

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.: YTC2502028
Issuing Office File No.: YTC2502028
Property Address: Hwy K, Rhineland, MO 65069
Revision No.:

SCHEDULE A

1. Commitment Date: March 25, 2025 at 09:15 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (07/07/21)
Proposed Insured: TBD
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: June E. Gleeson Trust dated February 25, 1999.
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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(GLEESON.HWYK.TROPHYAUCTN.PFD/YTC2502028/7)

SCHEDULE B, PART I

Requirements

Commitment No.: YTC2502028

File No.: YTC2502028

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 June E. Gleeson Trust dated February 25, 1999, naming June E. Gleeson 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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ANTICF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule BI

Adopted 07-30-2021

**AMERICAN
LAND TITLE
ASSOCIATION**



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(GLEESON.HWYK.TROPHYAUCTION.PFD/YTC2502028/7)

SCHEDULE B, PART II

Exceptions

Commitment No.: YTC2502028

File No. YTC2502028

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) 2025 that are not yet due or payable.
8. Lien of the general taxes for the year 2025 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 Montgomery 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: 18-3.0-07-000-000-002.000

Amount of 2024 Taxes: Montgomery County \$335.76 PAID.

Address of Property: Hwy K, Rhineland, MO 65069

9. Title to that portion of subject property embraced within the bounds of State Hwy K.

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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance - Schedule BII

Adopted 07-30-2021



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(GLEESON.HWYK.TROPHYAUCTION.PFD/YTC2502028/7)

SCHEDULE C

Commitment No.: YTC2502028

File No.: YTC2502028

All of tract of land in the Northwest Quarter of Section 7, Township 46 North, Range 6 West, more particularly described as follows: Beginning at a point 2089 feet West of the Northeast corner of the Northwest Quarter of said Section 7 on the South side of Route K, thence continuing West along the South side of said Highway to the Northwest corner of said Quarter Section, thence South along the West side of said Quarter Section 893.6 feet to a point, thence East 244.2 feet to a point, thence South 983.4 feet to a point, thence East 1461.8 feet to a point, thence North 1877 feet to the point of beginning. ALSO, 90 acres, being the East part of the North part of the Northwest Quarter of Section 7, Township 46 North, Range 6 West, more particularly described as follows: Beginning at the Northeast corner of said Northwest Quarter of Section 7; thence running South along the one-half Section line 1877 feet; thence West parallel to Montgomery County Route K a distance of 2089 feet, more or less, thence North and parallel to the said one-half Section line a distance of 1877 feet to the South line of said Route K; thence East along the said South line of Route K a distance of 2089 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM, that part of the Northwest Quarter of Section 7, Township 46 North, Range 6 West, described as follows: Beginning at the intersection of the West line of the Northwest Quarter of Section 7, Township 46 North, Range 6 West with the South line of Missouri Route K; thence South along the West line of said Northwest Quarter 312 feet; thence East 975 feet; thence North to the South right of way line of Route K; thence West along the South line of said Route K to the beginning.

ALSO EXCEPTING THEREFROM, A tract of 52.18 acres deeded to Michael and Patricia Leroy by deed recorded in Book 396 at Page 355 of the Deed Records of Montgomery County, Missouri.



MONTGOMERY COUNTY MISSOURI
 ANITA L SULLIVAN, COUNTY COLLECTOR
 COURT HOUSE ANNEX, 310 SALISBURY, STE C
 PO BOX 2, MONTGOMERY CITY, MO 63361
 PHONE: 573-564-2389 FAX: 573-564-1406
 EMAIL: collector@mcmo.us
 WEDNESDAY MARCH 12, 2025 03:11:14PM CDT

General Information

Parcel Number:	183007000000002000	Bill Number	24010536
Owner Name:	GLEESON JUNE E TRUST	Taxpayer Id	313460
Mailing Address:		Tax Market Value:	51,200
	6921 OAK RIDGE CT	Tax Assessed Value:	6,140
	FULTON MO 65251-0000		
Year/Bill Type:	2024 - REAL ESTATE	Paid Tax:	\$335.76
Date Paid:	12-11-2024	Penalties/Interest/Fees:	\$0.00
Status:	PAID	Total Paid:	\$335.76

>>>> Please Note <<<< The collector's office does NOT inventory property by address. The address listed on the record is for mailing purposes only. No guarantee is given that this is the ONLY account for the individual listed. Information given is only verifying the name and taxes paid/unpaid for the account number listed.

