


**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: YORK TITLE AND ABSTRACT CO., INC.  
Issuing Office: 1155 Aguilar Drive, Montgomery City, MO 63361  
Issuing Office's ALTA® Registry ID: 1073443  
Loan ID No.:  
Commitment No.: LR2408003  
Issuing Office File No.: LR2408003  
Property Address: 2020 Eppe Rd., Hermann, MO 65041  
Revision No.:

**SCHEDULE A**

1. Commitment Date:
2. Policy to be issued:
  - a. ALTA Own. Policy (07/07/21)  
Proposed Insured:  
Proposed Amount of Insurance: \$ 5,000.00  
The estate or interest to be insured: Fee Simple
  - b. ALTA Loan Policy (07/07/21)  
Proposed Insured: Lender with Contractual Obligations under a Loan Agreement with the Vested Owner identified in Item 4 below  
Proposed Amount of Insurance:  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: The James J. Sramek Living Trust Dated May 20, 2004.
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

**YORK TITLE AND ABSTRACT CO., INC.**

By:   
York Title and Abstract Agent, Escrow  
Closer/Title Producer

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by YORK TITLE fbo Agents National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ANTICF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule A  
Adopted 07-30-2021

AMERICAN  
LAND TITLE  
ASSOCIATION



Issued by: YORK TITLE fbo Agents National Title Insurance

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(SRAMEK.EPPLE-RD.TROPHYPA.PFD/LR2408003/42)

**SCHEDULE B, PART I**  
Requirements

Commitment No.: LR2408003

File No.: LR2408003

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Instruments in insurable form which must be executed, delivered and duly filed for record.
6. Seller to furnish lien affidavit on form acceptable to YORK TITLE AND ABSTRACT CO., INC.
7. **NOTE FOR INFORMATIONAL PURPOSES ONLY:**  
Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
8. **CLOSING INFORMATION NOTE:**
  - a) If the closing for the subject property is to be conducted by York Title and Abstract Co., Inc, we require all monies due from the purchaser to be in the form of a Cashiers Check, Certified Check or wire Transfer, being collected funds.
  - b) If the Sale proceeds or any "payoffs" pursuant to the closing require "Good Funds" then monies received by us for such must be by bank or wire transfer.
  - c) The above applies to all closings unless other specific arrangements are made.
  - d) Due to wide variances in banking practices and lack of control over funds "on the wire" we cannot accept financial responsibility for delays in the clearing of funds.
  - e) All documents which are to be recorded in connection with this file in the Office of the Recorder of Deeds must comply with Sections 59.005, 59.310 and 59.313 RSMo. Any document which does not comply with the provisions of these Sections will be subject to an additional \$25.00 recording fee to charged by the Recorder of Deeds.
9. Furnish for examination authentic copies of the Trust Certification made by The James J. Sramek Living Trust Dated May 20, 2004, naming James J. Sramek as Trustee.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
11. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule BI  
Adopted 07-30-2021

AMERICAN  
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ASSOCIATION



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(SRAMEK.EPPLE-RD.TROPHYPA.PFD/LR2408003/42)

**SCHEDULE B, PART II**  
**Exceptions**

Commitment No.: LR2408003

File No. LR2408003

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Real estate taxes or special assessments for the year(s) 2024 that are not yet due or payable.
8. Lien of the general taxes for the year 2024 and thereafter. The following information is believed to be accurate, but it is not guaranteed:  
NOTE: Real Estate Taxes for the County are collected by the County Collector of Gasconade County.  
The fiscal tax year in Missouri is January 1 through December 31. Taxes are a lien as of January 1; become due and payable as of November 1; and become delinquent after December 31.

Tax Identification Number: 05-5.0-22-000-000-016.000

Amount of 2023 Taxes: Gasconade County \$1,288.77 PAID.

Address of Property: 2020 Eppe Rd., Hermann, MO 65041

9. Although the title search did not find a utility easement recorded the attached GIS map does indicate utility lines running across the property and will be an exception to coverage on the final policy.

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**ANTICF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule BII**  
Adopted 07-30-2021

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(SRAMEK.EPPEL-RD.TROPHYA.PFD\LR2408003\42)

**SCHEDULE C**

Commitment No.: LR2408003

File No.: LR2408003

The SE ¼ of the SE ¼ of Section 22, Township 45 North, Range 5 West of the 5th P.M. in Gasconade County, Missouri.



