

Bowman's Vernon County Title Co.
119 E. Walnut Street, Nevada, MO 64772
Tel: (417) 667-7565 • Fax: (417) 667-7995

June 18, 2025

Trophy Properties and Auction
640 Cepi DrSte 100
Chesterfield, MO 63005

Order Number: 2505073

Owner/Borrower: **Trio Farms LLC**

Property: **1473 E. Stockade Rd., S. 100 Rd., 1xxx E. Rbel Rd., Deerfield, MO 64741**

Attached please find the following item(s):

Informational Report

Bowman's Vernon County Title Co. hereby certifies that it examined the records of the County Recorder's Office, the County Tax Collector's Office and the Circuit Clerk's Office in the county where the subject property is located. The effective date is listed on the following page.

This informational report is not an opinion of title, title insurance or a title guarantee. It only shows those persons or entities last appearing to claim ownership by instruments of record as well as other matters which may encumber the subject real estate.

The liability of the company for errors herein is limited to the amount paid for this report.

Bowman's Vernon County Title Co.

BY: _____

Donna M. B. B.
Title Officer

INFORMATIONAL REPORT

File No.: 2505073

For the exclusive use of: Trophy Properties and Auction

Effective Date of this Report: June 16, 2025 at 8:00 A.M.

On Real Estate described as:

Tract 1:

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the South Half of the Northwest Fractional Quarter (S ½ NW ¼) and all of the Southwest Fractional Quarter (SW ¼) all in Section Thirty (30), Township Thirty-five (35) North, Range Thirty-three (33) West of the Fifth Principal Meridian, Vernon County, Missouri, **except therefrom** the South 858 feet of the Southwest Fractional Quarter of Section Thirty (30), Township Thirty-five (35) North, Range Thirty-three (33) West of the Fifth Principal Meridian, Vernon County, Missouri.

Tract 2:

The South 858 feet of the Southwest Fractional Quarter of Section Thirty (30), Township Thirty-five (35) North, Range Thirty-three (33) West of the Fifth Principal Meridian, Vernon County, Missouri.

Tract 3:

All of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 35, Range 33, in Vernon County, Missouri.

The County Recorders or Register of Titles records indicate that:

A. The Grantees on the last deed of conveyance, are:

**Trio Farms LLC, a Louisiana Limited Liability Company
Deed Type: Warranty Deed
Recorded July 9, 2024 in Book 2024 at Page 1502**

B. Unsatisfied Mortgage(s) and encumbrances recorded within a period of 30 years next preceding the date hereof:

1. Future Advance Deed of Trust executed by Trio Farms, LLC, a Louisiana Limited Liability Company, to Bowman's Vernon County Title Company, trustee for First South Farm Credit, securing future advances to \$805,000.00. Said Deed of Trust is dated July 5, 2024 and recorded July 9, 2024 in Book 2024 at Page 1503 in the Recorder's Office, Vernon County, Missouri. (Tracts 1, 2 & 3)
- C. The Real Estate is encumbered by the following Contracts for Deed, Federal Tax Liens, State Tax Liens, and Judgments:

None

The Tax Records indicate the following information regarding real estate taxes:

- General taxes for Parcel ID **16-9.0-30-000-000-003.010** for the year 2024 in the amount of **\$49.11** are **PAID**. (Tract 1)
- General taxes for Parcel ID **16-9.0-30-000-000-003.000** for the year 2024 in the amount of **\$321.81** are **PAID**. (Tract 2)
- General taxes for Parcel ID **16-9.0-30-000-000-001.010** for the year 2024 in the amount of **\$92.44** are **PAID**. (Tract 3)
- The property address according to the Vernon County Assessor is 1473 E. Stockade Rd. (Tract 1), S. 100 Rd. (Tract 2), 1xxx E. Rbel Rd. (Tract 3), Deerfield, MO, 64741

This Report is limited to only the information described herein.

