

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

August 16, 2024

United Country Real Estate Buckhorn Land and Home

Order Number: 2408038

Owner/Borrower: **Natural Solutions Precision Agronomics, LLC**

Property: **18221 E. Weltmer RD., Sheldon, MO 64784**

Attached please find the following item(s):

Informational Report

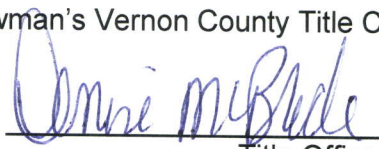
Bowman's Vernon County Title Co. hereby certifies that it examined the records of the County Recorder's Office, the County Tax Collector's Office and the Circuit Clerk's Office in the county where the subject property is located. The effective date is listed on the following page.

This informational 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

## INFORMATIONAL REPORT

**File No.: 2408038**

For the exclusive use of: **United Country Real Estate Buckhorn Land and Home**

Effective Date of this Report: **August 15, 2024** at 8:00 A.M.

On Real Estate described as:

Tract 1:

A tract of land being located in the East 1/2 of the Southeast 1/4 of Section 15, Township 34 North, Range 31 West of the 5th P.M., Vernon County, Missouri, **being described as follows:**  
Commencing at the Southeast corner of said East 1/2 of the Southeast 1/4 of Section 15; thence North 89°18'12" West along the South line of said East 1/2 of the Southeast 1/4 of Section 15, a distance of 353.67 feet to the West Right-of-Way line of Highway 71 **and to the point of beginning**; thence continuing North 89°18'12" West along the South line of said East 1/2 of the Southeast 1/4 of Section 15, a distance of 390.33 feet; thence North 00°41'48" East a distance of 454.96 feet; thence South 89°18'12" East a distance of 497.60 feet to the West Right-of-Way line of Highway 71; thence South 01°35'51" West along the West Right-of-Way line of Highway 71, a distance of 333.35 feet; thence South 45°43'07" West along the West Right-of-Way line of Highway 71, a distance of 143.80 feet; thence South 01°34'40" West along the West Right-of-Way line of Highway 71, a distance of 20.01 feet returning to the point of beginning.

Tract 2:

A tract of land being located in the East 1/2 of the Southeast 1/4 **and** the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 34 North, 31 West of the 5th p.m., Vernon County, Missouri, **being described as follows:**  
Beginning at the Southwest corner of said East 1/2 of the Southeast 1/4 of Section 15; thence North 01°34'19" East along the West line of said East 1/2 of the Southeast 1/4 of Section 15, a distance of 2654.63 feet to the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 15; thence continuing North 01°34'19" East along the West line of said Southeast 1/4 of the Northeast 1/4 of Section 15, a distance of 1327.04 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 15; thence South 89°27'56" East along the North line of said Southeast 1/4 of the Northeast 1/4 of Section 15, a distance of 1059.27 feet to the West Right-of-Way line of Highway 71; thence South 01°33'13" West along the West Right-of-Way line of Highway 71, a distance of 528.04 feet; thence South 06°38'09" East along the West Right-of-Way line of Highway 71, a distance of 100.94 feet; thence South 01°33'24" West along the West Right-of-Way line of Highway 71, a distance of 699.98 feet to the North line of said East 1/2 of the Southeast 1/4 of Section 15; thence continuing South 01°33'24" West along the West Right-of-Way line of Highway 71, a distance of 300.01 feet; thence South 07°15'44" West along the West Right-of-Way line of Highway 71, a distance of 201.13 feet; thence South 01°38'41" West along the West Right-of-Way line of Highway 71, a distance of 299.70 feet; thence South 04°08'51" East along the West Right-of-Way line of Highway 71, a distance of 201.19 feet; thence South 01°34'32" West along the West Right-of-Way line of Highway 71, a distance of 679.07 feet; thence South 01°35'51" West along the West Right-of-Way line of Highway 71, a distance of 522.40 feet; thence North 89°18'12" West a distance of 497.60 feet; thence South 00°41'48" West a distance of 454.96 feet to the South line of said East 1/2 of the Southeast 1/4 of Section 15; thence North 89°18'12" West along the South line of said East 1/2 of the Southeast 1/4 of Section 15, a distance of 582.88 feet returning to the point of beginning.

