

INVOICE

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

Billed To:
BUCKHORN LAND AND REALTY
TO BE COLLECTED AT CLOSING

Invoice No.: 25TSJ
Invoice Date: November 24, 2025
Please Pay Before:
Our File Number: 25TSJ
Your Reference Number:

Property:
SE 30TH RD & SE 40TH RD
LAMAR, MO 64759
BARTON County

Brief Legal: 11-31-30

DESCRIPTION	AMOUNT
Title Search Fee (includes one update) (2 PARCELS) Update searches are \$50.00 within 6 months ***A FEE OF \$450.00 WILL BE APPLIED TO ALL CANCELLED ORDERS***	450.00
Invoice Total Amount Due	\$ 450.00

SEARCH/EXAM FOR INFORMATIONAL PURPOSES ONLY

TSJ FARMS, LLC

EMAIL: closings@bartoncountyttitle.com

SCHEDULE A

1. Commitment Date: November 20, 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: TSJ FARMS, LLC, A MISSOURI LIMITED LIABILITY COMPANY.
5. The Land is described as follows:

TRACT 1: ALL OF THE NORTHWEST QUARTER SECTION ELEVEN (11), TOWNSHIP THIRTY-ONE (31), RANGE THIRTY (30), IN BARTON COUNTY, MISSOURI,

EXCEPT A tract of land being located in the Northwest Quarter of Section 11, Township 31 North, Range 30 West of the 5th P.M., Barton County, Missouri, being described as follows: Commencing at the Northwest corner of said Northwest Quarter, thence S 88°10'04" E along the North line of said Northwest Quarter a distance of 905.04 feet to the POINT OF BEGINNING; thence continuing S 88°10'04" E along said North line a distance of 770.29 feet; thence S 01°49'56" W a distance of 19.16 feet; thence S 48°49'23" W a distance of 618.16 feet; thence S 01°03'30" W a distance of 268.06 feet; thence N 89°23'58" W a distance of 314.28 feet; thence N 01°13'03" E a distance of 715.65 feet returning to the Point of Beginning. Having an area of 7.54 acres. Subject to road right of ways and easements, public and private, as may now be located.

TRACT 2: ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP THIRTY-ONE (31), RANGE THIRTY (30), EXCEPT THE RAILROAD RIGHT-OF-WAY, IN BARTON COUNTY, MISSOURI.
SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.

Barton County Title Company, Inc.

By: 
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 are now due, and must be paid by December 31, 2025.
TRACT 1: 2025 TAX AMOUNT: \$374.46
PARCEL NO. 12-010-11-000-000-002000
TRACT 2: 2025 TAX AMOUNT: \$217.50
PARCEL NO. 12-010-11-000-000-002010
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. SOUTHWESTERN BELL EASEMENT FOR UNDERGROUND FACILITIES RECORDED JULY 24, 1990 IN BOOK 385, PAGE 361, DEED RECORDS OF BARTON COUNTY, MISSOURI.
4. TRACT 2: DEED TO THE FT. SCOTT SOUTHEASTERN & MEMPHIS RAILROAD COMPANY RECORDED OCTOBER 11, 1880 IN BOOK S, PAGE 516, DEED RECORDS OF BARTON COUNTY, MISSOURI.

SCHEDULE B
(Continued)

5. Rights-of-way for railroads, switch tracks, spur tracks, railway facilities, and other related easements, if any, on and across the Land.
6. Title to that portion of the Land, if any, lying within the railroad right of way.
7. A portion of the property described in Schedule A lacks access to a public road or highway. Access to the premises in question can only be obtained through joint ownership of an adjacent parcel. Without such access, the Company reserves the right to take exception as to the right to access.
8. Rights of the Public, State of Missouri, County of Barton, in and to that part of subject premises taken or used for SE 30th Road, SE 55th Lane, and SE 40th Road.
9. 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.

Brittanica Born
 Barton County Collector-Treasurer
 1004 Gulf St Rm 101
 Lamar, MO. 64759

Due Date	Statement	Parcel Number
12/31/2025	RBAR25007453	1201011000000002000

**2025 Real Estate Statement
 PAY BY DEC. 31st TO AVOID PENALTY**

TSJ FARMS LLC
 9330 JUNIPER RESERVE DR
 PRAIRIE VLG, KS 66207-3457

FAILURE TO RECEIVE A TAX STATEMENT DOES NOT RELIEVE
 THE OBLIGATION TO PAY TAXES WHEN DUE RSMo 52.240

Real Estate Description:

Sect/Twn/Range: 113130

Acreage: 152.46

Valuation: 7,110

Agr: 7,110 Res: 0 Com: 0

SITUS:

SE 30TH RD

Legal Description:

NW4 EXC TR COM NW COR NW4 TH E A/L N/L
 905.04' POB TH CON'T E A/L N/L 770.29' TH S

ATTENTION! Review Bill for accuracy

Questions? See back for answers and for county contact info.