Tax Details

Taxing Authority	District Name	Tax Levy	Tax Amount
STATE		0.0300	1.84
DDAB		0.0939	5.77
COUNTY		0.2321	14.25
HEALTH		0.1408	8.65
SCHOOL	Gasconade R-1	4.2891	263.35
ROAD	No. 1 Special	0.3390	20.81
AMBL	Hermann Area	0.1387	8.52
CITY	Unincorporated	0.0000	0.00
FIRE	Rhineland Volu	0.0000	0.00
SURTAX*		0.0000	0.00
LAC*		0.0000	0.00
HOSP	No Hospital	0.0000	0.00
CO-ROAD		0.2047	12.57
			0.00
SPECIAL			0.00
Total Levy :		5.4683	

VALUATIONS	APPRAISED	ASSESSED	TAX AMOUNTS
Agr. Value	51,200	6,140	335.76
Res. Value	0	0	0.00
Com. Value	0	0	0.00
F-C Value	0	0	0.00
Special			0.00
Totals	51,200	6,140	335.76

Legal Description

Acres: 89.820

7-46-6
 PT NW

Sect 7	Lot
Twp 46	Blk
Rng 6	Sbd

>>>> Please Note <<<< This information is provided per your request. Information given in this document is the paid/unpaid tax record. This is not an original bill or paid receipt. Please contact our office for information on obtaining a paper copy, if needed. Fees will apply.

Brett
Erdel
30

Recorded in Montgomery County, Missouri



Recording Date/Time: 09/06/2018 at 09:29:22 AM

Book: 770 Page: 148

Type: WD
Pages: 3
Fee: \$30.00 \$ 20180001818



WARRANTY DEED

THIS INDENTURE, Made and entered into this 29th day of August, 2018, by and between Grantor, **JUNE E. GLEESON**, a single person, and Grantee, **JUNE E. GLEESON**, as Trustee of the **June E. Gleeson Trust dated February 25, 1999**. (Grantee's address is: 6921 Oakridge, Fulton, MO 65251.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee, the following described real estate situated in the County of **MONTGOMERY** in the State of Missouri to-wit:

See **Exhibit A** attached hereto and incorporated herein.

Subject to easements, covenants and restrictions of record. Also subject to 2018 real estate taxes.

This instrument was prepared by Brett, Erdel, Owings & Tanzey, P.C., 100 North Jefferson, Mexico, Missouri, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify to the accuracy of it.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to her successors and assigns, forever; the said Grantor hereby covenanting that said premises are free and clear of any encumbrances and that said Grantor and the heirs and assigns of such party shall and will warrant and defend the title to the premises, unto the said Grantee, and to the successors and assigns of such party forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

①

June E. Gleeson
JUNE E. GLEESON

STATE OF MISSOURI)
) ss.
COUNTY OF AUDRAIN)

On this 29th day of August, 2018, before me, a Notary Public in and for said County and State, personally appeared **JUNE E. GLEESON**, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in said County and State the day and year first above written.

N. Paige Maximovitch
Notary Public

My commission expires:

N. PAIGE MAXIMOVITCH
Notary Public - Notary Seal
STATE OF MISSOURI
Commissioned for Audrain County
My Commission Expires: August 16, 2020
Commission # 12383834

Exhibit A

All of tract of land in the Northwest Quarter of Section 7, Township 46 North, Range 6 West, more particularly described as follows: Beginning at a point 2089 feet West of the Northeast corner of the Northwest Quarter of said Section 7 on the South side of Route K, thence continuing West along the South side of said Highway to the Northwest corner of said Quarter Section, thence South along the West side of said Quarter Section 893.6 feet to a point, thence East 244.2 feet to a point, thence South 983.4 feet to a point, thence East 1461.8 feet to a point, thence North 1877 feet to the point of beginning. ALSO, 90 acres, being the East part of the North part of the Northwest Quarter of Section 7, Township 46 North, Range 6 West, more particularly described as follows: Beginning at the Northeast corner of said Northwest Quarter of Section 7; thence running South along the one-half Section line 1877 feet; thence West parallel to Montgomery County Route K a distance of 2089 feet, more or less, thence North and parallel to the said one-half Section line a distance of 1877 feet to the South line of said Route K; thence East along the said South line of Route K a distance of 2089 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM, That part of the Northwest Quarter of Section 7, Township 46 North, Range 6 West, described as follows: Beginning at the intersection of the West line of the Northwest Quarter of Section 7, Township 46 North, Range 6 West with the South line of Missouri Route K; thence South along the West line of said Northwest Quarter 312 feet; thence East 975 feet; thence North to the South right of way line of Route K; thence West along the South line of said Route K to the beginning.

