

**Bethany- Grand River Title Inc.**

**1500 Main Street  
Bethany, MO 64424**

**Phone (660) 425-6833**

**sue@missouricentraltitle.com**

**Fax (660) 425-6855**

**SCHEDULE A**

**Informational Title Report Number: H23-103**

**THIS IS AN INFORMATIONAL TITLE REPORT ONLY: AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Bethany- Grand River Title Inc. ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT.**

**INFORMATIONAL REPORT ONLY FEE: \$300.00**

1. Effective Date: **April 10, 2023, at 8:00 a.m.**

2. Policy (or Policies) to be issued:

(a) Owner's Policy Policy Amount **N/A**

Proposed Insured:

**N/A**

(b) Loan Policy Policy Amount **N/A**

Proposed Insured:

**N/A**

(C) **(X) Informational Report Only**

3. The estate or interest in the land described or referred to in this Title Report is:

Fee Simple

4. Title to the Fee Simple estate of interest in the land is at the Effective Dated Vested in:

**Tract 1: Melvin I. Powers and Kathleen M. Powers, husband and wife, joint tenants; and then by an interest created in Beneficiary Deed to Skye Powers, Jeffrey Powers, Libby Romero and Katrina Whitmore, in equal shares**

**Tract 2: Tract 1: Melvin Powers and Kathleen Powers, husband and wife; and then by an interest created in Beneficiary Deed to Skye Powers, Tylar Powers, Libby Romero and Katrina Powers, in equal shares**

5. The land referred to in the Title Report is described as follows:

**Tract 1: The North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), Township Sixty-five (65), of Range Thirty-three (33), in Worth County, Missouri.**

**Tract 2: The Southwest Fourth (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), except that part West of the right of way of the Worth County Drainage District #1; also the South Half (S 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), except that part lying West of the right of way of the Worth County Drainage District #1; also the North Half (N 1/2) of the Southeast Fourth (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36); also all that part of the South Half (S 1/2) of the Northeast Fourth (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-six (36) lying East of right of way of the Worth County Drainage District #1, containing 2.5 acres, more or less; also all that part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-six (36), lying East of the right of way of the Worth County Drainage District #1, containing .03 acres, more or less; all in Township Sixty-five (65), of Range Thirty-three (33). Also 20 acres beginning at the Southeast corner of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), Township Sixty-five (65), of Range Thirty-three (33), thence running North 40 rods, thence running West 80 rods, thence running South 40 rods, thence running East 80 rods to the Place of Beginning; also the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Sixty-five (65), of Range Thirty-two (32), containing 80 acres, more or less.**

A handwritten signature in black ink, appearing to read "Sue Ellen Davis". The signature is fluid and cursive, with the first name "Sue" being the most prominent.

**Bethany- Grand River Title Inc.**

Report Number: **H23-103**

<b>Schedule B – Section I Requirements</b>
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The following are the requirements that would be made were this title agent to issue a commitment to insure. This title agent reserves the right to make further requirements in the event a commitment to insure would be requested:

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 Mortgage to be insured, or both, must be properly authorized, executed, delivered and recorded in the Public Records.

**NOTE: Requirements 1 through 4 above, do not apply and must be disregarded. This is an INFORMATIONAL TITLE REPORT ONLY and is not a Commitment to insure, there are no requirements. Please see Schedule B - Section II.**

**THIS IS AN INFORMATIONAL TITLE REPORT ONLY. AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Bethany- Grand River Title Inc. ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT. LIABILITY SHALL ONLY BE TO THE APPLICANT FOR THIS INFORMATIONAL TITLE REPORT. ALL LIABILITY UNDER THIS INFORMATIONAL REPORT SHALL CEASE AND TERMINATE 120 DAYS AFTER THE EFFECTIVE DATE HEREOF.**

**THIS INFORMATIONAL TITLE REPORT DOES NOT INCLUDE OR COVER ANY ITEMS APPEARING IN THE COUNTY RECORDS AFTER THE EFFECTIVE DATE AND TIME HEREOF.**

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THAT THE LAND DESCRIPTION SHOWN IN SCHEDULE A HEREOF IS THE LAND THAT THE APPLICANT INTENDED.**

<b>Schedule B – Section II Exceptions</b>
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In the event a Commitment to Insure were to be issued, this Title Agent would take exception to the following matters unless the same are disposed of to the satisfaction of the company. This title agent reserves the right to make further exceptions in the event a commitment to insure would be issued:

The unnumbered paragraph located immediately above this, is hereby deleted from this document. This document is for Informational Purposes only and is not a Commitment to insure.

