225 of the Lincoln County, Missouri Recorder's Office; thence along said South line, South 88 degrees 54 minutes 24 seconds East, a distance of 357.68 feet to the West right of way line of State Highway EE; thence along said West right of way line, the following courses and distances; South 01 degrees 07 minutes 08 seconds West, a distance of 216.28 feet; along a curve to the left, having a radius of 513.30 feet, with a central angle of 21 degrees 26 minutes 07 seconds, which chord bears South 09 degrees 35 minutes 56 seconds East, a chord distance of 190.92 feet, through an arc distance of 192.04 feet; and South 01 degrees 07 minutes 08 seconds West, a distance of 318.38 feet to the true point of beginning.

The above described tract of land containing 263, 695 square feet or 6.054 acres is based upon an actual urban class Boundary Survey executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0182 in accordance with the current standards for property Boundary Survey for the State of Missouri and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 4: Intentionally deleted

Land Description Tract 5:

A tract of land being part of the Southeast quarter of Section 7, Part of the Southwest quarter of Section 8, and part of the Northwest quarter of the Northwest quarter of Section 18, all situated in Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of said Sections 7 and 8, South 01 degrees 07 minutes 36 seconds West, a distance of 2,676.86 feet to the North line of the Southwest quarter of Section 8, being the true point of beginning of the hereinafter described tract of land; thence along said North line, North 89 degrees 42 minutes 14 seconds East, a distance of 689.40 feet to the East line of the hereinafter described tract of land; thence along said East line, the following courses and distances: South 00 degrees 57 minutes 44 seconds West, a distance of 605.67 feet; South 35 degrees 26 minutes 50 seconds West, a distance of 148.91 feet; South 01 degrees 42 minutes 47 seconds West, a distance of 1,403.97 feet; South 89 degrees 36 minutes 38 seconds West, a distance of 265.56 feet; South 01 degrees 41 minutes 57 seconds West, a distance of 1,220.39 feet to the South line of the Northwest quarter of the Northwest quarter of Section 18, within the right of way of County (30 foot wide public) road 685, AKA North Ethlyn Road; thence along said South line, North 89 degrees 11 minutes 24 seconds West, a distance of 322.99 feet to the common line of Section 17 and Section 18; thence along said common line, North 01 degrees 49 minutes 10 seconds East, a distance of 673.52 feet to the common corner of Sections 7, 8, 17 and 18; thence along the common line of Section 7 and Section 18, the following courses and distances; North 87 degrees 43 minutes 36 seconds West, a distance of 671.23 feet and North 89 degrees 00 minutes 20 seconds West, a distance of 668.80 feet to the East line of the Southwest quarter of the Southeast quarter of Section 7, being the East line of land now or formerly of Daniel L. Creech & Robyn Lynn Creech, as recorded by deed in Book 2238 page 497 of the Lincoln County, Missouri Recorder's Office; thence along said East line, North 01 degrees 10 minutes 38 seconds East, a distance of 1330.38 feet to the North line of said Creech land; thence along said North line, North 88 degrees 53 minutes 41 seconds West, a distance of 1351.48 feet to the East line of the Southwest quarter of Section 7; thence along said East line, North 00 degrees 55 minutes 53 seconds East, a distance of 1331.86 feet to the South line of the

Northeast quarter of Section 7; thence along said South line, South 88 degrees 49 minutes 12 seconds East, a distance of 2694.74 feet to the true point of beginning.

The above described tract of land containing 7,098.231 square feet of 162.953 acres is based upon an actual urban class Boundary Survey in accordance with the current standards for property boundary survey for the State of Missouri, executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0182 and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 6:

A tract of land being part of the Southwest quarter of Section 8, situated in Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of said Sections 7 and 8, South 01 degrees 07 minutes 36 seconds West, a distance of 2,676.86 feet to the North line of the Southwest quarter of Section 8; thence along said North line, North 89 degrees 42 minutes 14 seconds East, a distance of 689.40 feet to the true point of beginning of the hereinafter described tract of land; thence continuing along said North line, North 89 degrees 42 minutes 14 seconds East, a distance of 723.99 feet to the East line of the West half of the Southwest quarter of said Section 8, within the right of way of County (30 foot wide public) Road 685, AKA North Ethlyn Road; thence along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 605.17 feet to the South line of the hereinafter described tract of land; thence along said South line, South 89 degrees 37 minutes 47 seconds West, a distance of 723.30 feet to the West line of the hereinafter described tract of land; thence along said West line, North 00 degrees 57 minutes 44 seconds East, a distance of 605.67 feet to the true point of beginning.

