



Investors Title Company

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

INFORMATIONAL REPORT

DATE: February 14, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Jason Wallinglord

TITLE HOLDER: George W. Hoelscher, deceased, and Phyllis K. Hoelscher, husband and wife, as tenants by the entirety and to the survivor thereof

File Number: 747467

PROPERTY ADDRESS: 22720 West Veterans Memorial Parkway, Warrenton, MO 63383

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 of a certain tract of land situated in the Northeast fourth of the Northeast Quarter of Section Twenty-three (23), Township Forty-seven (47) North, Range Three (3) West, Warren County, Missouri, and bounded as follows:

Beginning at a point on the East line of Section 23, a distance of 80 links, North 0 degrees 26 minutes West from the Southeast corner of said Northeast fourth of the Northeast Quarter; running thence with the North right of way of Wabash Railroad, North 70 degrees 25 minutes West 3.68 chains to stake; thence North 0 degrees 26 ,omites East 6.36-1/2 chains to iron stob on South right of way line of U.S. Highway 40; thence with said right of way line South 68 degrees 45 minutes East 3.74-1/2 chains to stake on section line, which is South 0 degrees 26 minutes West, a distance of 13.10 chains from the Northeast corner of said Section 23; thence with section line, South 0 degrees 26 minutes West 6.17 chains to the place of beginning, containing 2.00 acres.

EXCEPT from the above a certain 16 foot roadway along the East line, which was conveyed by Warranty Deed of record in Book 35 Page 85, Recorder's Office, Warren County, Missouri, which road is known as Hoelscher's Road.

AND ALSO; a certain tract or parcel of land situated in the Northeast fourth of the Northeast Quarter of Section Twenty-three (23), Township Forty-seven (47) North, Range Three (3) West, Warren County, Missouri, and bounded as follows:

Beginning at the Northeast corner of a tract of land now owned by George E. Green and Ora E. Green, his wife, said point being marked by an iron stake, and on the South right of way line of new U.S. Highway 40; thence Westwardly upon and along said South right of way line of said U.S. Highway 40, a distance of 288 feet to a set stone; thence South and upon a line parallel with the West line of the tract of land owned by George E. Green and wife, to a point on the North right of way line of the Wabash Railroad Company; thence East upon and along the

North right of way line of said Wabash Railroad Company, a distance of 264 feet to the Southwest corner of said Green tract above referred to; thence North upon and along the West line of said Green tract, a distance of 264 feet to the point of beginning, and containing two (2) acres, more or less.

EXCEPT 0.75 of an acre and 0.31 of an acre, conveyed to State of Missouri for highway purposes, as described in deeds recorded in Book 82 Page 94 and Book 108 Page 579, Warren County Deed Records.

REQUIREMENTS/EXCEPTIONS

In the event we were to insure, furnish this company with an affidavit as to tenancy by the entireties as to the death of George W. Hoelscher, deceased spouse of Phyllis K. Hoelscher.

The lien of all taxes and assessments for the year 2023 and all subsequent years. 2022 taxes are paid in the amount of \$768.12.

We find of record a Beneficiary Deed wherein George W. Hoelscher and Phyllis K. Hoelscher, husband and wife is/are the party(ies) of the first part and unto their children, Gary W. Hoelscher, Timothy B. Hoelscher, and Mary A. Gonzalez, Grantees, equally, or if not living, then to their lineal descendants, per stirpes is/are the party(ies) of the second part, according to instrument recorded on May 18, 2018 in Document # 201802859.

Right and Way and Easement Grant, granted to Gulf Central Pipeline Company, a Delaware Corporation as recorded in Book 133 Page 707 of the Recorder's Office, in and for the County of Warren and State of Missouri Records.

Easement granted for access as recorded in Book 708 Page 579 of the Recorder's Office, in and for the County of Warren and State of Missouri Records.

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 George W. Hoelscher and Phyllis K. Hoelscher.

The following figures are furnished for informational purposes only:

Parcel No. 06-23.0-0-00-003.000.000

Assessed Valuation: 13,140 (22)

Rate: 5.8457