ALSO EXCEPTING THEREFROM, A tract of 52.18 acres deeded to Michael and Patricia Leroy by deed recorded in Book 396 at Page 355 of the Deed Records of Montgomery County, Missouri.

END---

↑
see (A)

1/20
Abstract
Title

0396 355

GENERAL WARRANTY DEED

This Deed Witnesseth, that on June 15, 1998, JAMES K GLEESON & JUNE E. GLEESON, his wife, of Rhineland, Montgomery County, Missouri, Grantor, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, do by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto MICHAEL D LEROY & PATRICIA J LEROY, his wife, of 14 JUNE LANE, RHINELAND, MO 65069, Grantees, their heirs, successors and assigns, the following land situated in Montgomery County, Missouri, to-wit

That part of the West 33 1/3 acres of the SW Qr Of Sec. 6, Twp 46 North, Range 6 West, lying South and West of Montgomery County Route K
Part of the NW Qr. Of Sec 7, Twp 46 North, Range 6 West, Montgomery County, Mo, described as follows
Commencing at an iron rod being the Northwest corner of Lot 2 of the Southwest Qr., as per survey by LS 1004; thence North 01 deg. 33 min. 23 sec West a distance of 2656 7 ft to an iron rod, the point of beginning; thence South 01 deg 33 min 23 sec. East a distance of 893.6 ft; thence South 88 deg. 44 min 00 sec East a distance of 244 2 ft; thence South 01 deg 37 min 10 sec. East a distance of 983 4 feet, thence South 89 deg 19 min. 53 sec East a distance of 1085 2 feet to the existing fence line, thence along said fence line, North 00 deg 40 min 00 sec West a distance of 1860 4 ft to the South line of Mo Route K; thence North 88 deg 33 min 56 sec West a distance of 1360.1 feet to the point of beginning
Containing 52 18 acres, more or less

SUBJECT to right of way of State Hwy K, together with drainage easements adjacent thereto

SUBJECT to zoning laws of the County of Montgomery, Missouri

SUBJECT to an existing drive along the West side of the above described tract.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the said Grantees and to the heirs, successors and assigns of such Grantees forever The said Grantors hereby covenanting that said Grantors and the heirs, executors and administrators of said Grantors, shall and will Warrant and Defend the title to the premises unto the said Grantees and to the heirs, successors and assigns of such Grantees forever, against the lawful claim of all persons whomsoever, excepting, however, the general taxes for the calendar year 1998, and thereafter, and special taxes becoming a lien after the date of this deed

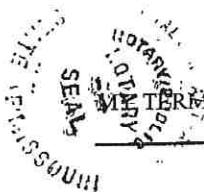
IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written

James K Gleeson
JAMES K GLEESON

June E. Gleeson
JUNE E GLEESON

STATE OF MISSOURI, COUNTY OF GASCONADE ss On June 15, 1998 before me personally appeared James K Gleeson and June E Gleeson, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

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



Donald K Althaus
NOTARY PUBLIC

DONALD K ALTHAUSER
NOTARY PUBLIC STATE OF MISSOURI
GASCONADE COUNTY
MY COMMISSION EXP AUG. 21, 2001

1

STATE OF MISSOURI
 COUNTY OF WINTHROP
 The foregoing instrument was filed for records in my office on
 the 17th day of
 June 1908 at the hour of
 9 o'clock and 17 minutes A.M. and
 recorded in Deed Book 396
 on page 355
 Witness my hand and office seal
 Patricia Bull, Circuit Clerk and Recorder
 By _____ Deputy

