

Commitment No.: 2401063-1

SCHEDULE A

1. Effective Date: January 22, 2024 at 8:00 AM

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

Proposed Insured:

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

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

- Daniel Goetting (1/6 interest)
- Edward Goetting (1/6 interest)
- John Goetting (1/3 interest)
- Joseph L. Goetting, Jr. (1/3 interest)

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

See Exhibit A attached hereto and made a part hereof.



Authorized Signature or Signatory

EXHIBIT "A"

The North Half (N 1/2) of the Northwest Quarter (NW 1/4); and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), ALL in Township Fifty-four North (54N), Range Twenty-one West (21W) of the Fifth Principal Meridian, Carroll County, Missouri, EXCEPT that part thereof more particularly described as follows: Beginning at an iron rod set 2,105.0 feet North Eighty-nine Degrees (89°), Forty-one Minutes (41'), Fifty-one Seconds (51") East of the Northwest corner of Section Seventeen (17), Township Fifty-four North (54N), Range Twenty-one West (21W); thence South Zero Zero Degrees (00°), Eighteen Minutes (18'), Nine Seconds (09") East, a distance of 233.0 feet; thence North Eighty-nine Degrees (89°), Forty-one Minutes (41'), Fifty-one Seconds (51") East, a distance of 375.0 feet; thence North Zero Zero Degrees (00°), Eighteen Minutes (18'), Nine Seconds (09") West, a distance of 233.0 feet; thence South Eighty-nine Degrees (89°), Forty-one Minutes (41'), Fifty-one Seconds (51") West, a distance of 375.0 feet to the point of beginning and containing in the above described boundaries 2.0059 acres, more or less.

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AMERICAN
LAND TITLE
ASSOCIATION



2401063

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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:
 1. General Taxes for the year 2024 and thereafter: NONE NOW DUE AND PAYABLE.
 2. Any portion of the within described property used for CR 180 right of way.
 3. Any portion of the within described property used for CR 351 right of way.
 4. Real estate lies within the boundaries of Public Water Supply District No. 1 of Carroll County, Missouri.
 5. Easement granted to Kansas City Power & Light Co., recorded April 2, 1947 in Book 331 at Page 107.
 6. Water Line Easement granted to Frederick Allen Goetting and Christy Goetting, husband and wife, recorded April 21, 1987 in Book 491 at Page 158.
 7. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
 8. Deed of Trust executed by Joseph L. Goetting Jr., a married person to Cassandra N. Brown, trustee for Frederick Goetting, a married person, dated December 28, 2021 and recorded January 4, 2022 in Book 820 at Page 825 for an original amount of \$136,666.00. (On 1/3 Interest)
 9. Judgment for Partition filed October 12, 2023 in the Circuit Court of Carroll County, Missouri as Case No. 23CR-CC0008.

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2023 Carroll County Real Estate Tax Receipt

PAID on Friday, December 29, 2023



Mailing Address:

GOETTING, DANIEL 1/6 INT AND ETAL
C/O JOSEPH L GOETTING
19568 CR 184
BOGARD, MO 64622-8160
USA

Megan Endicott, Collector of Revenue

8 S. Main Street, Suite #2
Carrollton, MO 64633
Phone: (660) 542-1977

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM
Website: <https://www.carrollcountycollector.org>

Tax Receipt: 2312290000136457 WEB
Statement: R23003516
Parcel/Tax ID: 104017000002

Property Description

Legal Description:
N1/2 NW / NW NE EXCEPT TRACT (2 ACRES) N
E PART NW NW
Subdivision: BIG CREEK & HURRICANE CREEK
Acres: 118.00
Sect/Twn/Range: 175421

Assessors Valuation:

Residential: 0
Agriculture: 5820
Commercial: 0
Total Valuation: 5820

Payment Details

Payment	12/14/2023	\$60.03
	Posted: December 14, 2023 09:17:14	
Payment	12/29/2023	\$239.81
	Posted: December 29, 2023 01:44:37	
Payment	12/29/2023	\$60.03
	Posted: December 28, 2023 04:22:37	
Total Payments:		\$359.87

Itemization of Taxes

Taxes based on Master Tax District: 10R5F

Taxing Entity	Levy Rate	Tax Amount
ROCKFORD TOWNSH	0.5622	\$32.72
STATE OF MISSOU	0.0300	\$1.75
COUNTY OF CARRO	0.2751	\$16.01
SENATE BILL #40	0.0957	\$5.57
HEALTH DEPARTME	0.0957	\$5.57
AMBULANCE DISTR	0.1975	\$11.49
C.C. FIRE PROT.	0.2512	\$14.62
JOHNSON GRASS	0.0099	\$0.58
BIG CREEK/HURRI		\$15.35
BOSWORTH R-5 SC	4.0522	\$235.84
VOTED ROCKFORD	0.3500	\$20.37
Total Amount Due:	5.9195	\$359.87

Paid in Full December 29, 2023 1:44:37 PM
Total Due: \$0.00

Generated: 1/24/2024 2:35:00 PM

RETURN OR CANCELLATION OF PAYMENTS WILL RESULT IN RECEIPT CANCELLATION AND REPORTING TO THE DEPARTMENT OF REVENUE

Questions about your taxes:

Property / Vehicles listed, values, address change, or corrections to tax bills contact: Assessors Office at (660) 542-2184
Payment(s) Contact: Collectors Office at (660) 542-1977