

Trenton Abstract and Title Company LLC

**910 Main Street
Trenton, MO 64683**

Phone (660) 359-2100

steph@missouricentraltitle.com

Fax (660) 339-7115

SCHEDULE A

Informational Title Report Number: T25-76

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

**INFORMATIONAL REPORT ONLY FEE: \$
COPIES: \$**

1. Effective Date: **April 23, 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:

Peter Dan Trombley and Nancy Trombley, husband and wife

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

All of Lots Two and Three, in Block Two, Merrill's Second Addition to the City of Trenton, Grundy County, Missouri.

Stephanie Delan

Trenton 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.

THIS IS AN INFORMATIONAL TITLE REPORT ONLY. AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Trenton Abstract and Title Company 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. The Plat of Merrill's Second Addition and any easements, set-backs, restrictions, reservations and covenants set forth therein. NOTE: This exception omits any 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.
3. The land herein described lies within the boundaries of the City of Trenton Fire Protection District.
4. The land herein described lies within the boundaries of the Public Water Supply District No. 1 of Grundy County, Missouri, and is subject to easement and assessment for said water lines.
5. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Cedar Street, Chestnut Street and West 13th, West 12th, Trenton, Missouri.
6. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

The following tax information is provided for informational purposes only:

Property Address: 211 West 12th Street, Trenton, MO 64683

Parcel/Tax ID # Property 1:

11-04-17-04-40-001.00

State and County real estate tax amount for 2024: \$2498.29 is shown as PAID

City real estate tax amount for 2020: \$N/a is shown as N/A

For questions or further information please contact steph@missouricentraltitle.com or call (660) 359-2100

Trenton Abstract and Title Company 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 Trenton 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.