11/11/08

Montgomery County, MO

Property Report Card

Parcel Number: 183007000000002000

Name: GLEESON JUNE E TRUST

Situs Address(Not Verified): HWY K RHINELAND

Owner Address: 6921 OAK RIDGE CT

Owner City State Zip: FULTON MO 65251-0000

Legal Description: 7-46-6

PT NW

Book: 0406

Acres: 89.82

Page: 0536

City: Unincorporated

Appraised Value: \$51,200.00

Section: 7

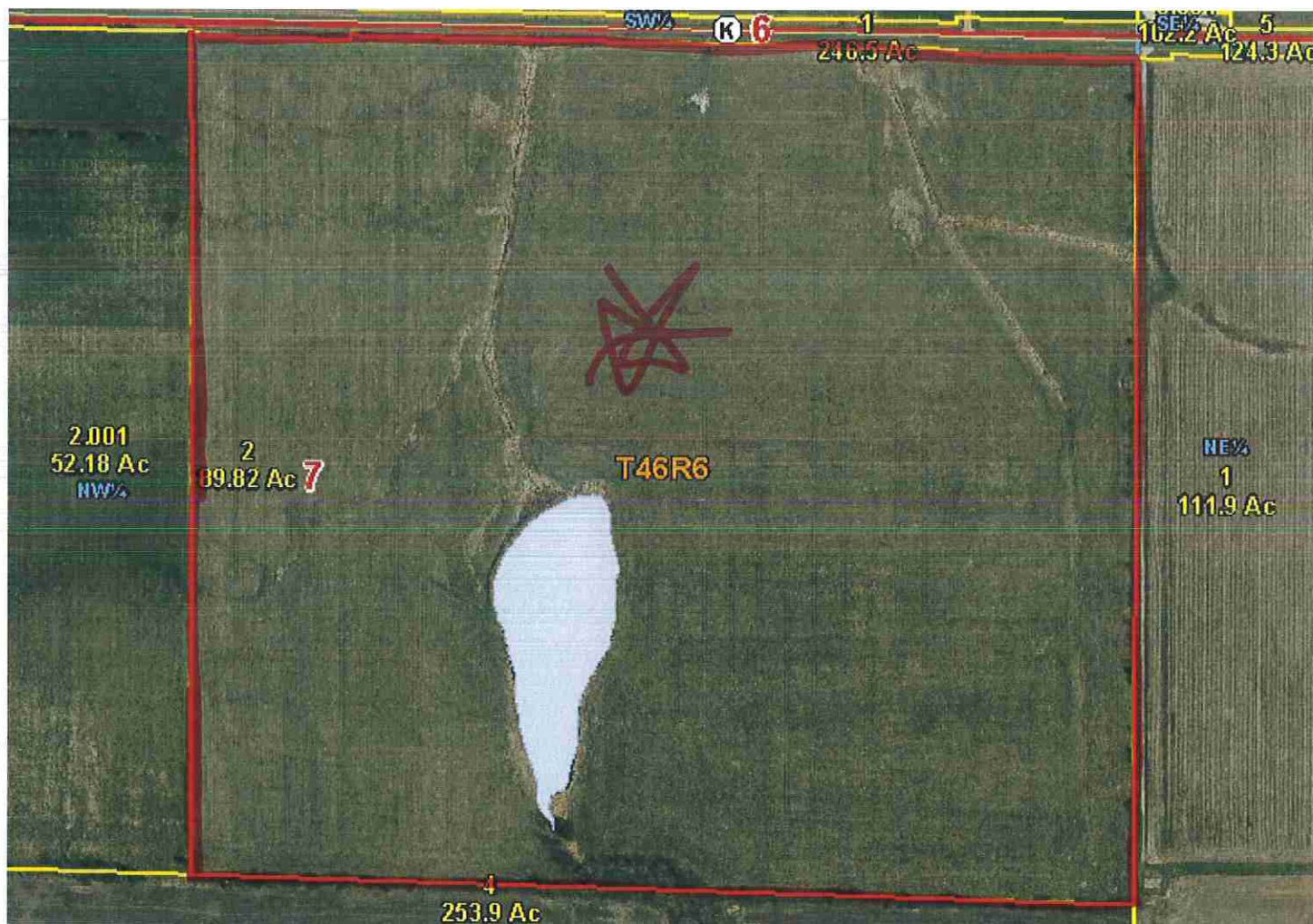
Assessed Value: \$6,140.00

Township: 46

School District: Gasconade R-1

Range: 6

Fire District: Rhineland Volunteer



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