

Boone-Central Title Company

601 East Broadway
Columbia, MO 65201

Informational Report

1. Effective Date: **August 08, 2022, 8:00 am**
2. **Fee Simple** interest in the land described in this Informational Report is owned, at the Effective Date, by

Lynn L Malizia, an undivided 1/2 interest, Amber Wilhelm, and Heidi Malizia, an undivided 1/2 interest, as JTWROS

3. The land referred to in the Informational Report is described as follows:

A tract of land being a portion of the Northwest Quarter (NW ¼) of Section 7, Township 49 North, Range 14 West of Howard County, Missouri, being more particularly described as follows:

Commencing at a stone found at the West Quarter Corner of said Section 7 as shown by the Survey in Book 18, Page 50; thence N01°05'25"E, along the West line of said Section 7, 783.88 feet to the Point of Beginning; Thence leaving the West line of said Section, S86°31'55"E, along an existing fenceline, 589.14 feet; Thence N21°09'05"W, 858.86 feet; Thence N59°16'15"E, 433.15 feet; Thence S55°43'30"W, 460.92 feet; Thence S9°40'25"E, 840.26 feet; Thence S72°29'00"E, 156.75 feet; Thence S11°17'55"W, 106.39 feet; Thence S1°01'45"E, 418.55 feet to the intersection with the North right of way line of State Route "EE"; Thence S88°52'45"E, along said right-of-way line, 807.73 feet; Thence continue along said right-of-way line, N89°41'20"E, 43.83 feet to the West line of the Deed in Book 501, Page 453; Thence N1°19'15"E, along the West line of said Deed, 375.81 feet to the Northwest corner of said Deed; Thence S88°43'45"E, along the North line of said Deed, 370.00 feet to the intersection with the North-South Quarter Section line; Thence N1°19'15"E, 2222.59 feet to the North Quarter Corner of said Section 7; Thence N88°20'05"W, along the North line of said Section 7, 1778.21 feet to the intersection with an unnamed branch; Thence S54°44'05"W, along said branch, 50.00 feet; Thence N86°52'25"W, along said branch, 37.00 feet; Thence S55°23'40"W, along said branch, 42.00 feet; Thence S10°23'20"W, along said branch, 22.00 feet; Thence S42°48'25"E, along said branch, 122.00 feet; Thence N87°33'25"W, along an existing East-West fence, 653.08 feet to the Northeast corner of said Section 12, Township 49 North, Range 15 West; Thence S1°05'25"W, along the Section line, 1720.00 feet to the Point of Beginning.

The above described tract of land contains 110.52 Acres, and is a portion of the same land described by Deed recorded in Book 541, Page 717 of the Howard County Records.

Subject to easements and restrictions of record or not of record, if any, in Howard County, Missouri.

ALSO:

30' Access & Utility Easement:

A tract of land being a portion of the Northwest Quarter (NW ¼) of Section 7, Township 49 North, Range 14 West of Howard County, Missouri, being 15' right and left of the following described centerline:

Commencing at a stone found at the West Quarter Corner of said Section 7 as shown by the Survey in Book 18, Page 50; thence N1°05'25"E, along the West line of said Section 7, 783.88 feet; thence leaving the West line of said Section, S86°31'55"E, along an existing fenceline, 581.14 feet to the point of beginning;

Thence S9°41'20"E, 87.81 feet;

Thence 69.99' along a 60.00 foot radius curve to the left (having a chord of S43°06'20"E, 66.09 feet); Thence S76°31'25"E, 58.57 feet; Thence 47.65' along a 125.00 foot radius curve to the right (having a chord of S65°36'15"E, 47.36 feet); Thence S54°41'00"E, 125.32 feet; Thence 185.00' along a 320.00 foot radius curve to the right (having a chord of S38°07'15"E, 182.43 feet); Thence S21°33'30"E, 68.13 feet; Thence 142.40' along a 320.00 foot radius curve to the left (having a chord of S34°18'30"E, 141.23 feet); Thence S47°03'25"E, 114.02 feet; Thence 96.46' along a 200.00 foot radius curve to the right (having a chord of S33°14'55"E, 95.53 feet); Thence S88°52'45"E, along parallel with the North right-of-way line of State Route "EE", 19.29 feet to the Point of Ending.

Subject to easements and restrictions of record or not of record, if any, in Howard County, Missouri.

Sidelines to be shortened/lengthened to extend to the property lines and/or right-of-way lines;

The above described tract of land is a portion of the same land described by Deed recorded in Book 541, Page 717 of the Howard County Records.

(Reference: Survey Book 35, Page 58 Howard County Records)

Boone-Central Title Company

Informational Report Matters of Record

Effective Date: August 08, 2022, 8:00am

1. Land described is located in Thomas Hill Public Water Supply District No. 1 of Randolph County, Missouri.
2. Water Line Easement recorded in Book 379, Page 026, executed by Jeffery E. Malizia, a single person, to Thomas Hill Public Water Supply District No. 1 of Randolph County, Missouri, dated June 5, 2003, and filed of record June 25, 2003 at 11:50AM.
3. Water Line Easement recorded in Book 379, Page 028, executed by Earl D. Malizia and Helen L. Malizia, h/w, to
4. Thomas Hill Public Water Supply District No. 1 of Randolph County, Missouri, dated June 5, 2003, and filed of record June 25, 2003 at 11:52AM.
5. Agreement for Right-of-Way Easement recorded in Book 136, Page 637, executed by Elias Thompson, a single man, to Missouri Kansas Pipe Line Co., dated June 25, 1930, and filed of record September 11, 1930 at 11:40AM.
6. Supplemental Easement recorded in Book 185, Page 27, executed by Elias Thompson, to Panhandle Eastern Pipe Line, dated July 31, 1952, and filed of record August 20, 1952 at 1:38PM.
7. Right-of-Way Easement recorded in Book 182, Page 644, executed by Elias Thompson, single, to the State of Missouri, acting by and through the State Highway Commission of Missouri, dated June 21, 1955, and filed of record June 30, 1966 at 9:06AM.
8. Subject to easements and restrictions not of record, if any, in Howard County, Missouri.

Note: If the Legal Description of the insured tract makes reference to acreage, the acreage is listed for descriptive purposes only, no warranty or affirmation is made as to the actual acreage of the insured tract, and coverage as to acreage is specifically excepted herein.

9. Beneficiary Deed recorded in Book 541, Page 717, executed by Lynn L. Malizia, single and unmarried, to 1/2 interest to Amber Wilhelm, married and 1/2 interest to Heidi Malizia, single, dated January 28, 2022, and filed of record February 15, 2022 at 1:05PM.

10. NOTE: The following is for informational purposes only. We assume no liability for correctness of same.

Property Address: 1281 State Rte EE, Rocheport MO 65279

Parcel No.

Taxes are due and payable on December 31st of each year

