



Est. 1988

Daviess County Land Title

experienced, efficient, & effective

Date: 11/12/2025

To: Marla Oglesby, Teeter Auction Company

Re: Lots 52 & 53 Lake Viking Terrace, Gallatin, MO 64640

File No. 25-14854

To Whom It May Concern:

Attached please find the Title Report, Invoice, and supporting documents (if requested) to the above briefly described property. If you need anything further, please let me know. We greatly appreciate your business.

Yours Truly,

Christa Sullenger

Daviess County Land Title, LLC

TITLE REPORT

File No: 25-14854

Effective Date of Report: 11/07/2025

Inquiries Should Be Directed To:

Daviess County Land Title, LLC

102 S. Market St.

Gallatin, MO 64640

Christa Sullenger

, Email: christa@dcltitle.com

Phone: (660) 663-2155 Fax: (660) 663-2156

1. The estate or interest in the land described or referred to in this report and covered herein is:

FEE SIMPLE

2. Title to the said estate or interest in said land is at the effective date hereof vested in:

William Blake Smith and Leslie Ann Smith, Husband and Wife

3. The land referred to in this Report is located in the County of Daviess, State of Missouri, more particularly described as follows:

ALL OF LOT # 52 AND # 53 OF VALKYRIE VALLEY SUB-DIVISION, A SUB-DIVISION OF PART OF SECTION EIGHT (8), NINE (9), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), AND TWENTY (20), IN TOWNSHIP FIFTY-NINE (59) NORTH, OF RANGE TWENTY-EIGHT (28) WEST IN DAVIESS COUNTY, MISSOURI.

EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records.
2. Standard Exceptions:
 - (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) Any encroachments, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land.
 - (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) Taxes or special assessments which are not shown as existing liens by the public records.
3. Title Reports are not title insurance. This title report is provided to the requesting party for the sole purpose of issuing a title commitment and/or policy. Requesting party recognizes that the information that is gathered for this title report is derived from public recordings, starter files and other sources, not all of which may be free from errors and omissions. Requesting party should not rely upon this title report as a warranty or representation, and Daviess County Land Title, LLC disclaims all warranties as to the accuracy of this title report, including any implied warranties. This title report is prepared solely for requesting party and Daviess County Land Title, LLC shall have no liability to any third party in connection with this title report. Daviess County Land Title, LLC's sole liability to requesting party with regard to any error or omission in the title report shall be limited to the total sum of \$5,000 . To the extent any jurisdiction provides for liability by statute greater or less than \$5,000 without regard to this limitation of liability, then Daviess County Land Title, LLC's liability shall be limited to the amount set forth in the statute.

Special Exceptions:

1. 2024 Real Estate Taxes: \$57.39 (Paid Lot 52) \$178.69 (Paid Lot 53) 2025 Taxes: \$66.38 (Not Paid Lot 52) \$205.36 (Not Paid Lot 53)
2. Parcel #: 14-5.1-16-03-27 (Lot 52) 14-5.1-16-03-28 (Lot 53)
3. Dues & Assessments: \$1051.26 not paid
4. Lien of the General Taxes for the year 2025 and thereafter.
5. Assessments due to the VIKING VALLEY ASSOCIATION which are not yet due and payable.
6. NOTE: THE COMPANY WILL NOT INSURE THAT A DOCK IS PART OF THE INSURED PARCEL. IF ANY DEED, DEED OF TRUST OR MORTGAGE INCLUDES A DOCK IN THE LEGAL DESCRIPTION, THE POLICIES WHEN ISSUED WILL NOT INCLUDE THE DOCK AS PART OF THE LAND AND WILL CONTAIN THE FOLLOWING EXCEPTION: "THE TERM "LAND" DOES NOT INCLUDE ANY DOCK, NOTWITHSTANDING ITS INCLUSION IN A DEED OR THE INSURED MORTGAGE".
7. Covenants, restrictions (deleting any restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, financial status or national origin) as set forth in Declaratory Statements and easements mentioned in, created by or relating to Declaratory Statements of Covenants and Restrictions pertaining to Valkyrie Valley, a Sub-division located in sections 8, 9, 16,

17, 18, 19, and 20 in township 59, of range 28, Daviess County, Missouri which was filed of record June 16, 1967, in book 182 at page 308, and amended April 16, 1968, and recorded in book 185 at page 54 purportedly extended by election as stated in "Resolution" recorded in book 235 at page 145. This exception omits and covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

8. Rights, easements and restrictions mentioned in or created by recorded Plat #29 of Valkyrie Valley Sub-Division which plat was filed of record in Plat Book D at page 29 in the Recorder's Office of Daviess County, Missouri.
9. Deed of Easement dated April 2, 1968, executed by Lake Viking Corporation to Farmers Electric Cooperative, Inc, a Missouri Corporation recorded in book 185 at page 34.
10. Deed of Easement from Lake Viking Corporation to Resort Utilities Corporation recorded February 2, 1970, at 9:00 a.m. in Record book 188 at page 256.
11. Amendment to and extension of the Declaratory Statement of Covenant to run with the land of and for the Valkyrie Valley Subdivision recorded in book 325 at page 181.
12. Oil, Gas and Mineral rights acquired by Viking Valley Association by Quit Claim Deed dated August 20, 1970, and found recorded in book 189 at page 248 in the Office of Recorder of Deeds for Daviess County, Missouri.
13. Interest created by Judgment for Annexation of territory in to the Public Water Supply District No. 1 of Dekalb County, Missouri, shown recorded in book 298 at page 7.
14. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
15. RIGHTS OF THE PUBLIC INCLUDING, BUT NOT LIMITED TO OWNERS OF OTHER PROPERTY ABUTTING LAKE VIKING TO THE USE AND ENJOYMENT OF LAKE VIKING WHICH COVERS A PORTION OF THE LAND DESCRIBED IN SCHEDULE A.
16. CONSEQUENCES OF ONE OR MORE BOUNDARIES OF THE LAND DESCRIBED IN SCHEDULE A REFERRING TO LAKE, POND, OR ANY OTHER WATER BOUNDARY ("THE BOUNDARY") INCLUDING, BUT NOT LIMITED TO: DECREASE IN AREA, IF ANY, OF THE LAND BY EROSION AND/OR THE CONSEQUENCES OF ANY PAST OF FUTURE CHANGE IN THE LOCATION OF LAKE, POND, OR ANY OTHER WATER BOUNDARY WHICH AFFECTS THE LAND DESCRIBED IN SCHEDULE A.
17. TITLE TO ANY PORTION OF THE LAND WITHIN THE NORMAL BOUNDS OF LAKE VIKING.

18. Deed of Trust executed by William Blake Smith A/K/A William B. Smith, Blake Smith and Leslie Ann Smith, A/K/A Leslie A. Smith, Leslie Smith, husband and wife to James L. Anderson, Trustee for Bank Northwest, dated 08/11/17 and recorded in Book 284, Page 36, Daviess County, Missouri, securing the principal sum of \$205,000.00.
19. VIKING VALLEY ASSOCIATION for member dues. We are advised the amount due is \$1137.03.



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- Information we receive from you, such as your name, address, telephone number, or social security number;
- Information about your transactions with us, our affiliates, or others. We receive this information from your lender, attorney, real estate broker, etc; and
- Information from public records

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

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