

BOWMAN'S VERNON COUNTY TITLE Co.

119 E. WALNUT STREET, NEVADA, MO 64772

TEL: (417) 667-7565 • FAX: (417) 667-7995

INVOICE

BILL TO	DATE	INVOICE #
United Country Missouri Land & Title 2909 Falling Leaf Ln. Ste. J Columbia MO 65201 ATTN: Ref #:	3/17/2023	9338

ORDER INFORMATION			
Buyer/Seller:	Toussaint, Courtney		
Escrow #:	2303031	Title#:	2303031
Closing Date:	/ /		
Property:	4144 S. 1600 Rd. Rich Hill MO 64779		
Parcel #'s:	08-2.0-04-000-000-001.000		

Date	Description	Liability	Charge
3/17/2023	Abstract/Title Search		\$225.00
		Balance:	\$225.00

Office Copy - Original

Bowman's Vernon County Title Co.
119 E. Walnut Street, Nevada, MO 64772
Tel: (417) 667-7565 • Fax: (417) 667-7995

March 17, 2023

United Country Missouri Land & Title
2909 Falling Leaf Ln.Ste. J
Columbia, MO 65201

Order Number: 2303031

Owner/Borrower: **Courtney Toussaint**

Property: **4144 S. 1600 Rd., Rich Hill, MO 64779**

Attached please find the following item(s):

Owners and Encumbrances Report

Bowman's Vernon County Title Co. hereby certifies that it examined the records of the County Recorder's Office, the County Tax Collector's Office and the Circuit Clerk's Office in the county where the subject property is located. The effective date is listed on the following page.

This ownership and encumbrance report is not an opinion of title, title insurance or a title guarantee. It only shows those persons or entities last appearing to claim ownership by instruments of record as well as other matters which may encumber the subject real estate.

The liability of the company for errors herein is limited to the amount paid for this report.

Bowman's Vernon County Title Co.

BY: 
Title Officer

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 2303031

For the exclusive use of: **United Country Missouri Land & Title**

Effective Date of this Report: **March 16, 2023** at 8:00 A.M.

On Real Estate described as:

The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Four (4) (Also known as East Half (E ½) of Lot Two (2) of the Northeast Quarter (NE ¼)), Township Thirty-seven (37), Range Thirty-one (31), Vernon County, Missouri.

The County Recorders or Register of Titles records indicate that:

A. The Grantees on the last deed of conveyance, are:

Courtney Toussaint

**Deed Type: Deed of Personal Representative
Recorded June 8, 2022 in Book 2022 at Page 1533**

B. Unsatisfied Mortgage encumbrances recorded within a period of 30 years next preceding the date hereof:

NONE

C. The Real Estate is encumbered by the following Contracts for Deed, Federal Tax Liens, State Tax Liens, and Judgments:

NONE

The Tax Records indicate that the following information regarding real estate taxes:

- General taxes for Parcel ID **08-2.0-04-000-000-001.000** for the year 2022 in the amount of **\$386.38** are **PAID**.
- The property address according to the Vernon County Assessor is 4144 S. 1600 Rd., Rich Hill, MO, 64779

This Report is limited to only the information described herein.

This report is not nor is to be construed as, an Abstract of Title, title opinion, or title insurance policy.

The total liability of this Company by reason of losses and damages that may occur by reason of any errors and omissions in this Company's report is limited to the fee it received for the preparation and issuance of this report.

We also find the following of record regarding subject property:

1. Easement for Waterline in favor of Public Water Supply District No. 4 of Bates County, Missouri dated April 11, 1998 and recorded April 13, 2000 in Book 437 at Page 701 in the Recorder's Office, Vernon County, Missouri.
2. We find a pond on subject property.
3. Any part lying in Bailey Road along the North side thereof, as shown on the Assessor's Map of Vernon County, Missouri.
4. Any part lying in 1600 Road along the East side thereof, as shown on the Assessor's Map of Vernon County, Missouri.
5. Oil and Gas Lease in favor of O.R. Carson dated April 22, 1930 for a term of four years and as long thereafter as any of the substances covered by said lease is produced from said land and recorded on December 2, 1930 in Book 178 at Page 422 in the Recorder's Office, Vernon County, Missouri.
6. Oil and Gas Lease in favor of L & B Leasing, Inc. dated October 13, 1980 for a term of three years and as long thereafter as any of the substances covered by said lease is produced from said land and recorded on November 4, 1980 in Book 348 at Page 335 in the Recorder's Office, Vernon County, Missouri.
7. Oil and Gas Lease in favor of L & B Leasing, Inc. dated October 13, 1980 for a term of three years and as long thereafter as any of the substances covered by said lease is produced from said land and recorded on November 4, 1980 in Book 344 at Page 608 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to Citation Energy, a partnership and Nemaha Resources Inc. by way of assignment recorded March 16, 1981 in Book 348 at Page 50 in the Recorder's Office of Vernon County, Missouri.
8. Allen E. Smith received title by way of Beneficiary Deed recorded on June 27, 2000 in Book 438 Page 577 in the Recorder's Office, Vernon County, Missouri. There is no recorded information on the Death of Arthur L. Smith or Geraldine G. Smith; therefore the Title Company would require the following statement on the next Deed of Conveyance;

Grantor, by her signature below, hereby swears and affirms that Arthur L. Smith, died January 29, 2001 and Geraldine G. Smith, died October 12, 2015 and both are interred in Little Osage Cemetery, in Horton, Missouri.