The above described tract of land containing 437,996 square feet or 10.055 acres is based upon an actual urban class Boundary Survey in accordance with the current standards for property Boundary Survey for the State of Missouri, executed by Cole and Associates, Inc. during the month of September, 2022, Job Number 22-0182 and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 7:

A tract of land being part of the Southwest quarter of Section 8, situated in Township 49 North, Range 2 East, Lincoln County, Missouri, being more particular described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of said Sections 7 and 8, South 01 degrees 07 minutes 36 seconds West, a distance of 2,676.86 feet to the North line of the Southwest Quarter of Section 8; thence along said North line, North 89 degrees 42 minutes 14 seconds East, a distance of 1,413.39 feet to the East line of the West half of the Southwest quarter of said Section 8, within the right of way of County (30 foot wide public) Road 685, AKA North Ethlyn Road; thence along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 605.17 feet to the true point of beginning of the hereinafter described tract of land; thence continuing along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 666.10 feet to the South line of the hereinafter described tract of land; thence along said South line, South 89 degrees 39 minutes 23 seconds West, a distance of 814.02 feet to the West line of there hereinafter described tract of land; thence along said West line, the following courses and distances: North 01 degrees 42 minutes 47 seconds East, a distance of 545.55 feet and North 35 degrees 26 minutes 50 seconds East, a distance of 148.91 feet to the North line of the hereinafter described tract of land; thence along said North line, North 89 degrees 37 minutes 47 seconds East, a distance of 723.30 feet to the true point of beginning.

The above described tract of land containing 534,451 square feet or 12.269 acres is based upon an actual urban class Boundary Survey in accordance with the current standards for property boundary survey for the State of Missouri, executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0182 and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 8:

A tract of land being part of the Southwest quarter of Section 8, situated in Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of said Sections 7 and 8, South 01 degrees 07 minutes 36 seconds West, a distance of 2,676.86 feet to the North line of the Southwest quarter of Section 8; thence along said North line, North 89 degrees 42 minutes 14 seconds East, a distance of 1413.39 feet to the East line of the West half of the Southwest quarter of said Section 8, within the right of way of County (30 foot wide public) Road 685, AKA North Ethlyn Road; thence along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 1271.27 feet to the true point of beginning of the hereinafter described tract of land; thence continuing along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 1,018.41 feet to the South line of the hereinafter described tract of land; thence along said South line, South 89 degrees 37 minutes 51 seconds West, a distance of 1,091.74 feet to the West line of the hereinafter described tract of land; thence along said West line, the following courses and distances: North 01 degrees 41 minutes 57 seconds East, a distance of 160.62 feet; North 89 degrees 36 minutes 38 seconds East, a distance of 265.56 feet and North 01 degrees 42 minutes 47 seconds East, a distance of 858.43 feet to the North line of the hereinafter described tract of land; thence along said North line, North 89 degrees 39 minutes 23 seconds East, a distance of 814.72 feet to the true point of beginning.

EXCEPTING THEREFROM: A cemetery tract of land as recorded by Deed in Book 83 page 305 of the Lincoln County, Missouri Recorder's Office, being 75 feet by 90 feet, and more particularly described as follows: Commencing at the intersection of the North line and East line of the above described tract; thence along the East line, South 01 degrees 01 minutes 41 seconds West, a distance of 162.91 feet; thence departing said East line, North 88 degrees 58 minutes 19 seconds West, a distance of 148.05 feet to the true point of beginning of the hereinafter cemetery tract; thence along said cemetery tract, the following courses and distances: South 00 degrees 48 minutes 16 seconds West, a distance of 90.00 feet; North 89 degrees 11 minutes 44 seconds West, a distance of 75.00 feet; North 00 degrees 48 minutes 16 seconds East, a distance of 90.00 feet and South 89 degrees 11 minutes 44 seconds East, a distance of 75.00 feet to the point of beginning of the hereinafter described cemetery.