# \*\*\* GASCONADE COUNTY PAID TAX RECEIPT \*\*\*

GASCONADE COUNTY COLLECTOR  
Shawn Schlottach  
119 E. 1st. St., Room 4  
Hermann, MO 65041

TAX YEAR: 2023 REAL ESTATE

SRAMEK, JAMES J. LIVING TRUST  
12802 POND APPLE ROAD WEST  
NAPLES FL 34119

BILL#: 12691  
PARCEL ID#: 05-5.0-22-0-00-016.000  
SEC, TWN, RNG: 22-45-5  
SITUS ADDRESS: 2020 EPPLE RD HERMANN  
M-CODE: 0

## Property Description

SE SE: AC-43.00

Residential	19,220
Agricultural	1,410
Commercial	0
SUBTOTALS	20,630
TOTAL VALUATION	20,630

# PAID

Date Paid: 11/28/2023

KEEP THIS PORTION FOR YOUR RECORDS

Tax District	Levy per \$100	Total Tax
STATE	0.0300	6.19
CNTY	0.1372	28.30
LIB	0.1908	39.36
C/CTR	0.0762	15.72
SB40	0.0921	19.00
HLTH	0.0921	19.00
R1G	4.2891	884.84
C-1	0.2541	52.42
A-HER	0.1235	25.48
HHOSP	0.9620	198.46
T-LEVY	6.2471	
BASE TAX		1,288.77
Total Tax:		1,288.77

VALIDATED BY Shawn Schlottach  
GASCONADE COUNTY COLLECTOR

RECEIPT #: 435842  
DATE PAID: 11/28/2023

PAYMENT TYPE: CHK#2182  
AMOUNT PAID: 1,288.77

PAID BY: SRAMEK, JAMES J. LIVING TRUST

## REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES



\* 2 0 1 8 - 0 3 5 8 2 \*

2018-0358

PAMELA R. GREUNKE  
GASCONADE COUNTY  
CIRCUIT CLERK & RECORDER  
HERMANN, MO  
RECORDED ON

02/01/2018 02:42:56PM

REC FEE: \$27.00

PAGES: 2

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, is made and entered into on the 23rd day of January, 2018, by and between:

**Grantor:** BAY SIDE GROUP, LLC, a Missouri Limited Liability Company, whose address is 2227 Samuel Stuart Court, Chesterfield, Missouri 63005 located in the County of St. Louis, State of Missouri (hereinafter referred to as "Grantor"), and

**Grantee:** JAMES J. SRAMEK, as Trustee of THE JAMES J. SRAMEK LIVING TRUST DATED MAY 20, 2004, whose address is 2227 Samuel Stuart Court, Chesterfield, Missouri 63005 located in the County of St. Louis, State of Missouri (hereinafter referred to as "Grantee").

**WITNESSETH**, that Grantor, for and in good consideration and for the sum of TEN AND NO/dollars (\$10.00) paid by the Grantee, the receipt and adequacy of which is hereby acknowledged, do hereby remise, release, transfer and forever quitclaim unto Grantee forever, all the right, title, interest and claim, which Grantor has in and to the following described parcel of land, improvements and appurtenances known and numbered as 2020 Eppele Road, Hermann, Missouri 65041 located in the County of Gasconade, State of Missouri, to wit:

The SE ¼ of the SE ¼ of Section 22, Township 45 North, Range 5 West of the 5<sup>th</sup> P.M. in Gasconade County, Missouri.

The Real Property or its address is commonly known as 2020 Eppele Rd., Hermann, MO 65041.

**TO HAVE AND TO HOLD** the same together with all rights, immunities, privileges and appurtenances thereto belonging unto Grantee, and to the heirs and assigns of Grantee forever so that neither Grantor, nor Grantor's heirs, nor any other person or persons for them or in their names or behalf, shall or will hereafter claim or demand any right to the aforesaid premises, or any part thereof, but they and every one of them shall be excluded and forever barred, except as provided herein.

**IN WITNESS WHEREOF**, the Grantor and Grantee have signed and sealed this Quit-Claim Deed on the day and year first written above.