INSTRUCTIONS: See below and on back.

Where Your Tax Dollars Go

Based on Valuation of 7,110 with a base rate of 5.2665
 for Tax District 13-13-03-01-01-00

STATE	0.0300	\$2.13
COUNTY	0.1291	\$9.18
LIBRARY	0.1564	\$11.12
HOSPITAL	0.4275	\$30.40
HEALTH	0.1480	\$10.52
GOLDEN CITY R3	3.3000	\$234.63
RICHLAND TWP	0.0953	\$6.78
RICHLAND TRB	0.3904	\$27.76
RICHLAND SRB	0.3924	\$27.90
SB 40	0.1974	\$14.04

SB-190 Discounts

Bills must be paid by Feb 28
 Contact Collector at 417-682-5881



Please check with your Mortgage Company
 if you have an escrow before paying.

----- RETURN THIS SECTION WITH PAYMENT. YOU MAY WRITE ONE CHECK FOR ALL TAXES DUE ACROSS MULTIPLE TAX BILLS. -----

Stmt: RBAR25007453 Parcel: 1201011000000002000

Please provide Phone and Email in case we have payment questions.

Phone

Email

Did you move? Please enter your new address below:

New Street Address

City, State, ZIP

If your name has changed, please contact
 the Assessor's office at 417-682-3553

Total Amount Due: **\$374.46**

See below for Total Due by future month.

Pay online at www.bartoncountycollector.org

Scan QR Code or Enter RBAR25007453 in the Search box and Click Search

Generated: 11/23/2025 11:07:36 PM

Tax District: 13-13-03-01-01-00

Pay This Amount \$374.46 **LATE PAYMENTS**
 Pay by DUE DATE to avoid Penalty

Make Checks Payable To:
Brittanica Born, Barton County Collector

NOTE: The person signing the check must provide
 a phone number in case we need to contact you
 about payment

Jan 2026	\$416.33
Feb 2026	\$424.49
Mar 2026	\$442.90
Apr 2026	\$451.07
May 2026	\$459.23
Jun 2026	\$467.40
Jul 2026	\$475.55
Aug 2026	\$483.71
Sep-Dec	\$491.88

Brittanica Born, Barton County Collector
 1004 Gulf St Rm 101
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TSJ FARMS LLC
 9330 JUNIPER RESERVE DR
 PRAIRIE VLG, KS 66207-3457

RBAR25007453



Brittanica Born
 Barton County Collector-Treasurer
 1004 Gulf St Rm 101
 Lamar, MO. 64759

Due Date	Statement	Parcel Number
12/31/2025	RBAR25007246	1201011000000002010

**2025 Real Estate Statement
 PAY BY DEC. 31st TO AVOID PENALTY**

TSJ FARMS LLC
 9330 JUNIPER RESERVE DR
 PRAIRIE VLG, KS 66207-3457

FAILURE TO RECEIVE A TAX STATEMENT DOES NOT RELIEVE
 THE OBLIGATION TO PAY TAXES WHEN DUE RSMo 52.240

Real Estate Description:

Sect/Twn/Range: 113130
 Acreage: 78.50
 Valuation: 3,490
 Agr: 3,490 Res: 0 Com: 0

SITUS:
 SE 40TH RD

Legal Description:
 W2 SW4

ATTENTION! Review Bill for accuracy
 Questions? See back for answers and for county contact info.
INSTRUCTIONS: See below and on back.

Where Your Tax Dollars Go

Based on Valuation of 3,490 with a base rate of 6.2265
 for Tax District 13-13-01-01-01-00

STATE	0.0300	\$1.05
COUNTY	0.1291	\$4.51
LIBRARY	0.1564	\$5.46
HOSPITAL	0.4275	\$14.92
HEALTH	0.1480	\$5.17
LAMAR R1 SCHOOL	3.6188	\$126.30
RICHLAND TWP	0.0953	\$3.33
RICHLAND TRB	0.3904	\$13.62
RICHLAND SRB	0.3924	\$13.69
SB 40	0.1974	\$6.89
R-1 Debt Serv	0.6412	\$22.38

Total Adjustments: **\$0.18**

SB-190 Discounts

Bills must be paid by Feb 28
 Contact Collector at 417-682-5881



Please check with your Mortgage Company
 if you have an escrow before paying.

----- RETURN THIS SECTION WITH PAYMENT. YOU MAY WRITE ONE CHECK FOR ALL TAXES DUE ACROSS MULTIPLE TAX BILLS. -----

Stmt: RBAR25007246 Parcel: 1201011000000002010
 Please provide Phone and Email in case we have payment questions.

Phone

Email

Did you move? Please enter your new address below:

New Street Address

City, State, ZIP

If your name has changed, please contact
 the Assessor's office at 417-682-3553

Total Amount Due: **\$217.50**

See below for Total Due by future month.

