

LINN COUNTY TITLE, LLC

**116 North Main Street
Brookfield, MO 64628**

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SCHEDULE A

Informational Title Report Number: LC25-101

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 FEE: \$300.00
COPIES: \$Included**

1. Effective Date: September 5, 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:

Oak Arbor, LLC, a Missouri Limited Liability Company

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

All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57) of Range Twenty (20) Linn County, Missouri, described as follows: Beginning 348 feet North of the Southeast corner of Section 3, thence North 647.5 feet along the section line, thence West 330 feet parallel with the West boundary of Highway 36 right-of-way, thence South 660 feet parallel with the section line to the West-bound Highway 36 right-of-way line, thence East along the right-of-way line 304.75 feet, thence Northeast 13 feet, thence East along the highway right-of-way line 21 feet to the true place of beginning, containing

five (5) acres, more or less.

And

All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57) of Range Twenty (20) Linn County, Missouri, described as follows, to-wit: Beginning at the Southeast corner of said quarter Section, thence West 30.11 chains, thence North 3.0 chains, thence West 3.41 chains, thence South 3.0 chains, thence West 7.15 chains, thence North 35.43 chains to the South right of Way line of the C. B. & Q. Railroad, thence East along the said right-of-way line 35.64 chains, thence North 0.21 chains, thence East 5.48 chains, thence South 35.93 chains to the place of beginning, containing 146.02 acres, more or less, Except that part deeded to the Missouri Highway Department for highway right-of-way:

1. AND EXCEPT All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57), of Range Twenty (20), Linn County, Missouri, described as follows, to-wit: Beginning at a point 40 feet East and 626 feet North of the Southwest corner thereof, being a point on the East right-of-way line of Route FF; thence North 85 degrees 38' East for 260 feet, thence North 258 feet, thence North 55 degrees 21' West 315.1 feet to the East right-of-way line of Route FF, thence South on said right-of-way line 457 feet to the point of beginning, Richard C. Schwab and Geraldine F. Schwab reserving unto themselves, their heirs and their assigns a waterline easement across the Westerly Fifteen (15) feet of said lands (Conveyed to Robert E. Stephens and Anna Almira Stevens, husband and wife, and recorded June 28, 1978, in Book 503, at Page 218); and

2. AND EXCEPT All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57) of Range Twenty (20) Linn County, Missouri, described as beginning at a point 40 feet East and 1,337 feet North of the Southwest corner of said Southeast Quarter (SE ¼), for the true point of beginning on the East property line of Missouri State Route FF, thence North 85 degrees 38' East 260 feet, thence North 227 feet parallel with Route FF, thence West 260 feet parallel with the South line of this tract, thence South 227 feet along the East right-of-way line of Route FF to the point of beginning, and also a permanent easement for drainage of a lagoon until such time as the premises may be connected to a public sewerage system, described as starting at the Southeast corner of the above described tract, thence East 140 feet, thence North 50 feet, thence West 140 feet to the East line of said tract, thence South 50 feet to the point of beginning of said easement. (Conveyed to Pamela L. Rhodes, and recorded April 4, 1979 in Book 514, at Page 258); and

3. AND EXCEPT All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57) of Range Twenty (20) Linn County, Missouri, described as follows: Beginning at a point 40 feet East and 1,083 feet North of the Southwest corner thereof, being a point on the right-of-way line of Route FF, thence South 55 degrees 21' East 315.1 feet, thence North parallel with the Route FF right-of-way line 453 feet; thence South 85 degrees 38' West 260 feet to the said right-of-way line, thence South thereon 254 feet to the point of beginning, Richard C. Schwab and Geraldine F. Schwab reserving unto themselves, their heirs and assigns a waterline easement across the westerly Twenty-five (25) feet of said lands, (Conveyed to James Rex Shouse and Dorothy Lee Shouse, his wife, and recorded August 5, 1980, in Book 524, at Page 140 of the Linn County Recorder's office); and

4. AND EXCEPT All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57) of Range Twenty (20) Linn County, Missouri, described as follows: Commencing at the Southwest corner thereof, thence North 86 degrees 22' 19" East a distance of 46.80 feet, thence North 02 degrees 26' 30" West a distance of 495.30 feet to the point of beginning on the North right-of-way line of U.S. Route No. 36, thence South 42 degrees 58' 32" East along said right-of-way line a distance of 208.19 feet, thence North 86 degrees 22' 19" East along said right-of-way line a distance of 341.10 feet, thence North 00 degrees 38' 09" West a distance of 293.00 feet, thence South 86 degrees 22' 19" West a distance of 223.02 feet, thence South 85 degrees 38' West 260 feet to the East right-of-way line of Route "FF", thence South 01 degrees 13' East along said right-of-way line a distance of 130.15 feet to the point of beginning. (Conveyed to Lavon Bowen, Roger Kelsey and Darrell Harris, Trustees for the Brookfield Congregation of Jehovah's Witnesses, and recorded August 22, 1995, in Book 760, at Page 287); and