X Garrett W. Knox  
BAY SIDE GROUP, LLC, Grantor  
By: GARRETT W. KNOX, Member

1/23/18  
Date

STATE OF MISSOURI )  
 ) SS  
COUNTY OF St. Louis

On this 23rd day of January, 2018, GARRETT W. KNOX, Member of BAY SIDE GROUP, LLC, personally appeared before me, and is known to me to be the person described in and who executed the foregoing document. Said person being of lawful age, and duly sworn upon his oath, deposes and states that the facts set forth in the foregoing document are true and correct according to his best knowledge, information and belief, that he has acknowledged to me that he executed this document as his own free act and deed for the purposes therein stated, in his authorized capacity, and that by his signature, the entity upon which the signor acted, has executed this document.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, on the day and year designated above.

[Signature]

Notary Public

X [Signature]

JAMES J. SRAMEK LIVING TRUST DATED MAY 20, 2004  
By: JAMES J. SRAMEK, Trustee

1/23/18  
Date

My Commission Expires:



V. GINA TOCCO  
My Commission Expires  
April 28, 2020  
St. Louis County  
Commission #12541925

STATE OF MISSOURI )  
 ) SS  
COUNTY OF St. Louis

On this 23rd of January, 2018, before me personally appeared JAMES J. SRAMEK, as Trustee of the JAMES J. SRAMEK LIVING TRUST DATED MAY 20, 2004, personally known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same as his own free act and deed.

[Signature]

Notary Public

My Commission Expires:



V. GINA TOCCO  
My Commission Expires  
April 28, 2020  
St. Louis County  
Commission #12541925



\* 2 0 1 5 - 0 2 4 1 2 \*

2015-0241

PAMELA R. GREUNKE  
GASCONADE COUNTY  
CIRCUIT CLERK & RECORDER  
HERMANN, MO  
RECORDED ON

01/30/2015 11:16:46AM

REC FEE: \$27.00

PAGES: 2

### GENERAL WARRANTY DEED

THIS INDENTURE, made on the 29<sup>th</sup> day of January, 2015, by and between **Ralph L. Hachman, Jr. and Rosemary A. Hachman, husband and wife**, of the County of Warren in the State of Missouri, hereinafter referred to as "Grantors"; and **Bay Side Group, LLC, a Missouri limited liability company**, of the County of St. Louis in the State of Missouri, hereinafter referred to as "Grantee". The mailing address of the Grantee is 2227 Samuel Stuart Court, Chesterfield, MO 63005.

**WITNESSETH**, that said Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to them paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee, its successors and assigns, the following described Lots, Tracts or parcels of land, lying, being and situate in the County of Gasconade and State of Missouri, to-wit:

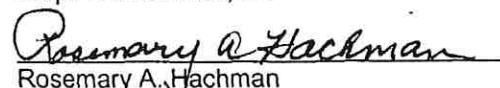
The SE 1/4 of the SE 1/4 of Section 22, Township 45 North, Range 5 West of the 5th P.M. in Gasconade County, Missouri.

**TO HAVE AND HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto its successors and assigns forever, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee simple in the premises herein conveyed; that they have good right to convey the same; that the premises are free and clear of any encumbrances done or suffered by them or those under whom they claim; and that they will Warrant and Defend the title to the said premises unto the said Grantee, and unto its successors and assigns forever against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands this the day and year first above written.



Ralph L. Hachman, Jr.



Rosemary A. Hachman

2



STATE OF MISSOURI

)

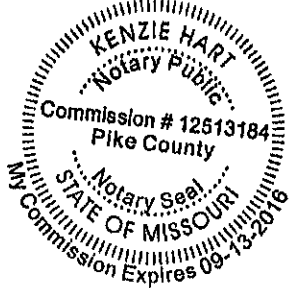
) SS.

COUNTY OF ST. LOUIS

)

