

Remit Payment To:
BARTON COUNTY TITLE COMPANY, INC.
206 West 10th St., Lamar, MO 64759
PHONE: 417-682-3100 FAX 417-682-3975

INVOICE

Billed To:
UNITED COUNTRY REAL ESTATE-BUCKHORN LAND & REALT
VIA EMAIL: JEDWARDSUC@GMAIL.COM

Invoice No.: 25ROBERTSFARM
Invoice Date: August 20, 2025
Please Pay Before:
Our File Number: 25ROBERTSFARM
Your Reference Number:

Property:
E HWY 126 & 10TH LN
JASPER/LAMAR, MO 64755
BARTON County

Brief Legal: 30-31-30 31-31-30

DESCRIPTION	AMOUNT
Title Search Fee (includes one update) (2 PARCELS) (DISCOUNTED)	500.00
Update searches are \$50.00 within 6 months	
A FEE OF \$500.00 WILL BE APPLIED TO ALL CANCELLED ORDERS	

Invoice Total Amount Due \$ 500.00

SEARCH/EXAM FOR INFORMATIONAL PURPOSES ONLY

EMAIL: closings@bartoncountytile.com

SCHEDULE A

1. Commitment Date: August 15, 2025 at 08:30 AM
2. Policy to be issued:
 - a. Proposed Insured: FOR INFORMATIONAL PURPOSES ONLY
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: CAROL D. REAVELY, AN UNDIVIDED ONE-THIRD INTEREST and ANN CHESNUT, AN UNDIVIDED ONE-THIRD INTEREST and DAVID ROBERTS, AN UNDIVIDED ONE-THIRD INTEREST.
5. The Land is described as follows:

TRACT 1: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 31, RANGE 30, EXCEPT A TRACT OF LAND COMMENCING AT A POINT 87.4 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 30 WEST, BARTON COUNTY, MISSOURI, AND RUNNING THENCE NORTH 294.9 FEET, ALONG THE WEST LINE OF SAID SECTION 30, THENCE EAST 640.3 FEET, THENCE SOUTH 339 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 126, THENCE WEST 561.3 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, THENCE NORTHWESTERLY 60.6 FEET, THENCE WEST 30 FEET, TO THE PLACE OF BEGINNING.

TRACT 2: THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 31, RANGE 30, BARTON COUNTY, MISSOURI.

Barton County Title Company, Inc.

By: Chanel Berendson
BARTON COUNTY TITLE COMPANY, INC.

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

TO BE DETERMINED AFTER WE ARE INFORMED AS TO THE IDENTITY OF INSURED ON SCHEDULE A. THIS TITLE COMMITMENT IS FOR THE PURPOSE OF A TITLE SEARCH ONLY. SHOULD A TITLE POLICY BE REQUESTED, WE RESERVE THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS.

NOTE: NO INQUIRY, SEARCH, OR EXAMINATION HAS BEEN MADE OF THE FEDERAL COURTS FOR PENDING BANKRUPTCY PROCEEDINGS.

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes for 2024 and all prior years are shown paid. Taxes for 2025 and subsequent years, although not yet due, now constitute a lien.
TRACT 1: 2024 TAX AMOUNT: \$91.48
PARCEL NO. 12-090-30-000-000-006000
TRACT 2: 2024 TAX AMOUNT: \$391.29
PARCEL NO. 12-090-31-000-000-004000
2. RICHLAND TOWNSHIP PLANNING & ZONING HANDBOOK RECORDED MAY 22, 2007 AS DOCUMENT #2007-832, DEED RECORDS OF BARTON COUNTY, MISSOURI.
AND 2ND AMENDMENTS OF THE RICHLAND TOWNSHIP PLANNING & ZONING HANDBOOK FILED FOR RECORD SEPTEMBER 11, 2007 AS DOCUMENT #2007-1420, DEED RECORDS OF BARTON COUNTY, MISSOURI.
3. TRACT 1: RIGHT OF WAY AGREEMENT IN FAVOR OF THE GAS SERVICE COMPANY RECORDED DECEMBER 4, 1963 IN BOOK 279 PAGE 448,
WITH ASSIGNMENT TO SOUTHERN UNION COMPANY RECORDED FEBRUARY 7, 1994 IN BOOK 405, PAGE 297,

SCHEDULE B
(Continued)

AND WITH ASSIGNMENT TO LACLEDE GAS COMPANY RECORDED SEPTEMBER 4, 2013 IN BOOK 2013, PAGE 1234, DEED RECORDS OF BARTON COUNTY, MISSOURI

4. TRACT 1: WATER LINE EASEMENT IN FAVOR OF PUBLIC WATER SUPPLY DISTRICT NO. 1 OF BARTON COUNTY, RECORDED MAY 19, 1967, IN BOOK 297 PAGE 45, DEED RECORDS OF BARTON COUNTY, MISSOURI.
5. TRACT 1: DEED OF DEDICATION FOR ROAD PURPOSES RECORDED OCTOBER 17, 1931 IN BOOK 218 PAGE 336, DEED RECORDS OF BARTON COUNTY, MISSOURI.
6. TRACT 2: CONVEYANCE FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF MISSOURI, RECORDED JULY 18, 1933, IN BOOK 218 PAGE 145, DEED RECORDS OF BARTON COUNTY, MISSOURI.
7. 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 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, additional fees will be charged to issue a policy, the liability of this company is the amount paid for same.

