

OSCEOLA ABSTRACT & TITLE COMPANY, INC.

TITLE REPORT

EFFECTIVE DATE: May 18, 2018

LEGAL DESCRIPTION:

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Seven (7), Township Thirty-nine (39), Range Twenty-seven (27), St. Clair County, Missouri.

TITLE VESTED IN: The heirs and/or devisees of Mildred Reasoner, deceased, by Quit-Claim Deed recorded in Book 414, Page 629. Subject to the interest of Reasoner Brothers L.L.C., a Missouri Limited Liability Company, by Warranty Deed recorded in Book 530, page 945; and in Book 530, Page 947.

TAX LIENS: NONE

JUDGMENTS: NONE

MECHANICS LIENS: NONE

DEEDS OF TRUST: NONE

ASSIGNMENTS: NONE

PARCEL NO: 04-3.0-07-000-000-005.00

COUNTY TAXES: County real estate taxes for 2017 and prior years are paid.
2017 County - \$253.67

CITY TAXES: NONE

EASEMENTS, RESTRICTIONS, ETC: Subject land lies within the boundaries of Public Water Supply District Number 2 of Henry County, according to instruments recorded in Book 353, Page 343.


Easement granted United Telephone Company according to instrument recorded in Book 285, Page 275.

Water Line Easement granted Public Water Supply District Number 2 of Henry County according to instrument recorded in Book 365, Page 45.

Subject to conveyance to the State of Missouri for Highway purposes according to instruments recorded in Book 230 at page 449; and in Book 187, at page 32..

No examination for Bankruptcy and Federal Judgments.

Liability of the company under this certificate is limited to the services fee paid for it. This certificate does not purport to state the ownership of the real estate, but only those persons last appearing to claim ownership by matter of record.

By: 
Date: May 22, 2018

P.O. BOX 526 - 616 SECOND STREET - OSCEOLA, MO • 64776

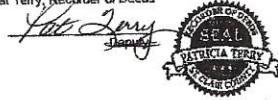
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7-39-27
Postler

No. 20055359 Book 530 Page 946
State of Missouri, St. Clair County
Recorded in Book 530 Page(s): 945 - 946
Dec 29, 2005 10:28 AM Fees \$27.00
Pat Terry, Recorder of Deeds



No. 20055359 Book 530 Page 946

premises unto the said party of the second part and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Calvin Reasoner
Calvin Reasoner

Betty Reasoner
Betty Reasoner

WARRANTY DEED

THIS INDENTURE, made on the 16th day of December A.D., 2005, by and between CALVIN REASONER AND BETTY REASONER, Husband and Wife, Grantors, of the County of Logan and State of Oklahoma, parties of the first part, and REASONER BROTHERS L.L.C., a Missouri Limited Liability Company, Grantee, of the County of Vernon and State of Missouri, party of the second part (Mailing address of said first named grantee is Route 1, Box 12, Harwood, MO 64750):

WITNESSETH: THAT THE SAID PARTIES OF THE FIRST PART, in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, to them paid by the said party of the second part (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, its successor and assigns, the following described Lots, Tracts, or Parcels of Land, lying, being and situate in the County of St. Clair and State of Missouri, to wit:

The Southwest Quarter of the Southeast Quarter of Section Seven (7), Township Thirty-nine (39), Range Twenty-seven (27), St. Clair County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular, the rights, immunities, privileges and appurtenances thereto belonging or in any wise appertaining unto the said party of the second part, and unto its successors and assigns forever; the said Calvin Reasoner and Betty Reasoner hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to the said

STATE OF OKLAHOMA)
)ss.
COUNTY OF LOGAN)

On this 16th day of December, 2005, before me, the undersigned, a Notary Public, personally appeared Calvin Reasoner and Betty Reasoner, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Cashion, Oklahoma, the day and year first above written.

Stephanie Clark
Notary Public

My commission expires: 10-17-07