5. AND EXCEPT All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57) of Range Twenty (20) Linn County, Missouri, described as follows: Beginning 348 feet North of the Southeast corner of Section 3, thence North 647.5 feet along the section line, thence West 330 feet parallel with the West boundary of Highway 36 right-of-way line, thence South 660 feet parallel with the section line to the West-bound Highway 36 right-of-way line, thence East along the right-of-way line 304.75 feet, thence Northeast 13 feet, thence East along the highway right-of-way line 21 feet to the true place of beginning, containing five (5) acres, more or less.

6. AND EXCEPT All that part of the Southeast Quarter (SE ¼) of Section Three (3), Township Fifty-seven (57), of Range Twenty (20), Linn County, Missouri, starting at a point 40 feet East and Six Hundred Twenty-six (626) feet North of the Southwest corner of the Southeast Quarter (SE ¼), being a point on the East right-of-way line of Route FF, thence North 85 degrees 38' East, 260 feet to the point of the beginning of this description, thence East along the existing property line with the adjoining owner 223.02 feet, thence North parallel with Route FF right-of-way line 258 feet, thence West parallel with the South boundary line of this description, 223.02 feet to the Northeast corner of Grantees' existing property, thence South along the Grantees' existing property line and parallel with Route FF right-of-way line 258 feet to the point of beginning, containing 1.32 acres, more or less. (Conveyed to Freeman E. Miller and Anna M. Miller, his wife, in a deed dated August 3, 2005, and recorded August 9, 2005, in Book 996, at Page 446 of the Linn County, Missouri Recorder's office)

Amy Shirley

Linn County Title, LLC

**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 properly authorized, executed, delivered and recorded in the Public Records.
5. Please be advised that our search did not disclose any open Deeds of Trust of record.

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

**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. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to U.S. Highway 36 and State Route FF, Brookfield, Missouri.
3. The land herein described lies within the boundaries of the Laclede Fire Protection District.
4. The land herein described lies within the boundaries of the Public Water Supply District No.1 of Linn County, Missouri, and is subject to easement and assessment for said water lines.
5. 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.
6. Agreement between property Owners as set forth in document recorded in Book 996, at Page 448, in the Linn County, Missouri Recorder's office.
7. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of Little Turkey Creek, which forms a boundary of the land described in Schedule A hereof, without diminution or pollution.
8. Any portion of the land set forth in Schedule A hereof which formerly or currently constitutes an island in Little Turkey Creek.
9. The consequence of any past or future change in the location of Little Turkey Creek, which forms a boundary of the land described in Schedule A hereof, or any dispute arising over the location of the old bed of Little Turkey Creek.
10. Title to any land now or formerly lying in the bed of Little Turkey Creek and its shore lands extending to the ordinary high-water mark of said Little Turkey Creek.

11. Any change in the real estate described in Schedule A hereof, due to the change in lands as a result of accretion or avulsion of Little Turkey Creek.
12. Any inconsistencies or changes in the boundary lines of the lands described in Schedule A hereof, created by accretion, avulsion, reliction or the meandering of Little Turkey Creek.
13. Easement granted to the City of Laclede, as set forth in document recorded in Book 532, at Page 368 in the Linn County, Missouri Recorder's office.
14. Easement granted to the City of Laclede, as set forth in document recorded in Book 478, at Page 196 in the Linn County, Missouri Recorder's office.
15. Easement granted to Missouri Public Service Company, as set forth in document recorded in Book 362 at Page 149 in the Linn County, Missouri Recorder's office..
16. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Land.
17. Easement right of way granted to Missouri Power and Light Company, as set forth in document recorded in Book 260, at Page 108 in the Linn County, Missouri Recorder's office.
18. Subject to the Right Of Way to the State of Missouri acting through the Missouri State Highway Commission, recorded Book 352, at Page 149 in the Linn County, Missouri Recorder's office.
19. Subject to the Right Of Way to the State of Missouri acting through the Missouri State Highway Commission, recorded Book 247, at Page 86 in the Linn County, Missouri Recorder's office.

The following tax information is provided for informational purposes only:

Property Address: 22993 U.S. 36, Brookfield, MO 64628

Parcel/Tax ID # Property 1:

18-02-03-000-000-015.00

State and County real estate tax amount for 2024: \$1,829.86 is shown as paid through December 31, 2024.

City real estate tax amount for 2024: \$ N/A

For questions or further information please contact amy@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.