

# Invoice

**Remit payment to:**

Staton Abstract & Title Company  
516 Washington Street  
Chillicothe, MO 64601  
Attn: Robin Macoubrie

**Billed to:**

Teter Auction Company  
305 Pleasant St.  
Laclede, MO 64651

**Invoice number:** 0820425-1  
**Invoice date:** September 17, 2020  
**Please pay before:** October 17, 2020  
**Our file number:** 0820425

**Property:**

24659 Liv 437  
Dawn, MO 64638  
Livingston County

**Brief legal:** Parcel ID(s):  
14-08.00-34-0-00-11.00,

DESCRIPTION	AMOUNT
Informational Report	200.00
<b>Invoice total amount due:</b>	<b>\$ 200.00</b>

IF STATON ABSTRACT IS NOT CLOSING, THE ONLY FEES DUE ARE THE TITLE SERVICE CHARGE & THE POLICY PREMIUM. IF THE ORDER IS CANCELED BUT THE COMMITMENT HAS BEEN RECEIVED, THE SEARCH AND EXAM AND ANY OTHER FEES ALREADY INCURRED BY STATON ABSTRACT & TITLE ARE DUE.

Commitment No.: 0820425-1

**SCHEDULE A**

1. Effective Date: September 14, 2020 at 8:00 AM

2. Policy or Policies to be issued: Amount  
a. (( INFORMATIONAL COMMITMENT ONLY ))

Proposed Insured: Edwin Corzette and Ramah Corzette

3. The estate or interest in the land described or referred to in this Commitment is .

4. Title to the estate or interest in the land is at the Effective Date vested in:

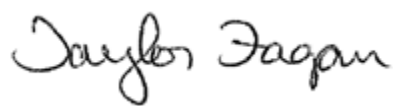
Edwin Corzette and Ramah Corzette

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

Situated in the County of Livingston, and State of Missouri, to-wit:

All North One-half (1/2) of the Southwest Quarter (1/4); Northwest Quarter (1/4) of the Southeast Quarter (1/4); Southwest Quarter (1/4) of the Northeast Quarter (1/4); All of Section Thirty-four (34), Township Fifty-six (56), Range Twenty-four (24).

Date: September 16, 2020  
Staton Abstract & Title Company



Taylor Fagan, Authorized Signor



Commitment No.: 0820425-1

## SCHEDULE B

### 1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

For Informational purposes only:

Parcel #: 14-08.00-34-0-00-11.00

2019 Taxes = \$725.91 - PAID

1. Minerals, both subsurface and surface substances, including but not limited to coal, oil, gas, clay, rock, sand and gravelin, on, under and that may be produced from the Land, together with all rights privileges and immunities related thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests.
2. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, Staton Abstract & Title Company is not able to close or insure any transactions involving Land that is associated with these activities.
3. The land herein described lies within the boundaries of Public Water Supply District No. 3 of Livingston County, Missouri and is subject to the regulative authority of said Water District.
4. Any reference to acreage content to the land described in Schedule A hereof is shown for information purposes only. No representation as to the accuracy thereof is assured hereunder.
5. Rights of the Public and others in and to that part of the described land, taken or used, if any, for road purposes.
6. Oil and Gas Lease With All Mineral Rights Included dated October 19, 1950, recorded April 28, 1951, in Book L2, Page 226.
7. Water Line Easement dated March 30, 1978, recorded April 6, 1978, in Book 383, Page 532, from Edwin Corzette and Ramah, his wife to Public Water Supply District No. 3, Livingston County, Missouri.
8. Perpetual Easement - Dawn Exchange dated September 9, 2009, recorded September 25, 2009, in Book 614, Pages 3-4, from Edwin Corzette and Ramah Corzette to Green Hills Telephone Corporation.
9. Beneficiary Deed dated April 18, 2012, recorded April 26, 2012, in Book 638, Pages 41-42, from Edwin Corzette and Ramah Corzette, husband and wife to Janet Ellen Williams, Edwin James Corzette, Richard Abie Corzette, Gary Dale Corzette, and Randy Dewayne Corzette.

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Commitment No.: 0820425-1

**SCHEDULE B**  
**(Continued)**

10. \_\_\_\_\_

FOR CHAIN OF TITLE PURPOSES ONLY:

Edwin Corzette and Ramah Corzette, husband and wife, by:

General Warranty Deed dated March 6, 1970, recorded March 16, 1970, in Book 363, Pages 584, from Georgia Frances Lamp and Clifford Lamp, husband and wife.

NOTE:

Please send all correspondence for closing to [Jamie@statonabstract.com](mailto:Jamie@statonabstract.com)