

INFORMATIONAL REPORT

Commitment Number: 24-0319

SCHEDULE A

1. Commitment Date: May 1, 2024 at 08:00 AM
2. Policy (or Policies) to be issued: Policy Amount
 - (a) Owner's Policy ()
Proposed Insured:
 - (b) Loan Policy ()
Proposed Insured:
3. interest in the land described in this Commitment is owned, at the Commitment Date, by:
RAY COUNTYLAND TITLE, LLC, hereby certifies that from an examination of the records in the office of the Recorder of Deeds of Ray County, Missouri, there is no matter appearing of record which purports to transfer the ownership of hereinafter described property since the following:

Warranty Deed dated January 26, 2023 and recorded on January 26, 2023, in Book 2184 at Page 337, from Duan Warren F/K/A, Daun Pickering, a single person to Mahlon A. Gingerich and Esther E. Gingerich, husband and wife.
4. The land referred to in the Commitment is described as follows:
Those portions of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 33, Township 54 North of the Baseline, Range 27 West of the Fifth Principal Meridian, which lies east of E. 192nd Street and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 4, Township 53, North of the Baseline, Range 27 West of the Fifth Principal Meridian, which lies south of E. 192nd Street, all in Ray County, Missouri, described as a whole as follows; Beginning at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 33; thence N00°23'13"W, along the east line of said SE $\frac{1}{4}$ or the SE $\frac{1}{4}$, a distance of 645.64 feet; thence N85°24'14"W, a distance of 1118.36 feet to the centerline of E. 192 Street; thence S14°37'47"W, along said centerline, a distance of 483.30 feet; thence southerly, along said centerline and along a curve to the right, having a radius of 490.00 feet, thru a central angle of 30°52'14", an arc distance of 264.01 feet; S45°30'02"W, along said centerline, a distance of 92.57 feet; thence westerly, along said centerline and along curve to the right, having a radius of 345.00 feet, thru a central angle of 42°36'32", an arc distance of 256.57 feet; thence S88°06'34"W, along said centerline, a distance of 497.84 feet; thence westerly, along said centerline and along a curve to the right having a radius of 236.00 feet, thru a central angle of 11°43'49", an arc distance of 483.17 feet; thence N80°09'37"W, along said centerline, a distance of 13.21 feet to the west line of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 4; thence S00°19'37"W, along the west line of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$, a distance of 1077.80 feet to the SW corner of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence N89°03'19"E, along the south line of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$, a distance of 2696.68 feet to the SE corner of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence N00°47'06"W, along the east line of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$, distance of 1136.08 feet to the NE corner of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence S89°21'19"W, along the north line of said N $\frac{1}{2}$ of the NE $\frac{1}{4}$, a distance of 14.52 feet to the Point of Beginning. Containing in all 87.48 acres and being subject to all easements of record and to the right of way of E. 192nd Street.

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

That there is no unsatisfied mortgages or deeds of trust appearing of record in said Recorder's Office affecting the hereinafter described property which were recorded in the last 30 years from the date of this certificate, except the following:

1. Deed of Trust executed by Mahlon Gingerich and Esther Gingerich, husband and wife to Don L. Brown, Trustee for Exchange Bank of Missouri, dated January 26, 2023 and recorded January 26, 2023, in Book 2184 at Page 338, securing the principal amount of \$505,000.00.
2. Deed of Trust executed by Mahlon A. Gingerich and Esther E. Gingerich, husband and wife to Don L. Brown, Trustee for Exchange Bank of Missouri, dated September 29, 2023 and recorded October 6, 2023, in Book 2187 at Page 159, securing the principal amount of \$35,000.00.

That no Notice of Federal Tax Lien has been filed in the Office of Recorder of Deeds for Ray County, Missouri, which remains unsatisfied: No unsatisfied Judgment or Transcript of Judgment rendered or filed, or indexed in the Office of the Clerk of the Circuit Court for Ray County, Missouri, except as hereinafter shown, against the names hereinafter shown for a period of ten years prior to the date of this certificate:

NONE

That from an examination of the records in the Office of the Collector of Ray County, Missouri in relation to the hereinafter described property we find as follows:

TAX ID NUMBER: 02-08-33-00-000-009.001 (19.650 ACRES)
2023 TAX AMOUNT: \$21.38 (PAID ON UNIMPROVED LAND)
ASSESSED: 380

TAX ID NUMBER: 07-02-04-00-000-001.000 (67.830 ACRES)
2023 TAX AMOUNT: \$118.74 (PAID ON UNIMPROVED LAND)
ASSESSED: 1880

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Pertetual Easement granted to Green Hills Telephone Corporation, as Document No. 047484 in Book 1098 at Page 24

Waterline Easement over a portion of grantors land recorded on July 6, 2023 in Book 2186 at Page 258, from John Henry Miller and Sara E. Miller, husband and wife, Grantor to Mahlon A. Gingerich and Esther E. Gingerich, husband and wife, Grantee

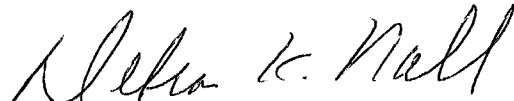
Premises are within the Crooked River Watershed Subdistrict and the Soil and Water Conservation District of Ray County, Missouri and therefore may be subject to possible assessments and taxation.

Certificate of Survey recorded January 26, 2023, in Book D, Page 1453.

Transfer of Ownership as used above, does not mean we have made an examination of the title to the tract transferred. No examination was made as to whether the grantor in said instrument owned the property conveyed. This certificate should not be relied upon as establishing ownership but is only intended to show the names of the persons presently appearing to claim ownership.

The liability of the Company under this Certificate is limited to the amount paid for the same,

This Certificate is dated May 1, 2024 at 8:00 a.m.



Ray County Land Title, LLC