This report is not nor is to be construed as, an Abstract of Title, title opinion, or title insurance policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

We also find the following of record regarding subject property:

2. Any part lying in 100 Road along the West side thereof, as shown on the Assessor's Map of Vernon County, Missouri. (Tracts 1 & 2)
3. Any part lying in Stockade Road along the South side thereof, as shown on the Assessor's Map of Vernon County, Missouri. (Tract 2)
4. Any part lying in Rebel Road along the North side thereof, as shown on the Assessor's Map of Vernon County, Missouri. (Tract 3)
5. Access to SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of 30-35-33 is by the fact that the insured owns adjoining property in SW Fractional Quarter of 30-35-33 and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 30-35-33. If land in SW Fractional Quarter of 30-35-33 and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 30-35-33 is sold separately, access may not be insured to SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of 30-35-33.
6. Easement for Waterline in favor of Public Water Supply District No. 7 of Vernon County, Missouri dated December 17, 1984 and recorded January 10, 1985 in Book 361 at Page 517 in the Recorder's Office, Vernon County, Missouri. (Tract 3)
7. Unrecorded Coal Lease or Leases, to Bill's Coal Company, Inc. (Tract 3)
8. Assignment of Coal Leases dated July 1, 1976 and recorded August 3, 1976 in Book 321 at Page 1 in the Recorder's Office, Vernon County, Missouri. (Tract 3)
9. Terms and provisions of the Memorandum of Oil and Gas lease dated July 23, 2010, between Ruby Ellen Kennedy and Scott Allen Kennedy, Co-Trustees of the Lester V. Kennedy Revocable Trust dated August 29, 1991 and Scott Allen Kennedy and Belinda Kennedy, husband and wife, lessor and Colt Energy, Inc., tenant, notice of which is given by Memorandum of Oil and Gas lease recorded July 23, 2010 in Book 395 at Page 749 in the Recorder's Office, Vernon County, Missouri. Said lease was amended by way of

instruments recorded November 10, 2010 in Book 395 at Page 766 and recorded November 17, 2010 in Book 395 at Page 775 in the Recorder's Office, Vernon County, Missouri.
(Tracts 1, 2)

10. Oil and Gas Lease in favor of Colt Energy, Inc. dated November 7, 2007 for a term of five years and as long thereafter as any of the substances covered by said lease is produced from said land and recorded on March 13, 2008 in Book 393 at Page 838 in the Recorder's Office, Vernon County, Missouri. Said lease was partially assigned to Blue Tip Missouri Energy, Inc. by way of assignment recorded November 17, 2008 in Book 496 at Page 384 in the Recorder's Office of Vernon County, Missouri. Said Lease was partially assigned to BTM Heavy Oil, LLC by way of assignment recorded October 11, 2013 in Book 396 at Page 733 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to Blue Tip Missouri Energy, Inc. by the way of assignment recorded December 13, 2013 in Book 397 at Page 1 in the Recorder's Office, Vernon County, Missouri. (Tract 3)
11. Subject to all matters and findings contained within a survey done by MJ Surveying, LLC dated May 16, 2023, Drawing No. 23093, recorded December 8, 2023 in Book S2023 at Page 39 in the Recorder's Office, Vernon County, Missouri. (Tract 3)