The above described tract of land containing 877,763 square feet or 20.151 acres is based upon an actual urban class Boundary Survey in accordance with the current standards for property Boundary Survey for the State of Missouri, executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0182 and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 9:

A tract of land being part of the Southwest quarter of Section 8 and part of the Northwest quarter of Section 17, all situated in Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of said Sections 7 and 8, South 01 degrees 07 minutes 36 seconds West, a distance of 2,676.86 feet to the North line of the Southwest quarter of Section 8; thence along said North line, North 89 degrees 42 minutes 14 seconds East, a distance of 1413.39 feet to the East line of the West half of the Southwest quarter of said Section 8, within the right of way of County (30 foot wide public) Road 685, AKA North Ethlyn Road; thence along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 2,289.68 feet to the true point of beginning of the hereinafter described tract of land; thence continuing along said East line, South 01 degrees 01 minutes 41 seconds West, a distance of 378.86 feet to the East line of the West half of the Northwest quarter of Section 17, within the right of way of County (30 foot wide public) Road 685, AKA North Ethlyn Road; thence along said East line, South 01 degrees 40 minutes 17 seconds West, a distance of 296.07 feet to the North line of Thomas L. Miller & Pamela Miller, as recorded by deed in Book 935 page 317 of the Lincoln County, Missouri Recorder's Office; thence along said North line, South 89 degrees 01 minutes 43 seconds West, a distance of 763.26 feet to the West line of said Miller land; thence along said West line, South 01 degrees 33 minutes 32 seconds West, a distance of 383.52 feet to the South line of the Northwest quarter of the Northwest quarter of Section 18, within the right of way of County (30 foot wide public) Road 685, A.K.A, North Ethlyn Road; thence along said South line, North 89

degrees 11 minutes 24 seconds West, a distance of 334.26 feet to the West line of the hereinafter described tract of land; thence along said West line, North 01 degrees 41 minutes 57 seconds East, a distance of 1059.77 feet to the North line of the hereinafter described tract of land; thence along said North line, North 89 degrees 37 minutes 51 seconds East, a distance of 1091.74 feet to the true point of beginning.

The above described tract of land containing 871,247 square feet or 20.001 acres is based upon an actual urban class Boundary Survey in accordance with the current standards for property Boundary Survey for the State of Missouri, executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0182 and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Land Description Tract 10:

A tract of land being part of the Northeast quarter of the Northeast quarter of Section 1, situated in Township 49 North, Range 2 East, Lincoln County, Missouri, being more particularly described as follows: Commencing at the common corner of Sections 5, 6, 7 and 8 of Township 49 North, Range 2 East; thence along the common line of said Sections 7 and 8 South 01 degrees 07 minutes 36 seconds West, a distance of 5,347.95 feet to the common Section corner of 7, 8, 17 and 18, being the true point of beginning of the hereinafter described tract of land; thence along the common line of Section 17 and Section 18, South 01 degrees 49 minutes 10 seconds West, a distance of 673.52 feet to the South line of the Northeast quarter of the Northeast quarter of Section 17, within the right of way of County (30 foot wide public) Road 685, A.K.A. North Ethlyn Road; thence along said South line, North 88 degrees 18 minutes 38 seconds West, a distance of 673.28 feet to the East line of the Northwest quarter of the Northeast quarter of Section 17, being the East line of land now or formerly of Jeremy D and Jayme L. Edmiston, as recorded by deed in Book 2349 page 223 of the Lincoln County, Missouri Recorder's Office; thence along said East line, North 01 degrees 59 minutes 39 seconds East, a distance of 680.37 feet to the South line of Section 7; thence along said South line, South 87 degrees 43 minutes 36 seconds East, a distance of 671.23 feet to the true point of beginning.

The above described tract of land containing 455,070 square feet or 10.447 acres is based upon an actual urban class Boundary Survey in accordance with the current standards for property Boundary Survey for the State of Missouri, executed by Cole and Associates, Inc. during the month of September 2022, Job Number 22-0128 and recorded in Survey Record Book 3 page 799 of the Lincoln County Records.

