

Franklin County
Title
Company

PHONE – 636-583-2511
FAX – 636-583-8253
EMAIL – tom@franklincountyttitle.com
301 SOUTH CHURCH ST.
UNION, MO 63084

CERTIFICATE OF TITLE
44667

Franklin County Title Company has examined the title to the following described property situated in the County of Franklin, State of Missouri, as follows, to-wit:

Lot Thirteen (13) of Hamilton Creek Estates, a subdivision in part of the Northeast quarter of Section 14, Township 42 North Range 1 West of the 5th P.M., according to the plat thereof recorded as Document 2215345 of the Franklin County Records.

And hereby certifies the record title as of the date below now shows in the name of:

Franklin County Land & Cattle Company, LLC

From Warranty Deed recorded in Book 661 page 474 dated December 16, 1991 and recorded December 19, 1991 executed by Florence C. Krueger, trustee of the Florence C. Krueger Revocable Trust dated January 13, 1984 as amended to Grasso Bros, Inc. (Which included more land than described herein)

And subject to the following:

Restrictions, conditions, and provisions as per instrument recorded in Document 2215385, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Code or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be constructed as restriction based on familial status.

Building lines and easements which is shown on plat thereof recorded in Document 2215345.

Roadway Easement as recorded in Book 88 Page 69, 5 feet wide along the South line.

DEEDS OF TRUST:	NONE.
SUITS:	NONE
JUDGMENTS:	NONE
MECHANIC’S LIENS:	NONE
ATTACHMENTS:	NONE
FEDERAL TAX LIENS:	NONE
TAXES:	2023 and prior years are paid. 2024 taxes are a lien.

2023 TAXES ARE FURNISHED FOR INFORMATIONAL PURPOSES ONLY:		
TAX I.D. NO.	ASSESSED VALUE	COUNTY TAXES
22-6-14.0-0-002-002-120	\$534.00	\$29.94

This certificate makes no statement as to restrictions defined in any zoning ordinances or amendments thereto.

This certificate makes no attempt to certify that the Deed(s) of Trust, if any, shown herein comply with the Consumer Credit Protection Act or any other state or federal “truth in lending” laws, and does not certify that the Note(s) secured thereby are not usurious.

IN WITNESS WHEREOF, FRANKLIN COUNTY TITLE COMPANY, has caused this certificate to be signed by its authorized officer and its corporate seal to be hereunto affixed September 19, 2024.

ATTEST:	FRANKLIN COUNTY TITLE COMPANY
	BY 
	President