The County Recorders or Register of Titles records indicate that:

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

**Natural Solutions Precision Agronomics, LLC, a Missouri Limited Liability Company**  
**Deed Type: Trustee's Warranty Deed**  
**Recorded October 16, 2017 in Book 2017 at Page 2284**

- B. Unsatisfied Mortgage encumbrances recorded within a period of 30 years next preceding the date hereof:
1. Future Advance Deed of Trust executed by Natural Solutions Precisions Agronomics Service LLC A/K/A Natural Solutions Precision Agronomics, LLC, a Missouri Limited Liability Company, to Carl Chinnery, trustee for Landmark National Bank, securing future advances to \$140,000.00. Said Deed of Trust is dated November 16, 2017 and recorded November 27, 2017 in Book 2017 at Page 2657 in the Recorder's Office, Vernon County, Missouri. (Tract 1)
  2. Subordination agreement dated May 30, 2019, executed by Natural Solutions Precision Agronomics Services LLC (in regard to Deed of Trust dated November 16, 2017 and recorded on November 16, 2017 in Book 2017 at Page 2657 in the Recorder's Office, Vernon County, Missouri), whereby said grantor subordinates to Deed of Trust in favor of USDA dated May 30, 2019 and recorded June 3, 2019 in Book 2019 at Page 1149 in the Recorder's Office, Vernon County, Missouri. Said subordination agreement was recorded June 3, 2019 in Book 2019 at Page 1151 in the Recorder's Office, Vernon County, Missouri. (Tract 1)
  3. Future Advance Deed of Trust executed by Natural Solutions Precisions Agronomics Service LLC A/K/A Natural Solutions Precision Agronomics, LLC, a Missouri Limited Liability Company, to Carl Chinnery, trustee for Landmark National Bank, securing future advances to \$288,250.00. Said Deed of Trust is dated October 16, 2018 and recorded October 22, 2018 in Book 2018 at Page 2905 in the Recorder's Office, Vernon County, Missouri. (Tract 2)
  4. Subordination agreement dated May 19, 2019, executed by Natural Solutions Precision Agronomics Services LLC (in regard to Deed of Trust dated October 22, 2018 and recorded on October 22, 2018 in Book 2018 at Page 2905 in the Recorder's Office, Vernon County, Missouri), whereby said grantor subordinates to Deed of Trust in favor of USDA dated May 30, 2019 and recorded June 3, 2019 in Book 2019 at Page 1149 in the Recorder's Office, Vernon County, Missouri. Said subordination agreement was recorded June 3, 2019 in Book 2019 at Page 1150 in the Recorder's Office, Vernon County, Missouri. (Tract 2)
  5. Deed of Trust executed by Natural Solutions Precision Agronomics Services LLC A/K/A Natural Solutions Precision Agronomics LLC to D. Brent Hampy, trustee for USDA securing the principal sum of \$428,400.00 dated May 30, 2019 and recorded June 3, 2019 in Book 2019 at Page 1149 in the Recorder's Office, Vernon County, Missouri. (Tract 2)
  6. Financing Statement executed by Landmark National Bank in favor of Natural Solutions Precision Agronomics Services LLC dated July 12, 2019 and recorded on July 12, 2019 in Book 2019 at Page 1543 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
  7. Continuance of Financing Statement dated July 12, 2019 and recorded July 12, 2019 in Book 2024 at Page 1506 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
- 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 **23-5.0-15-000-000-008.000** for the year 2023 in the amount of \$ **2,490.89** are **PAID**. (Tracts 1 & 2)
- The property address according to the Vernon County Assessor is 18221 E. Weltmer RD., Sheldon, MO, 64784

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:

8. Any part lying in 1813 Road along the East side thereof, as shown on the Assessor's Map of Vernon County, Missouri (Tracts 1 & 2)
9. Any part lying in Weltmer Road along the South side thereof, as shown on the Assessor's Map of Vernon County, Missouri (Tracts 1 & 2)
10. Oil and gas lease in favor of C. M. Fleetwood dated January 24, 1974 for a term of ten years and recorded on July 25, 1974 in Book 293 at Page 511 in the recorder's office, Vernon County, Missouri. Said lease was assigned to Doric Corporation by the way of assignment recorded July 1., 1974 in Book 318 at Page 606 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to Frederick H. Strothmann by the way of assignment recorded December 12, 1974 in Book 320 at Page 498 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to Doric Petroleum Inc. by the way of assignment recorded August 25, 1975 in Book 320 at Page 559 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to Partnership Properties Co. by assignment recorded October 17, 1980 in Book 344 at Page 506 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to KSB&T Building by the way of assignment recorded October 17, 1980 in Book 344 at Page 499 in the Recorder's Office, Vernon County, Missouri. Said lease was assigned to Petro-Lewis Oil Income Program 1979-11, Petro-Lewis Oil Income Program 1979-12, Petro-Lewis Oil Income Program 1980-01, Petro-Lewis Oil Income Program 1980-02, Petro-Lewis Oil Income Program 1980-03, Petro-Lewis Oil Income Program 1980-04, Petro-Lewis Oil Income Program 1980-05, Petro-Lewis Oil Income Program 1980-06, Petro-Lewis Oil Income Program 1980-07, Petro-Lewis Oil Income Program 1980-08, Petro-Lewis Oil Income Program 1980-09, by the way of assignment recorded August 31, 1981 in Book 349 at Page 122 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
11. Agreement for highway construction to the state of Missouri for highway purposes dated may 15, 1974 and recorded may 29, 1974 in Book 315 at Page 514 in the recorder's office, Vernon County, Missouri. (Tracts 1 & 2)
12. Right-of-way easement for electric line purposes in favor of Missouri Public Service Company dated October 16, 1974 and recorded October 24, 1974 in Book 316 at Page 269 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
13. Easement for highway construction in favor of the State of Missouri dated October 24, 1974 and recorded November 20, 1974 in Book 316 at Page 424 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
14. Easement for waterline in favor of Public Water Supply District No. 2 of Vernon County, Missouri, dated September 16, 1976 and recorded December 3, 1976 in Book 326 at Page 534 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)

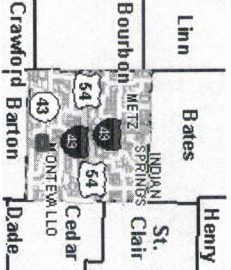
15. Right-of-way easement for electric line purposes in favor of Kamo Electric Cooperative, Inc. dated October 20, 1997 and recorded December 20, 1997 in Book 423 at Page 305 in the Recorder's Office, Vernon County, Missouri Easement deed by court order in settlement of landowner action in favor of Kamo Electric Cooperative, Inc., K-Powernet, LLC, together with its successors, lessees, licensees, and assigns, granting a permanent and perpetual easement and right-of-way for commercial communication purposes in the easement premises dated June 1, 2015 and recorded July 17, 2015 in Book 2015 at Page 1523 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
16. Oil and gas lease in favor of J. Fred Hambright, Inc. dated June 15, 2012 for a term of five years and recorded on July 9, 2012 in Book 396 at Page 281 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)
17. Inconsistencies in the boundary of the Land and/or any adverse claims to any portion of the Land created by accretions, avulsion, relictions or the meandering of the creek.(Tract 2)
18. Land now, formerly or in the future lying below the normal high water mark of the creek. (Tract 2)
19. Rights of riparian owners and the public in and to the free and unobstructed flow of the creek, which abuts or flows through the Land without diminution or pollution. (Tract 2)
20. Rights of the United States, State of Missouri, County of Vernon and the public to that part of the land described herein falling in the bed of, eroded by, or submerged under the waters of the creek, its sloughs or backwaters, as well as to that portion, if any, that may have been formed by accretions or relictions. (Tract 2)
21. Easement in favor of Invenergy Wind Development LLC, dated August 18, 2023 and recorded September 5, 2023 in Book 2023 at Page 1917 in the Recorder's Office, Vernon County, Missouri. (Tracts 1 & 2)



# Vernon County, MO



2,069.6 0 1,034.79 2,069.6 Feet



- Legend**
- E911 Road
  - Interstate
  - U.S. Highway
  - Labeled State Highway
  - Numbered State Highway
  - <all other values>
  - + Railroad
  - Parcel
  - Original Block
  - Map Block
  - Easement
  - Stream
  - Water Boundary
  - Map Index
  - Section
  - Qtr Section
  - Government Lot
  - Township Range

1 in. = 1035ft.

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION.