



Monarch Title Company, Inc.

"Service with Distinction"

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www.monarchtitle.com

File No.: MT-23E0102

161 acres off Rte W
Queen City, MO 63561

As you requested, we searched the records of Schuyler County, Missouri pertaining to the following described real estate:

The West Half of the Northeast Quarter (W 1/2 NE 1/4); all that part of the East Half of the Northwest Quarter (E 1/2 NW 1/4) lying North of Route W; all that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) lying North of Route W; all that part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) lying North of Route W; and all that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) lying North of Route W; all In Section Twenty-Four (24), Township Sixty-Five (65) North, Range Sixteen (16) West, In Schuyler County, Missouri.

Our search covered the period of February 4, 2022 to June 19, 2023.

Title: Title is vested in Sublett RE, LLC by Limited Liability Company Warranty Deed recorded February 4, 2022 in Book 159, Page 685 Records of Schuyler County, MO.

Conveyances: None of Record since February 4, 2022.

- Liens:** 1. Deed of Trust executed by Sublett RE, LLC, a Missouri limited liability company to Thomas K. Riley Trustee for The Callaway Bank, dated 02/02/22 and recorded 02/04/22 in Book 159, Page 686, Records of Schuyler County, Missouri, securing the principal sum of \$160,000.00.
- Said Deed of Trust contains provisions for Future Advances.
2. MISCELLANEOUS: a) Subject to public Streets, Roads and/or Highways as may now exist and be located, specifically, but not limited to, HWY W , Queen City, Missouri.
- b) The land herein described lies within the boundaries of the Schuyler County Fire Protection District.
- c) The land herein described lies within the boundaries of the Public Water Supply District No. 1 of Schuyler County, Missouri, and is subject to easement and assessment for said water lines.
- d) Easement granted to Schuyler County Consolidated Public Water Supply District No. 1, as set forth in document recorded in Book 118 at Page 362.
- e) Easement granted to Consolidated Public Water Supply District No. 1 of Schuyler County, Missouri, as set forth in document recorded in Book 111 at Page 265.
- f) Easement granted to Union Electric Company, as set forth in document recorded in Book 97 at Page 178.

3. **NOTE:** This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment; nor is the Company liable for errors or omissions in this foreclosure report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

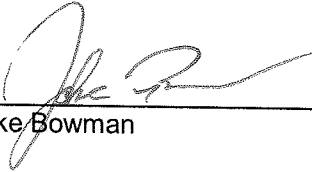
Judgments: None of Record.

Tax Liens: None of Record.

Special Assessments: None of Record.

Parcel No.: 12-06.0-24-000-000-0001.02

Taxes: Taxes Paid (2022): \$514.33



Jake Bowman