



Investors Title Company

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

INFORMATIONAL REPORT

DATE: January 29, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Eric Merchant

TITLE HOLDER: Thomas M. Hawk and Janice L. Hawk, husband and wife

File Number: 746242

PROPERTY ADDRESS: 0 Clement Road, Bloomsdale, MO 63627

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

All that part of United States Survey Number 2085 in Township 39 North, Range 8 East, Sainte Genevieve County, Missouri, which is described as follows, to-wit: Beginning at the most Western corner of Lot Number 2 in said Survey Number 2085, and running thence, with the North line of said Lot Number 2, North 52 degrees East 1890 feet to the place of beginning of parcel herein described; thence South 23 degrees 30 minutes East 1075 to a corner in the center of the present County Road; thence South to a corner in the center of the Establishment Creek; thence down the center of the Establishment Creek, along and with the meanders thereof to the Southeast corner of a 38.51 acre parcel heretofore conveyed to Tom Carron; thence leaving the center of the Establishment Creek, and running South 88 degrees West 4085.40 feet to a corner; thence North 38 degrees West 874.40 feet to a corner in the North line of said Lot Number 2; thence with the North line of Lot Number 2, South 52 degrees West 816 feet to the place of beginning.

REQUIREMENTS/EXCEPTIONS

Subject property contains more than 5 acres. In the event we 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 \$665.25.

We find of record a Beneficiary Deed wherein Thomas M. Hawk and Janice L. Hawk, husband and wife is/are the party(ies) of the first part and Heather Hawk Lalumondiere, or her successors in trust, trustee of the Hawk Family Trust dated February 1, 2022, as may be amended is/are the party(ies) of the second part, according to instrument recorded on February 8, 2022 in Document # 2022-0385.

Easement granted for access in and to an established roadway originating at Clement Road as recorded in Book 340 Page 124 of the Recorder's Office, in and for the County of Sainte Genevieve and State of Missouri Records.

Easement granted for ingress and egress as recorded in Book 1447 Page 263 of the Recorder's Office, in and for the County of Sainte Genevieve and State of Missouri Records.

Right-of-Way Easement granted to Citizens Electric Corporation, a Missouri Corporation as recorded in Book 1598 Page 187 of the Recorder's Office, in and for the County of Sainte Genevieve and State of Missouri Records.

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

Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Establishment Creek extending through the subject land, without diminution or pollution.

Decrease in area, if any, of the premises in question by erosion of the consequences of any future change in the location of Establishment Creek.

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 Thomas M. Hawk and Janice L. Hawk.

The following figures are furnished for informational purposes only:

Parcel No. 01-9.0-032-00-000-0007.00

Assessed Valuation: 9,210 (agland) 5,820 (residential) (22)

Rate: N.A.