Linn County Title, LLC

116 North Main Street
Brookfield, MO 64628

Phone (660) 258-2260 **Fax (660) 258-7287**

tiffanyh@missouricentraltitle.com

SCHEDULE A

Informational Title Report Number: LC25-003

THIS IS AN INFORMATIONAL TITLE REPORT ONLY: AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Linn County Title, LLC ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT.

INFORMATIONAL REPORT ONLY

1. Effective Date: **January 10, 2025 at 8:00 AM**

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:

Jones Revocable Family Trust dated October 25, 2000

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

All that part of the North Half (N ½) of Section Three (3), Township Fifty-six (56), Range Twenty (20), Chariton County, Missouri, beginning at the Northeast corner of said Section 3, thence West on the North line 3,734 feet, thence South parallel with the East line of said Section 2,765 feet to the half section line, thence East along said half section line 1,532 feet 8 inches, thence North parallel to the East line of said Section 631 feet and 6 inches, thence East 2,205 feet to a point on the East line of said Section, thence North 2,172 feet along said East Section line to the Place of Beginning, containing approximately 206.75 acres, more or less.

Tuffany Hoerrmann

Linn County Title, LLC

Report Number: **LC25-003**

Schedule B – Section I
Requirements

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 property 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 <u>INFORMATIONAL TITLE REPORT ONLY.</u> AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Linn County Title, LLC 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 RESPONSIBILTY OF THE APPLICANT TO VERIFY THAT THE LAND DESCRIPTION SHOWN IN SCHEDULE A HEREOF IS THE LAND THAT THE APPLICANT INTENDED.

Title Report Number: **LC25-003**

Schedule B – Section II
Exceptions

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. (a) Rights or claims of parties in possession not shown by the public records.
(b) Easements, or claims of easements, not shown by the public records.
(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
(d) 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.
(e) General taxes for the year 2025 and thereafter, none now due and payable.

2. Easement granted to Public Water Supply District No. 3 of Chariton and Linn County, as set forth in document recorded in Book 225, at Page 664 in the Chariton County, Missouri Recorder's office.

3. Right of Way Easement granted to the State of Missouri, as set forth in document recorded in Book 167, at Page 248 in the Chariton County, Missouri Recorder's office.

4. The land herein described lies within the boundaries of the Sumner Fire Protection District.

5. The land herein described lies within the boundaries of the Public Water Supply District No. 3 of Chariton and Linn County, Missouri, and is subject to easement and assessment for said water lines.

6. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to Iguana Road and State Highway TT, Brookfield, Missouri.

7. We require an executed copy of the Jones Revocable Family Trust, dated October 25, 2000, and any amendment thereto, for our examination prior to closing. We reserve the right to make further requirement upon review of said Trust.

8. It has come to the attention of the Title Agent that Kenneth C. Jones 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 Kenneth C. Jones. In the event a Claim does exist, said claim will have to be paid at closing.

9. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage or acreage of the Land.

The following tax information is provided for informational purposes only:

Property Address: 32985 County Road TT, Brookfield, MO 64628
Parcel/Tax ID # 06-00001.0000
State and County real estate tax amount for 2024: $1,635.17 is shown as Paid through Deccemeber 31, 2024
City real estate tax amount for 2024: N/A

For questions or further information please contact tiffanyh@missouricentraltitle.com or call (660) 258-2260

Linn County Title, LLC

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 Linn County Title, LLC.

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

Linn County Title, LLC

116 North Main Street
Brookfield, MO 64628
(660) 258-2260

21st day of January, 2025

File No: LC25-003

RE: Jones Revocable Family Trust

32985 County Road TT, Brookfield, MO 64628

Description	Amount
Informational Report	**0.00**
TOTAL	**0.00**

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: tiffanyh@missouricentraltitle.com **Website:** www.missouricentraltitle.com