



# Monarch Title Company, Inc.

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**File No.:** MT-23A0029

105 Acres  
Jamestown, MO 65046

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

A tract of land lying in the North 60 Acres of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section One (1) and in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), all in Township Forty-six North (46N), Range Fifteen West (15W), in Moniteau County, Missouri, described by metes and bounds as follows:

**BEGINNING** at a  $\frac{3}{4}$  inch iron rod which marks the Northwest corner of said West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section (1); thence South  $1^{\circ}45'42''$  West along the West line of said West Half (W 1/2) of the Southwest Quarter (SW 1/4) a distance of 678.64 feet to a found iron pin; thence leaving said West line and run South  $86^{\circ}14'15''$  East (deed South  $86^{\circ}13'22''$  East 466.05 feet) 466.04 feet to a found iron pin; thence South  $19^{\circ}17'10''$  West (deed South  $19^{\circ}18'44''$  West 228.09 feet) 228.25 feet to a found iron pin; thence South  $45^{\circ}52'47''$  East (deed South  $45^{\circ}50'17''$  East 267.20 feet) 267.13 feet to a found iron pin; thence North  $76^{\circ}20'10''$  East (deed North  $76^{\circ}21'03''$  East 704.29 feet) 704.33 feet to a found iron pin in the East line of said West Half (W 1/2) of the Southwest Quarter (SW 1/4); thence along said East line South  $1^{\circ}17'20''$  West (deed South  $1^{\circ}18'12''$  West 1190.14 feet) 1189.95 feet to a set iron pin; thence leaving said East line and run North  $86^{\circ}13'53''$  West (deed North  $86^{\circ}13'22''$  West 1283.78 feet) 1283.95 feet along the South line of said North 60 acres to a set iron pin at the Southwest corner thereof; thence South  $1^{\circ}45'42''$  West along the East line of said East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2) a distance of 604.63 feet to a found  $\frac{5}{8}$ " iron pin which marks the Southeast corner thereof; thence North  $86^{\circ}22'33''$  West along the South line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) 661.74 feet to an iron pin set at the Southwest corner thereof; thence North  $1^{\circ}41'34''$  East along the West line of said Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and said line extended 684.77 feet to an iron pin set in the South line of the North 60 acres of said East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2); thence along said South line North  $86^{\circ}22'53''$  West 662.57 feet to an iron pin set at the Southwest corner thereof; thence North  $1^{\circ}37'28''$  East along the West line of said East Half (E 1/2) of the Southeast Quarter (SE 1/4) a distance of 1970.14 feet to an iron pin set at the Northwest corner thereof; thence South  $86^{\circ}22'53''$  East along the North line of said East Half (E 1/2) of the Southeast Quarter (SE 1/4) a distance of 1329.85 feet to the **POINT OF BEGINNING**.

**ALSO GRANTING**, an easement of ingress and egress 20 feet in width over the following described parcel lying in the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section One (1) described as follows:

**COMMENCING** at an iron pin which marks the Northwest corner of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section One (1); thence South  $1^{\circ}17'20''$  West along the West line of said East Half (E 1/2) of the Southwest Quarter (SW 1/4) a distance of 2050.87 feet to an iron pin at the Southeast corner of the North 60 acres of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of said Section One (1) for the **POINT OF BEGINNING** of the easement herein described; thence continue South  $1^{\circ}17'20''$  West 202.52 feet to an iron pin set in the Northerly right of way line of Missouri State Highway Route U; thence leaving said West line and run along said Northerly right of way line North  $77^{\circ}17'11''$  East 20.61 feet; thence leaving said right of way line and run North  $1^{\circ}17'20''$  East 217.53 feet; thence North  $88^{\circ}42'40''$  West 20 feet to the West line of said East Half (E 1/2) of

the Southwest Quarter (SW 1/4); thence South 1°17'20" West along said West line 20 feet to the **POINT OF BEGINNING**, containing 104.94 acres, more or less.

Our search covered the period of July 5, 2017 to January 13, 2023.

**Title:** Title is vested in Norman R. Gephardt, Trustee of The Gephardt Family Trust u/t/a dated March 5, 2003 by General Warranty Deed recorded July 5, 2017 in Document No. 2017-1367 Records of Moniteau County, MO.

**Conveyances:** None of Record since July 5, 2017.

**Liens:** 1. None of Record.

2. MISCELLANEOUS: a) Terms and Provisions of Agreement between Josh R. Ennis, a single person and Alan Harris and Penny Harris, husband and wife as shown by instrument recorded in Document No. 2010-2661, Records of Moniteau County, Missouri.

b) Terms and Provisions of Affidavit between James and Cynthia Puyear, husband and wife and Norman R. Gephardt, Trustee of The Gephardt Family Trust u/t/a dated March 5, 2003 as shown by instrument recorded in Book 2017-2172, Page , Records of Moniteau County, Missouri.

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.

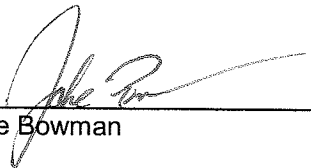
**Judgments:** None of Record.

**Tax Liens:** None of Record.

**Special Assessments:** None of Record.

**Parcel No.:** 07-1.0-02-000-000-009.000 and 07-1.0-01-000-000-004.001

**Taxes:** Parcel 1 Taxes Paid (2022): \$69.05  
Parcel 2 Taxes Paid (2022): \$35.70

  
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Jake Bowman