



*Investors Title Company*

219 S CENTRAL AVENUE  
CLAYTON, MO 63105  
PHONE (314) 862-0303

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## INFORMATIONAL REPORT

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**DATE:** March 30, 2023

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

**CHARGE TO:** Trophy Properties and Auction; Jason Wallinglord

**TITLE HOLDER:** Edwin L. Winkelmeyer and Christopher E. Winkelmeyer Trustees under the Trust of Edwin L. Winkelmeyer dated June 26, 1985

**File Number:** 750139

**PROPERTY ADDRESS:** 306 Blackmore Road, Foley, MO 63347

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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

The Northwest Quarter of Section 36; being all of that part of the Southwest Quarter of Section 36 which lies North of the branch or Creek and the East half of the East half of the Northeast Quarter of Section Thirty-Five (35). All in Township 50 North Range 1 East of the 5th P.M in Lincoln County Missouri. Excepting all that part conveyed by deed to Kimberly and Lewis Lavy dated May 18, 1996 and recorded in the Recorder's Office of Lincoln County, Missouri on May 26, 1996 in Book 892 Page 77.

All of the South Half of the Southwest Quarter of Section Thirty-Six (36) Township Fifty (50) North Range One (1) East of the Fifth Principal Meridian.

Also all that part of the North Half (N1/2) of the Southwest Quarter of Section Thirty-Six (36) Township Fifty (50) North Range One (1) East of the Fifth Principal Meridian that lies South of a certain creek, said creek being an agreed line between the land conveyed in this deed and that conveyed to J.A. & J.D. Reid by Robert C. Smith and wife by Quit Claim Deed dated March 8, 1898 and recorded in the Recorder's Office of Lincoln County, Missouri in Book 41 at Page 424. Excepting all that part conveyed by deed to Gary Shields on March 31, 1982 and recorded in the Recorder's Office of Lincoln County Missouri on April 8, 1982 at Book 286 Page 1283.

### REQUIREMENTS/EXCEPTIONS

In the event this company were to insure. Furnish this Company with a Certificate of Trust as provided in R.S.Mo.456.10-1013, to be executed by the serving Trustee(s). Should the original Trustees thereunder be deceased or incompetent, the Company reserves the right to make further requirements.

Subject property contains more than 5 acres. In the event this company were to insure. This company requires an acceptable current certified 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,

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$589.38.

Easement granted to/for Central Electric Power Cooperative as recorded in Book 2468 Page 898 of the Recorder's Office, in and for the County of Lincoln and State of Missouri Records.

Easement granted to/for Central Electric Power Cooperative as recorded in Book 1908 Page 787 of the Recorder's Office, in and for the County of Lincoln and State of Missouri Records.

Easement granted to/for Public Water Supply District No. 1 as recorded in Book 288 Page 153 of the Recorder's Office, in and for the County of Lincoln and State of Missouri Records.

Easement granted to/for Central Electric Power Cooperative as recorded in Book 241 Page 591 of the Recorder's Office, in and for the County of Lincoln and State of Missouri Records.

Easement granted to/for State of Missouri by and through the State Highway Commission of Missouri as recorded in Book 217 Page 327 of the Recorder's Office, in and for the County of Lincoln and State of Missouri Records.

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

Right of the upper and lower riparian owners to free and unobstructed flow of the water of creek, which forms the boundary of the subject land, without diminution or pollution.

The consequences of any past or future change in the location of creek creek, which forms the boundary of the subject land, or any dispute arising over the location of the bed of creek or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.

No title will be insured to any portion of the subject property within the lines of creek which is not under solid fill.

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 Edwin L. Winkelmeyer and Christopher E. Winkelmeyer

We find no judgments against the Trust of Edwin L. Winkelmeyer dated June 26, 1985

The following figures are furnished for informational purposes only:

Locator #09-70-36-000-000-003.000

Assessed Valuation: 7,755 Agricultural and 2,565 Residential (22)

Rate: 5.7110