



Issuing Agent: Kathy Rosenbohm
Nodaway County Abstract Co.
501 North Market
Maryville, MO 64468
660-582-2332

Informational Report

File No: 2109-03802

1. Effective Date: October 18, 2021 @ 8:00 AM

2. FEE SIMPLE interest in the land described in this Informational Report is owned, at the effective date, by:

Tract A: Gerald E. Luke, as Trustee of The Gerald E. Luke Revocable Living Trust of April 21, 1995

Tract B & C: Mary E. Luke, as Trustee of The Mary E. Luke Revocable Living Trust of April 21, 1995

3. The land referred to in this Informational Report is situated in the County of Nodaway, State of Missouri, and described as follows:

AKA TRACT 1
Tract A: The South Half (S ½) of the Southwest Quarter (SW ¼); the Northeast Fourth (NE ¼) of the Southwest Quarter (SW ¼); and the East Half (E ½) of the Northwest Fourth (NW ¼) of the Southwest Quarter (SW ¼); all in Section Three (3), Township Sixty-three (63), Range Thirty-four (34), Nodaway County, Missouri.

AKA TRACT 2
Tract B: All that part of the West Half (W ½) of Section Four (4), Township Sixty-three (63), Range Thirty-four (34), Nodaway County, Missouri, lying South of the Wabash Railroad right of way.

AKA TRACT 3
Tract C: That part of the South Half (S ½) of the Southeast Quarter (SE ¼), lying West of the Chicago Great Western Railroad right of way; the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼); the South Half (S ½) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼); that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), lying East of the Andrew-Nodaway Drainage District; all in Section Twenty-two (22), Township Sixty-three (63), Range Thirty-four (34), Nodaway County, Missouri.

Nodaway County Abstract & Title Company

By: Kathy Rosenbohm

The following figures were obtained from the County and/or City Collector's Records. They are being provided only for information and we assume no liability for the correctness of these figures. THE INFORMATION MUST BE VERIFIED BEFORE USING IT FOR PRORATION FOR CLOSING OR FOR ESCROW

Parcel No: 26-02-03-00-00-04000 - Tract A - T1
Taxes for the year 2020 in the amount of \$ 1,190.15 are PAID

Parcel No: 26-02-04-00-00-04000 - Tract B - T2
Taxes for the year 2020 in the amount of \$ 740.70 are PAID

Parcel No: 26-05-22-00-00-07000 - Tract C - T3
Taxes for the year 2020 in the amount of \$ 1,136.65 are PAID

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. 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.
4. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or Damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final policy.
7. General Taxes for the year 2021 and all subsequent years; none now due and payable.
- T1 8. Tract A: Right of Way for 300th Street along the South side of property.
- T1 9. Tract A: Water Line Easement dated July 2, 1982 to Public Water Supply District No. 1 of Nodaway County, Missouri filed of record October 22, 1982 in Book 368 at Page 20.
- T1 10. Tract A: Right of Way Easement dated May 6, 2020 to Public Water Supply District No. 1 of Nodaway County, Missouri filed of record July 18, 2000 in Book 567 at Page 99.
- T2 11. Tract B: Right of Way for 300th Street along the South side of property.
- T2 12. Tract B: Tiling Easement dated November 1, 1988 and filed of record November 1, 1988 in Book 403 at Page 161.
- T2 13. Tract B: Right of Way Easement dated June 6, 2000 to Public Water Supply District No. 1 of Nodaway County, Missouri filed of record July 18, 2000 in Book 567 at Page 101.
- T3 14. Tract C: Right of Way for State Highway W along the South side of property.
- T3 15. Tract C: Easement for Right of Way dated January 26, 1960 to the State of Missouri, acting by and through the State Highway Commission of Missouri filed of record May 3, 1960 in Book 279 at Page 224.
- T3 16. Tract C: Telephone Easement dated September 4, 1981 to Grand River Mutual Telephone Corporation filed of record January 11, 1982 in Book 363 at Page 118
- T3 17. Tract C: Right of Way Easement dated June 6, 2000 to Public Water supply District No. 1 of Nodaway County, Missouri filed of record July 18, 2000 in Book 567 at Page 101.

18. Tract C: Subject to any inconsistencies in the boundaries of the insured land created by accretions, avulsions, relictions or the meandering of the Platte River.
- The policy when issued shall not insure as to any portions of the described land which constitutes the bed of the Platte River or its sloughs or backwaters. Rights of the United States and the public in and to lands lying below the high-water line of the Platte River and in and to the land lying between the harbor of the levy lines as established by governmental authority and the low water line of the Platte River.
- Any adverse claims to any portion of said land which may have been created by artificial means or has accreted to such portion so created.
- Any adverse effect of any Flood Control Act, Submerged Land Act, or other related legislation.
- Rights of Riparian Owners in and to the fee and unobstructed flow of the Platte River.
- Charges or Assessments for care, maintenance and operation of levees and rights, claims and easements for such.
- Note: The policy when issued shall not insure title to any portion of the property and which now or formerly constitutes an island in the Platte River.

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Note: This is an Informational Report. This Informational Report is not an abstract or opinion of title, nor is it a commitment to insure title. This Informational Report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Note: The liability under this report is limited to the amount paid for said report, and that maximum liability is limited to the Customer who placed the order with Nodaway County Abstract and Title Company.