- 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 is 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. Easements, or claims of easements, not shown by the Public Records.**
- 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.**
- 5. Any lien, or right to 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, if any, not shown as existing liens by the Public Records. Specifically, but not limited to state, county and/or city real estate taxes for the 2023 tax year.**
- 7. The land herein described lies within the boundaries of the Worth County Fire Protection District.**
- 8. The land herein described lies within the boundaries of the Public Water Supply District No. 1, of Worth County, Missouri, and is subject to easement and assessment for said water lines.**
- 9. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, 225th Road, 220th Lane and Gunflint Avenue, Worth County, Missouri.**
- 10. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Evergreen Avenue and Dogwood Avenue, Worth County, Missouri.**
- 11. A Memorandum of Oil and Gas Lease, executed by Melvin Powers and Kathleen Powers, husband and wife, as lessor and Jess Harris III, as lessee, recorded in Book 170 at Page 220, in the land records of Worth County, Missouri.**
- 12. Water Line Easement granted to Public Water Supply District No. 1, of Worth County, Missouri, as set forth in document recorded in Book 171 at Page 71, in the land records of Worth County, Missouri.**
- 13. Water Line Easement granted to Public Water Supply District No. 1, of Worth County, Missouri, as**

set forth in document recorded in Book 173 at Page 8, in the land records of Worth County, Missouri.

13. Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.

**ABSTRACTOR'S NOTES:**

An affidavit of death for Melvin I. Powers also known as Melvin Powers, and Kathleen M. Powers, also known as Kathleen Powers, should be recorded of record.

It has come to the attention of the Title Agent that Melvin I. Powers may have passed away less than 18 months ago. Therefore this Title Agent must make inquiry of MO HealthNet to verify that they have no claims against the property of Melvin I. Powers. In the event a Claim does exist, said claim will have to be paid at closing.

An affidavit of death for Jeffrey Powers, grantee in Beneficiary Deed recorded in Book 188 at Page 38, in the Official Records of the Worth County Recorder of Deeds, should be recorded of record. This title agent may require an Affidavit of Heirship to determine ownership of the deceased's portion.

**FOR INFORMATIONAL PURPOSES ONLY: 24-Month Chain of Title:**

Tract 1: Melvin I. Powers to Skye Powers, Jeffrey Powers, Libby Romero and Katrina Whitmore, in equal shares by deed dated 10/30/2012 and recorded on 10/30/2012 in Book 188 at Page 38 in the Official Records of the Worth County Recorder of Deeds.

Tract 2: Melvin I. Powers to Skye Powers, Tylar Powers, Libby Romero and Katrina Powers, in equal shares by deed dated 05/14/2021 and recorded on 05/17/2021 in Book 202 at Page 200 in the Official Records of the Worth County Recorder of Deeds.

The following tax information is provided for informational purposes only:

Property Address: 22652 Evergreen Avenue, Parnell, MO 64475

Parcel/Tax ID # 11-08.2-33-00-00-02.00 & 12-07.0-36-00-00-05.00

County real estate tax amount for 2022: \$2,064.26 is shown as PAID

City real estate tax amount for 2022: NA

For questions or further information please contact [sue@missouricentraltitle.com](mailto:sue@missouricentraltitle.com) or call

(660) 425-6833

# **Bethany- Grand River Title Inc.**

## **Privacy Policy Notice**

### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about with a nonaffiliated third party unless the institution provides you with a notice of its privacy policy and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the (GLBA), we are providing you with this document, which notifies you of the privacy policies and practices of Bethany- Grand River Title Inc..

We may collect nonpublic personal information about you from the following sources:

1. Information we receive from you such as on applications or other forms.
2. Information about your transactions we secure from our files, or from our affiliates or others.
3. Information we receive from a consumer-reporting agency.
4. Information that we receive from others involved in your transactions, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations and to guard your nonpublic personal information.



# Fee Sheet

**Bethany- Grand River Title Inc.**

**1500 Main Street  
Bethany, MO 64424  
(660) 425-6833**

**17th day of April, 2023**

**File No: H23-103**

**RE: Melvin Powers**

**22652 Evergreen Avenue, Parnell, MO 64475**

Description	Amount
<b>Informational Report</b>	<b>\$300.00</b>
<b>TOTAL</b>	<b>\$300.00</b>

*We want to be your only Missouri Title Company. Please let us know if there is anything we  
can do to make your Title and Escrow experience better!*

*Thank you!*

Email: [megan@missouricentraltitle.com](mailto:megan@missouricentraltitle.com)

Website: [www.missouricentraltitle.com](http://www.missouricentraltitle.com)