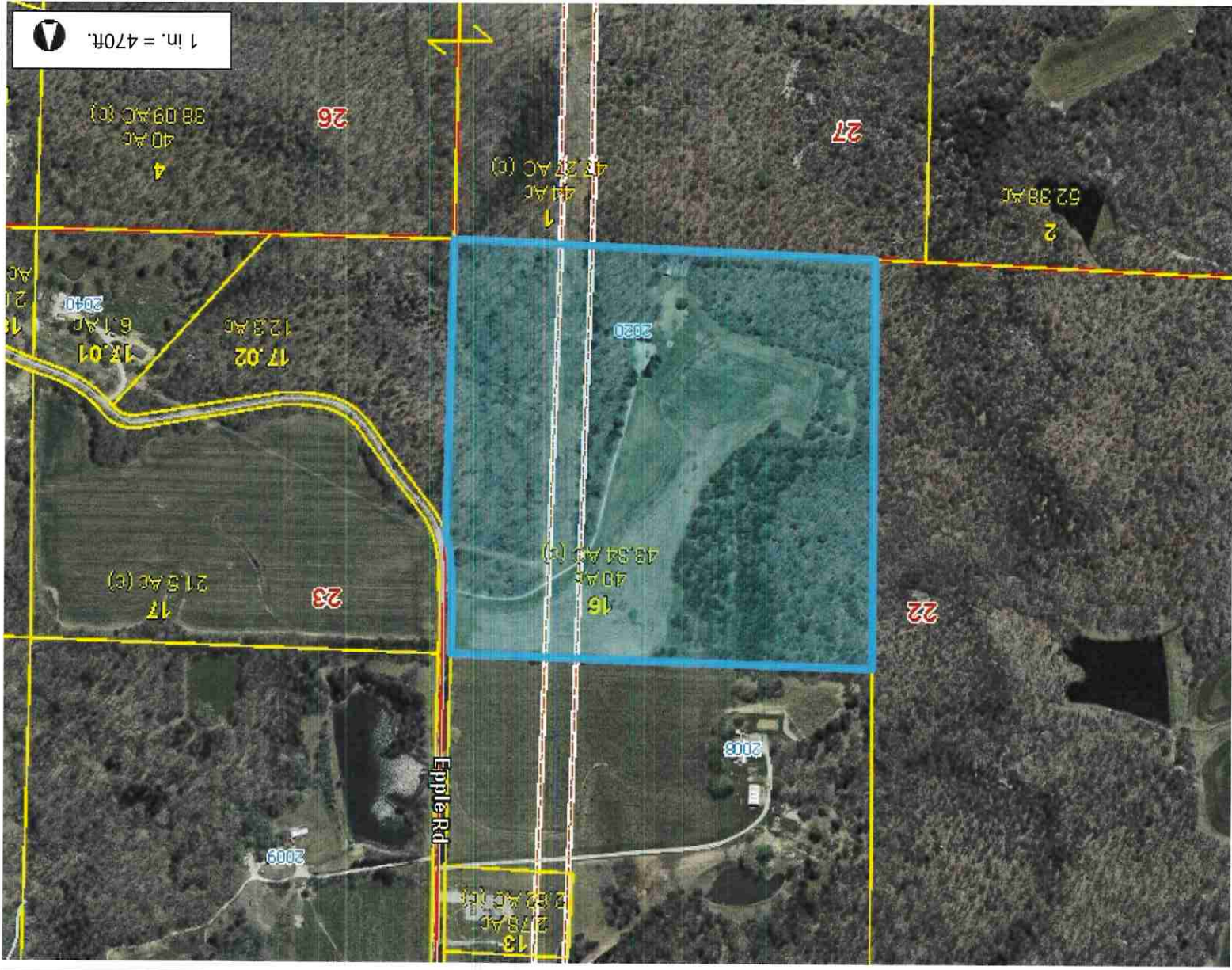
On this 29<sup>th</sup> day of January, 2015, before me personally appeared Ralph L. Hachman, Jr. and Rosemary A. Hachman, husband and wife, to me known to be the persons described in and who executed the foregoing General Warranty Deed, and acknowledged that they executed the same as their free act and deed and for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Kenzie Hart  
-Notary Public

# Gasconade County, MO



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 in. = 470ft.

Notes

- Legend**
- Address Point
  - Road
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
  - <all other values>
  - Corporate Limit
  - Parcel
  - Land Hook
  - Lot
  - Subdivision
  - Transmission Easement
  - Stream
  - Township Range
  - Section
  - County Boundary



**Property Number**

05-5.0-22-000-000-016.000

**Owner - Mailing Address**SRAMEK, JAMES J. LIVING TRUST  
C/O:12802 POND APPLE ROAD WEST  
NAPLES FL 34119**Situs Address**2020 EPPLE RD HERMANN  
DBA:**Card 1 OF 1**  
**08/09/2024****Property Description**

SE SE: AC-43.00

**Index**

3.80

**Lot Size****Deed Acre**

43.00

**Calc Acre**

0.00

**SEC-TWP-RNG**

22-45-5

**Land Type**

RL

**Book-Page**

2018-000358

**Date Acq**

2018-01-23

**TaxCd****School**

R1G

**Road**

C1

**Amb**

A-HER

**Fire**

NA

**City**

NA

Gasconade County Public PRC