Vernon County, MO

Linn

Bates

Henry

Bourbon

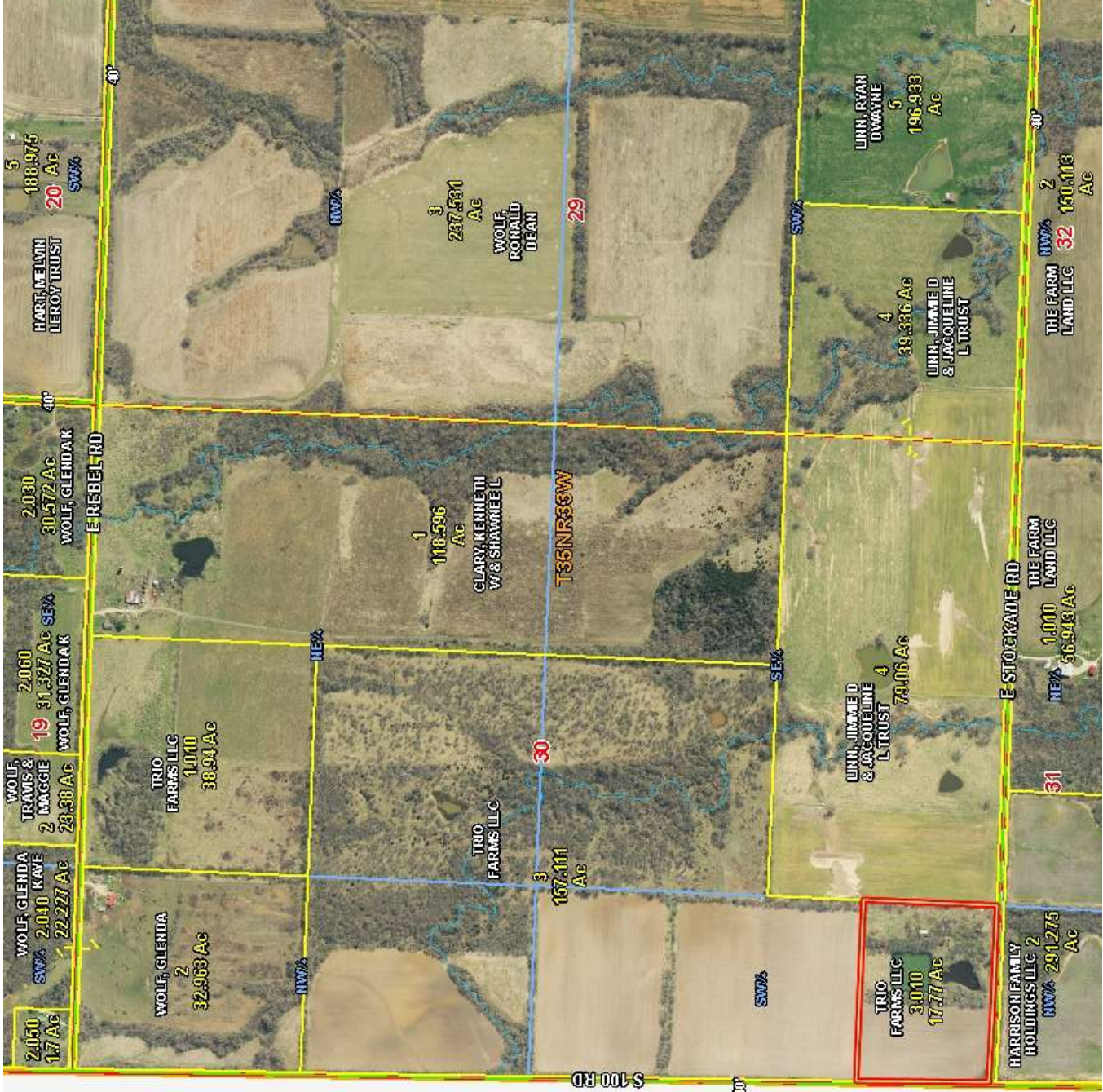
St. Clair

Cedar

Crawford

Barton

Dade



Emergency Shelter

MODOT Bridge 2022

NONSTATBR

NONSTATCUL

E911 Road

Interstate

U.S. Highway

Lettered State Highway

Numbered State Highway

<all other values>

Railroad

Parcel

Original Block

Subdivision

Easement

Right-of-Way

Stream

Water Boundary

Section

Qtr Section

Government Lot

Township Range

1 in. = 692ft.

Notes



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

Vernon County, MO



Bourbon



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Linn

Bates

Henry

Bourbon

St. Clair

Cedar

Crawford

Barton

Dade

- Legend
- Emergency Shelter

MODOT Bridge 2022

NONSTATBR

NONSTATCUL

E911 Road

Interstate

U.S. Highway

Lettered State Highway

Numbered State Highway

<all other values>

Railroad

Parcel

Original Block

Subdivision

Easement

Right-of-Way

Stream

Water Boundary

Section

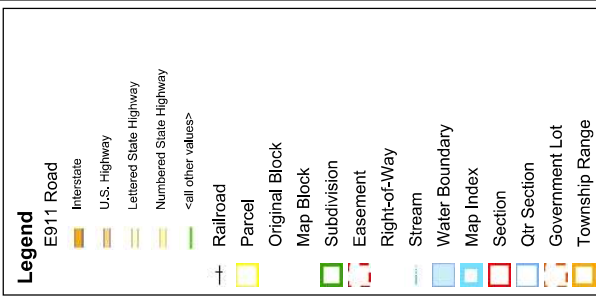
Qtr Section

Government Lot

Township Range

1 in. = 612ft.

Notes



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1 in. = 692 ft.

Notes

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- Tract 3

- Tract 2

- Tract 1

Bourbon

