



Informational Report

Issued By:

Professional Land Title Corp.

113 E Brooks

Brookfield, MO. 64628

660-258-3125

Transaction identification Data for reference only:

Property Address: 2885 Hwy 139
Laclede, MO 64651

Office: Brookfield, MO 64628
File No: 2025FAT-17182

Effective date: February 6, 2026

Title to the fee simple estate or interest in the Land is at the Report Date vested in:

Affidavit of Ownership, death and heirship 994-69:

Marguerite Piggott, dcsd May 4, 1969, survived by spouse- Forrest Leon Piggott

Forrest Leon Piggott, dcsd December 13, 2002, survived by: **Marion C Piggott, his spouse****,
and Forrest Leon Piggott, Jr., Phillip Wayne Piggott, Roger Lee Piggott and Janet Sue Lyons- his
children

Forrest Leon Piggott and Marguerite Piggott, husband and wife, via WD 353-509

****** Marion C Piggott filed a Missouri Beneficiary Deed dated December 14, 2015 and recorded
December 16, 2015 as Document 2015-2066 to: Gene Eldon Thudium and Dena Still

****** Gene Eldon Thudium provided an Affidavit of Heirship on behalf of Marion C Piggott dated
December 14, 2015 and recorded December 16, 2015 as Document 2015-2067.

Legal description:

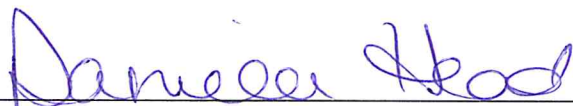
The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8), in
Township No. Fifty-seven (57), North of Range Twenty (20) West; AND

All that part of the right of way of the Chicago, Burlington & Quincy Railroad Company, located
in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8),
Township Fifty-seven (57) North, Range Twenty (20) West of the Fifth Principal Meridian, which
lies on both sides of the centerline of said right-of-way and abuts upon and immeniately adjoins

the land now owned by said grantees in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8).

SAID GRANTEES MENTIONED IN DESCRIPTION ABOVE BEING: FORREST LEON PIGGOTT AND MARGUERITE PIGGOTT, HUSBAND AND WIFE

!! Professional Land Title Corp finds a discrepancy in the recorded legal description on the above mentioned legal description. It is our belief that the property lying North of this legal description overlaps into the subject property. See attached Exhibit 'A' documentation for explanation. It is our recommendation that a survey be performed for confirmation.

By: 
Professional Land Title Corp

Exceptions

THIS INFORMATIONAL REPORT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER INDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, 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.
4. 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.

5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. The Lien of General Taxes for the year 2026 and hereafter.
7. The 2025 County Real Estate Taxes are PAID in the base amount of \$601.23, Linn County Collector P#18-3-8-6
8. We find of record a Deed of Conveyance to the State of Missouri for Highway Purposes as recorded in Book 275, Page 189 in the office of the Recorder, Linn County, Missouri.
9. We find of record a Transmission Line Easement to Northwest Electric Coop as recorded in Book 412, Page 417 and Book 429, Page 190 in the office of the Recorder Linn County, Missouri.
10. We find of record a Right of Way to PWSD#3 of Chariton and Linn County as recorded in Book 651, Page 54 in the office of the Recorder Linn County, Missouri.
11. We find of record a Overhead right of way easement to Farmers Electric Coop as recorded in Book 931, Page 377 in the office of the Recorder Linn County, Missouri.
12. We take exception to any portion of the within described property used for Highway 139 right of way.
13. We take exception to any Inconsistencies in the boundary of the Land and/or any adverse claims to any portion of the Land created by accretions, avulsion, relictions or the meandering of Turkey Creek.

Land now, formerly or in the future lying below the normal high water mark of Turkey Creek.

Rights of riparian owners and the public in and to the fee and unobstructed flow of Turkey Creek which abuts or flows through the Land without Diminution or pollution.

Rights of the United States, State of Missouri, County of LINN and the public to that part of the land described herein falling in the bed of, eroded by, or submerged under the waters of Turkey Creek, its sloughs or backwaters, as well as to that portion, if any, that may have been formed by accretions or relictions.

LINN COUNTY PAID TAX RECEIPT
 2025 REAL ESTATE

Linn County Collector
 Courthouse
 P.O. Box 78
 Linneus, MO 64653-0078
 (660) 895-5410

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 46507.0
 PARCEL 18030800000000600
 TOTAL ASSESSED 8,727

PIGGOTT, MARION C (BD)
 28558 HWY 139
 LACLEDE, MO 64651

PARCEL NO 18030800000000600	
LOCATION 28558 HWY 139	
LEGAL DESCRIPTION 8-57-20 NW SW	
Acres: 40.00	ASSESSED VALUATION
S-T-R: 8-57-20	Agland 2,012 Residential 6,715
Total Assessed Value 8,727	

Assessments are made by the Assessor INQUIRIES ON VALUATION SHOULD BE ADDRESSED TO ASSESSOR. It is the obligation of the taxpayer to see that their property is properly described and assessed on the tax books. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due.
 If you have questions concerning property values, contact the County Assessor (660) 895-5108

ITEMIZATION OF TAX	
State	2.61
County	6.33
Jefferson Road & Bri	64.11
Jefferson Township	8.60
Jefferson Fire Distr	22.04
Senate Bill 40	16.90
Ambulance District	7.38
Health Department	20.29
Brookfield R-3 Schoo	448.71
Senior Tax	4.26
TOTAL TAX	601.23

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
11/25/2025 - MARION PIGGOTT	CK - 3904	138078	601.23	0.00	601.23

TOTAL PAID 601.23 0.00 601.23
 NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Linn County Collector

Linn County Collector

REAL ESTATE TAX RECEIPTS
 CANNOT BE USED TO LICENSE VEHICLES

If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the county Assessor.