

Caldwell County Abstract and Title Company, LLC

**309 S. Davis Street, Suite 2
Hamilton, MO 64644**

Phone (816) 583-2500

megan@missouricentralttitle.com

Fax (816) 465-5003

SCHEDULE A

Informational Title Report Number: C25-310

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

INFORMATIONAL REPORT ONLY FEE: \$400.00

1. Effective Date: **October 24, 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:

Tract 1: The Jones Revocable Family Trust dated October 25, 2000,

Tract 2: Randall Lee Jones, Donna Jean Jones, and Jesse Jones

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

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Seven (7), in Township Fifty-six (56), of Range Twenty-eight (28), Caldwell County Missouri.

The West Half (W 1/2) of the Northwest Quarter (NW 1/4); and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4); and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the

**Southwest Quarter (SW 1/4) of Section Seven (7), Township Fifty-six (56), of Range Twenty-eight (28),
Caldwell County, Missouri.**

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Caldwell County Abstract and Title Company, LLC

Schedule B – Section I Requirements
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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.

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.

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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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.**
- 2. Rights or claims of parties in possession not shown by the Public Records.**
- 3. Easements, or claims of easements, not shown by the Public Records.**
- 4. Any encroachment, encumbrance, violation, variation 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.**
- 5. 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.**
- 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records. Specifically, but not limited to state, county and/or city real estate taxes for the 2025 tax year.**
- 7. The land herein described lies within the boundaries of the Hamilton Fire Protection District.**
- 8. The land herein described lies within the boundaries of the Public Water Supply District No. 3, of Caldwell County, Missouri, and is subject to easement and assessment for said water lines.**
- 9. The rights of upper and lower riparian owners to the free and unobstructed flow of the water of Shoal Creek, which forms a boundary of the land described in Schedule A hereof, without diminution or pollution.**
- 10. Easement granted to Farmers Electric Cooperative, as set forth in document recorded in Book 194 at Page 7259.**
- 11. Easement granted to the County of Caldwell, as set forth in document recorded in Book 194 at Page 9896.**
- 12. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, NW John Deere Road and NW Dillon Drive, Caldwell County, Missouri.**

13. 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.

14. An easement was given and reserved for use as a private road is recorded in Will Book 2 at Page 236.

The following tax information is provided for informational purposes only:

Property Address: Part of Section 7, Township 56, Range 28, Caldwell County, MO 00000

Parcel/Tax ID # 06-3-7----5.00- & 06-3-7----5.01-

County real estate tax amount for 2024: \$322.00 & \$208.79 is shown as PAID

For questions or further information please contact megan@missouricentralttitle.com or call (816) 583-2500

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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 you 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 Caldwell County Abstract and Title Company, 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.