2024 Barton County Real Estate Tax Receipt

PAID on Friday, December 20, 2024



Brittanica Born, Collector of Revenue
1004 Gulf St Rm 101
Lamar, MO. 64579
Phone: (417) 682-5881

Mailing Address:

REAVLEY, CAROL D TRUST
304 REAVLEY DR
LAMAR, MO 64759-1003
USA

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM
Website: <https://www.bartoncountycollector.org>

Tax Receipt: 2412200000244653 KR

Statement: R24007362

Parcel/Tax ID: 1209031000000004000

Property Description

Legal Description:
N2 SW4 & W2 NW4
Acres: 161.30
Sect/Twn/Range: 313130

Assessors Valuation:

Residential: 0
Agriculture: 6930
Commercial: 0
Total Valuation: 6930
SITUS Addr: E HWY 126 & SE 10TH LN
JASPER 64755-0000

Payment Details

Payment	12/20/2024	\$160.73
Posted:	December 20, 2024 12:36:59	
Payment	12/20/2024	\$160.73
Posted:	December 20, 2024 12:36:59	
Payment	12/20/2024	\$69.36
Posted:	December 20, 2024 12:36:59	
UnderPymnt	12/22/2024	\$0.47
Adjustment Posted:	December 22, 2024 12:40:03	
Total Payments:		\$391.29

Itemization of Taxes

Taxes based on Master Tax District: 135130

Taxing Entity	Levy Rate	Tax Amount
STATE	0.0300	\$2.08
COUNTY	0.1111	\$7.70
LIBRARY	0.1585	\$10.98
HOSPITAL	0.4332	\$30.02
HEALTH	0.1500	\$10.40
JASPER FIRE PRO	0.2953	\$20.46
JASPER R5 SCHOO	3.3733	\$233.77
RICHLAND TWP	0.0971	\$6.73
RICHLAND TWP R	0.3979	\$27.57
RICHLAND TWP SP	0.4000	\$27.72
SB 40	0.2000	\$13.86
Total Amount Due:	5.6464	\$391.29

Paid in Full

December 20, 2024

Total Due:

\$0.00

Generated: 8/20/2025 8:13:06 AM

**RETURN OR CANCELLATION OF PAYMENTS WILL RESULT IN RECEIPT CANCELLATION AND
REPORTING TO THE DEPARTMENT OF REVENUE**

Questions about your taxes:

Property / Vehicles listed, values, address change, or corrections to tax bills contact: Assessors Office at (417) 682-3553

Payment(s) Contact: Collectors Office at (417) 682-5881

2024 Barton County Real Estate Tax Receipt

PAID on Friday, December 20, 2024



R24007359

Mailing Address:

REAVLEY, CAROL D TRUST; ET AL
CHESNUT, ANN
304 REAVLEY DR
LAMAR, MO 64759-1003
USA

Brittanica Born, Collector of Revenue
1004 Gulf St Rm 101
Lamar, MO. 64579
Phone: (417) 682-5881

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM
Website: <https://www.bartoncountycollector.org>

Tax Receipt: 2412200000244654 KR

Statement: R24007359

Parcel/Tax ID: 1209030000000006000

Property Description

Legal Description:
SW4 SW4 EXC COM 87.4' N SW COR TH N 294.
9' TH E 640.3' S 339' TH W 56 1.3' A/L T
H NWLY 60.6' TH W 30
Acres: 38.50
Sect/Twn/Range: 303130

Assessors Valuation:

Residential: 0
Agriculture: 1620
Commercial: 0
Total Valuation: 1620
SITUS Addr: E HWY 126 & 10TH LN
LAMAR 64759-0000

Payment Details

Payment 12/20/2024 \$91.36
Posted: December 20, 2024 12:36:59
UnderPymnt 12/22/2024 \$0.12
Adjustment Posted: December 22, 2024 12:40:03

Total Payments: \$91.48

Itemization of Taxes

Taxes based on Master Tax District: 135130

Taxing Entity	Levy Rate	Tax Amount
STATE	0.0300	\$0.49
COUNTY	0.1111	\$1.80
LIBRARY	0.1585	\$2.57
HOSPITAL	0.4332	\$7.02
HEALTH	0.1500	\$2.43
JASPER FIRE PRO	0.2953	\$4.78
JASPER R5 SCHOO	3.3733	\$54.65
RICHLAND TWP	0.0967	\$1.57
RICHLAND TWP R	0.3979	\$6.45
RICHLAND TWP SP	0.4000	\$6.48
SB 40	0.2000	\$3.24
Total Amount Due:	5.6460	\$91.48

Generated: 8/20/2025 8:12:22 AM

Paid in Full

December 20, 2024

Total Due:

\$0.00

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