Matters Found of Record

According to the records of the Office of the Recorder of Deeds, and the Office of the Circuit Clerk, which impact public notice of matters affecting title to real estate, the following matters appear to affect the title to the real property described in this Report:

6. Easement(s) granted to the State of Missouri for State Highway EE according to instrument recorded in Book 217 Page 577.
7. Easement(s) granted to Cuivre River Electric Cooperative, Inc. according to instrument recorded in Book 277 Page 2386 and Book 285 page 654.
8. Easement(s) granted to for roadway and utility purposes according to instrument recorded in Book 285 Page 3036 and Book 606 page 281.
9. Easement(s) granted to Public Water Supply District No. 1 according to instrument recorded in Book 568 Page 202, Book 1212 page 329 and Book 1743 page 128.
10. Access to and from the Overall Family Cemetery located in the Northwest 1/4 of the Northwest 1/4

of Section 8, Township 49 North, Range 2 East as per the Survey recorded in Survey Record Book 3 page 799.

11. Driveway Access Easement(s) granted to Robert and Crystal Smith, husband and wife according to instrument recorded in Book 2459 Page 218.
12. Right of way of State Highway EE, Mansion Road and North Ethlyn Road over that part of the subject property embraced therein.
13. Surveys according to instruments recorded in Survey Record Book S page 12, Survey Record Book 3 Page 799 and Surveyor's Correction Affidavit recorded in Book 2485 page 283.
14. Any inaccuracy in the area, square footage, or acreage of Land described in Schedule A, if any. The Company does not insure the area, square footage or acreage of the Land.
15. Rights of tenants in possession under unrecorded leases and/or month to month tenancies.
16. Rights of claims of any party to individual burial lots whether recorded or unrecorded, any express or implied agreement or covenant limiting use of the insured land for cemetery purposes, and easement rights for ingress and egress for the purpose of visiting the cemetery. Statutory Rights and Powers of the State of Missouri, the County of Warren to Regulate and Control the use of the Premises as a cemetery and also to regulate and control the interment or removal of dead bodies in or from the premises. Limitations imposed by the State of Missouri in connection with the land which has been dedicated for Cemetery Purposes.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-30-06-000-000-015.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$31,179.00 residential

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$1,780.63, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

THE CITY OF WINFIELD GENERAL TAXES ARE INCLUDED IN THE ABOVE AMOUNTS.

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 905 Mansion Road (3 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-30-06-000-000-016.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$4,085.00 residential

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$233.29, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 00 Mansion Road (3 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-30-06-000-000-017.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$5,795.00 residential

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$330.95, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 1487 Highway EE (6 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-40-17-000-000-007.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$768.00 agri

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$43.86, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 00 North Ethlyn Road (16.42 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-40-18-000-000-001.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$298.00

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$17.02, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 00 North Ethlyn Road (10.57 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-30-08-000-000-007.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$36,300.00 residential and \$5,093.00 agri

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$2,363.95, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 1461 Highway EE (166.38 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 13-30-07-000-000-001.000

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$806,118.00 Commercial and \$12,303.00 agri

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$47,868.58, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 1461 Highway EE (284.48 +/- acres), Winfield, MO 63389

FOR INFORMATIONAL PURPOSES ONLY: Overall Cemetery

PARCEL ID NUMBER: 13-30-08-000-000-007.002

2022 COUNTY TAX RATE: 5.7110

2022 CITY TAX RATE: unincorporated

2022 ASSESSED VALUE: \$0.00 tax exempt

THE 2021 REAL ESTATE TAXES ARE PAID

THE 2022 REAL ESTATE TAXES ARE DUE IN THE AMOUNT OF: \$0.00, BUT NOT DELINQUENT UNTIL AFTER DECEMBER 31ST, 2022

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 00 Highway EE (0.25 ac +/-), Winfield, MO 63389

EXAMINED BY: Marian Sullivan

Chain of Title:

The subject property having been conveyed to Emerson Electric Co., a Missouri corporation from Stanley F. Jackes and Margaret F. Jackes, his wife, by Warranty Deed dated November 13, 1979, and recorded November 30, 1979 in Book 283 Page 1711.

The subject property having been conveyed to Emerson Electric Co., a Missouri corporation from Stanley F. Jackes and Margaret F. Jackes, his wife, by Quit Claim Deed dated June 23, 1981, and recorded June 23, 1981 in Book 285 Page 3176.

The subject property having been conveyed to Emerson Electric Co., a Missouri corporation from Stanley F. Jackes and Margaret F. Jackes, his wife, by Warranty Deed dated June 23, 1981, and recorded June 24, 1981 in Book 286 Page 645.

The subject property having been conveyed to Emerson Electric Co., a Missouri corporation from Margaret F. Jackes and Stanley F. Jackes, her husband, by Warranty Deed dated June 23, 1981, and recorded June 24, 1981 in Book 286 Page 646.

The subject property having been conveyed to Emerson Electric Co. from Robert L. Schramm and Theresa E. Schramm, husband and wife, by Warranty Deed dated December 19, 1991, and recorded December 23, 1991 in Book 606 Page 186 and rerecorded February 7, 1992 in Book 612 page 128.

The subject property having been conveyed to Emerson Electric Co. from Mark M. Boettler and Theresa Simon Boettler, husband and wife, by Warranty Deed dated December 20, 1991, and recorded December 26, 1991 in Book 606 Page 281.

The subject property having been conveyed to Emerson Electric Co. from Donald L. Millard Living Trust dated 23 day of May, 2011, by Trustee's Deed Deed dated August 21, 2012, and recorded August 22, 2012 in Book 2263 Page 325.

ASSESSMENT AND TAX INFORMATION

According to the records of the Offices of the Assessor and Collector of Revenue, we note the above tax information regarding the above described property. We assume no liability for the correctness of the same.

NOTE: Taxes for the year become a lien on January 1, but are neither due nor payable until November 1 and become delinquent on January 1 of the subsequent year.

Title Partners Agency, LLC
124 Professional Parkway
Troy, MO 63379

By: 
Authorized Officer or Agent

Title Partners Agency, LLC
PRIVACY STATEMENT

Title Partners Agency, LLC, is committed to safeguarding your personal information. In order to best serve you, we must obtain information that may be of a personal or financial nature. Title Partners Agency, LLC, believes relationships with our clients must be based on trust, and therefore, would like to make you aware of how we use personal information and to whom that information is disclosed.

During the course of our business, we may collect the following personal information about you from the following sources:

- Your transactions with, or from services that we are performing, our affiliates, or others;
- From applications or other forms that we receive from you or your authorized representatives;
- From public records that are maintained by governmental entities, or from our affiliates, vendors, or others;
- From other reporting agencies;
- Information from our web site;
- If we are facilitating your closing transaction, escrow or settlement services, we may collect your social security number and other information from third parties, which may include: credit reports, land surveys, property appraisals, escrow account balances, mortgage applications, and bank account numbers, to facilitate the transaction.

Title Partners Agency, LLC, maintains physical, electronic and procedural safeguards to protect your personal information from unauthorized use and access. Access to this personal information is limited to only employees who require access to that information in connection with providing our services to you or for other necessary business purposes.

Title Partners Agency, LLC, may share your personal information with the following:

- Affiliates, vendors and other related agencies;
- When required by law, when there is suspicion of fraud or other criminal activity, or to others whom you direct or give permission;
- To brokers, agents, title companies and other representatives in connection with the services to which you have requested and Title Partners Agency, LLC, is providing;
- In connection with recording documents recorded in the public records, such as deeds, mortgages, and other documents, as applicable.
- We may disclose personal information when otherwise permitted by privacy laws, as applicable, for example, when disclosure is necessary to enforce Title Partners Agency, LLC's rights that have arisen out of an agreement, transaction or relationship with you.

Our Privacy Policy applies to you even if you are no longer a client of Title Partners Agency, LLC.

Certain states allow you the right to access your personal information, and under certain circumstances, allow you ascertain to whom your information has been disclosed. Further, certain states afford you the right to request amendment, correction, or deletion of personal information. Title Partners Agency, LLC, reserves the right, as permitted by applicable laws, to charge a reasonable fee associated with responding to requests.

Requests must be made in writing to the following:

Title Partners Agency, LLC
Attn: Privacy Compliance Officer
124 Professional Parkway
Troy, MO 63379