



124 Professional Parkway
Troy, MO 63379

FILE NAME: 22-313119-TRO

INFORMATIONAL REPORT

This report was prepared for:

Jake Brown

Your Reference: 18927 Model Realty Road, Pacific, MO 63069

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: 08/30/2022
2. Name Searches are specifically as listed: Fredrick B. Mertz and Nolene E. Mertz, Trustees, or their successors in Trust, Under the Fredick B. Mertz and Nolene E. Mertz J/R/L/T/A, dated February 9, 1993
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:
Fredrick B. Mertz and Nolene E. Mertz, Trustees, or their successors in Trust, Under the Fredick B. Mertz and Nolene E. Mertz J/R/L/T/A, dated February 9, 1993
5. The land referred to in this Report is described as follows:

Lot 2 of Enclaves at Foxhaven, a Subdivision in the County of Saint Louis, Missouri, according to the plat thereof recorded in Plat Book 352, Page 563 of the Saint Louis 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. Building lines, easements, conditions and restrictions and powers of trustees according to Plat Book 352 Page 563.
7. Easement Dedication Plat recorded in Plat Book 356 Page 315.
8. Easement Agreement for pedestrian and vehicular ingress and egress according to instrument recorded in Book 17096 Page 2836.
9. Easement granted to Union Electric Company according to instrument recorded in Book 2096 Page 548.
10. Easement granted to Phillips Pipe Line Company according to instrument recorded in Book 1093 Page 523.
11. General Real Estate Taxes for the calendar year 2021 are paid in the amount of \$11,439.30.

Chain of Title:

The subject property having been conveyed to Fredrick B. Mertz and Nolene E. Mertz, trustees under the Frederick B. Mertz and Nolene E. Mertz from Frederick B. Mertz and Nolene Mertz, husband and wife, by Special Warranty Deed dated February 9, 1993, and recorded February 12, 1993 in Book 9615 Page 303.

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:

A handwritten signature in black ink that reads "Donna Moore". The signature is written in a cursive style with a large initial 'D'.

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