Pay online at www.bartoncountycollector.org

Scan QR Code or Enter RBAR25007246 in the Search box and Click Search

Generated: 11/23/2025 11:08:15 PM

Tax District: 13-13-01-01-01-00

Pay This Amount **\$217.50** **LATE PAYMENTS**
 Pay by **DUET DATE** to avoid Penalty

Make Checks Payable To:	Jan 2026	\$241.80
Brittanica Born, Barton County Collector	Feb 2026	\$246.53
<i>NOTE: The person signing the check must provide a phone number in case we need to contact you about payment</i>	Mar 2026	\$261.52
	Apr 2026	\$266.26
	May 2026	\$270.99
	Jun 2026	\$275.74
	Jul 2026	\$280.47
	Aug 2026	\$285.21
	Sep-Dec	\$289.95

Brittanica Born, Barton County Collector
 1004 Gulf St Rm 101
 Lamar, MO. 64759

TSJ FARMS LLC
 9330 JUNIPER RESERVE DR
 PRAIRIE VLG, KS 66207-3457

RBAR25007246



GENERAL WARRANTY DEED

THIS DEED, made this 20th day of May, 2014, by and between **MARY E. LEIVAN, a/k/a MARY LEIVAN, A SINGLE PERSON ("GRANTOR")**, AND **TSJ Farms, LLC, a Missouri limited liability company ("GRANTEE")**.

Mailing address of Grantee is 13104 West 128th Street, Overland Park, KS 66213.

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by GRANTEE, the receipt of which is hereby acknowledged, does or do these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto GRANTEE, the following described Real Estate, situated in the County of Barton and State of Missouri, to-wit:

THE NORTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP THIRTY-ONE (31), RANGE THIRTY (30), EXCEPT THE RAILROAD RIGHT-OF-WAY, IN BARTON COUNTY, MISSOURI. SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging, unto GRANTEE, and to GRANTEE'S heirs and assigns forever, GRANTOR hereby covenanting that GRANTOR and GRANTOR'S heirs, executors and administrators, shall and will WARRANT AND DEFEND the title to the premises unto GRANTEE, and to GRANTEE'S heirs and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand or hands the day and year first above written.

Mary E Leivan
MARY E. LEIVAN

STATE OF MISSOURI)
)SS.
COUNTY OF BARTON)

On this 20th day of May, 2014, before me personally appeared **MARY E. LEIVAN, A SINGLE PERSON**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the same as a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

MY COMMISSION EXPIRES: 10-1-17

Donald B. Bordenbender
NOTARY PUBLIC



CHANEL L. BESENDORFER
My Commission Expires
October 1, 2017
Barton County
Commission #13401413

GENERAL WARRANTY DEED

THIS DEED, made this 8th day of August, 2014, by and between **TSJ Farms, LLC, a Missouri limited liability company ("GRANTOR")**, AND **JENNIFER MARIE CACKLEY, A SINGLE PERSON ("GRANTEE")**.

Mailing address of Grantee is 15 SE 40th Lane, Lamar, MO 64759.

WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars and other valuable consideration paid by GRANTEE, the receipt of which is hereby acknowledged, does or do these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto GRANTEE, the following described Real Estate, situated in the County of Barton and State of Missouri, to-wit:

A tract of land being located in the Northwest Quarter of Section 11, Township 31 North, Range 30 West of the 5th P.M., Barton County, Missouri, being described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence S 88°10'04" E along the North line of said Northwest Quarter a distance of 905.04 feet to the POINT OF BEGINNING; thence continuing S 88°10'04" E along said North line a distance of 770.29 feet; thence S 01°49'56" W a distance of 19.16 feet; thence S 48°49'23" W a distance of 618.16 feet; thence S 01°03'30" W a distance of 268.06 feet; thence N 89°23'58" W a distance of 314.28 feet; thence N 01°13'03" E a distance of 715.65 feet returning to the Point of Beginning. Having an area of 7.54 acres. Subject to road right of ways and easements, public and private, as may now be located.

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging, unto GRANTEE, and to GRANTEE'S heirs and assigns forever, GRANTOR hereby covenanting that GRANTOR and GRANTOR'S heirs, executors and administrators, shall and will WARRANT AND DEFEND the title to the premises unto GRANTEE, and to GRANTEE'S heirs and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand or hands the day and year first above written.

TSJ Farms, LLC

BY: Rob H. Freeman
ROB H. FREEMAN, President

STATE OF Missouri)
)
COUNTY OF Barton)
)SS.

On this 8th day of August, 2014, before me personally appeared ROB H. FREEMAN, President of TSJ Farms, LLC, a Missouri limited liability company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the same as a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

MY COMMISSION EXPIRES: 10-1-17

Chanel L. Besendorfer
NOTARY PUBLIC



CHANEL L. BESENDORFER
My Commission Expires
October 1, 2017
Barton County
Commission #13401413