Commitment Number: 20090021D

SCHEDULE A

| 1. | Effective Da | te: October 12, 2020 |) at 08:00 AM | |
|----|---------------|------------------------------|---------------------------------|--------|
| 2. | Policy or Pol | licies to be issued: | | Amount |
| | (a) Propo | Owner's Policy osed Insured: | (ALTA Own. Policy (06/17/06)) | |
| | (b) | Loan Policy osed Insured: | (ALTA Loan Policy (06/17/06)) | |

- 3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
- 4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in: Lester A. Wienert, Trustee of the Wienert Family Trust Dated 6/16/2008
- 5. The land referred to in the Commitment is described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 21, Township 35 North, Range 20 West of the Fifth Principal Meridian, Dallas County, Missouri, thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to the place of beginning, being a part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 35 North, Range 20 West of the Fifth Principal Meridian, Dallas County, Missouri. Subject to and except any part thereof deeded, taken or used for road or highway purposes.

ALSO:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 21, Township 35 North, Range 20 West of the Fifth Principal Meridian, Dallas County, Missouri, thence North 166 feet; thence West 64 1/2 feet; thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning. Subject to and except any part thereof deeded, taken or used for road or highway purposes.

Hogan Land Title of Dallas County

Rv

Hogan Land Title of Dallas County HOGAN LAND TITLE

117 W. MAIN BUFFALO, MO 65622

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Commitment Number: 20090021D

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- 1. Notice Regarding Closing Protection Letter Coverage: Unless Closing Protection Letters are issued to the Lender and/or Buyer, and Seller, and the fee for the letter has been paid, their respective interest in the closing or settlement statement are not protected by as described in 381.058 RSMO.
- 2. Taxes or special assessments, which are not shown as existing liens by the public records.
- 3. Consequences of any allegation or determination that the transfer to the insured is a preference, fraudulent transfer or otherwise avoidable, under bankruptcy or insolvency laws. (Note: No search has been made in the Federal Courts or Bankruptcy courts for pending bankruptcy proceedings.)
- This Report is being issued for the purpose of information only, requirements will be made and additional fees will be charged to issue a policy, the liability of this company is limited to the amount paid for same.

 MATTERS FOUND OF RECORD AFFECTING SUBJECT PROPERTY:
- 5. All assessments and taxes for the year 2020 and all subsequent years.

Tax ID# 04-5.0-21-000-000-030.000

VI: \$15,550

Tx: \$733.21

Taxes are marked paid for 2019 and prior years.

- 6. Rights of way of County roads and State Highways over those parts of the subject property embraced therein.
- Assignment and Assumption of Recorded Easements, Licenses and Right of Way Agreements to CenturyTel of Missorui, L.L.C., recorded in Book 290, Page 2009, recorder's office, Dallas County, Missouri.



Filing Date: 06/19/2008

Time: 3:01:45 pm

Bk/Pg: Bk 353, Pg 1152-1153

Doc Num: 2008-1848

Story Satte freed

SEAL)

STACY SATTERFIELD
RECORDER OF DEEDS
DALLAS COUNTY, MISSOURI

WARRANTY DEED

THIS DEED, Made and entered into this 16th day of June, 2008, by and between Lester A. Wienert, Grantor, party of the first part, and Lester A. Wienert, Trustee of the Wienert Family Trust Dated 6/16/2008, Grantee, party of the second part. (Grantee's mailing address is: 277 Hwy 64, Louisburg, MO 65685.)

WITNESSETH, That the said party of the First part, for and in consideration of ten dollars and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said party of the Second Part, the following described real estate situated in the County of Dallas, in the State of Missouri, to-wit:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to the place of beginning, being a part of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20).

ALSO

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet; thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof used for road purposes. Subject to encumbrances of record.

Lester A. Wienert is the surviving spouse of Helen M. Wienert who died November 26, 2007, the parties having remained continuously married from the date they acquired title to the above described property until the date of death of Helen M. Wienert, never having been divorced.

Grantee as Trustee and any Successor Trustee, has the power to sell, mortgage, pledge, assign, exchange, convey, develop, repair, rent, lease, or otherwise to deal with or dispose of the described real property, for such consideration and in such manner as in the Trustee's or Successor Trustee's discretion is deemed advisable. Trustee or Successor Trustee has the power to issue and execute conveyances, mortgages, leases, assignments, contracts and other instruments deemed by him necessary for the execution of the Trust. No person or corporation dealing with the Trusts shall be obligated to see to the application of any money paid or property delivered to Trustee, or to inquire into the necessity or the propriety of Trustee exercising the powers as Trustee, or to determine the existence of any fact upon which such Trustee's power to perform any act may be conditioned.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party of the Second part, and to his heirs and assigns, forever; the said party of the first part hereby covenanting that said premises are free and clear of any encumbrances and that said party and his heirs, executors, and administrators of such party shall and will warrant and defend the title to the premises, unto the said party of the second part, and to his heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand the day and year first above written.

Lester A. Wienert

MISSOURI ACKNOWLEDGEMENT

STATE OF MISSOURI) SS COUNTY OF DALLAS)

On this 16th day of June, 2008, before me the undersigned, a Notary Public, personally appeared Lester A. Wienert, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Buffalo, Missouri, the day and year first above written.

My commission expires: 9-10-09.

20977.wpd

Angela Walker, Notary Public Commissioned in Dallas County, Missouri

ANGELA WALKER
Notary Public - Notary Seal
STATE OF MISSOURI
Dallas County - Comm.#05456596
My Commission Expires Sept. 10, 2009

CORPORATION WARRANTY DEED

THIS DEED, Made and entered into this And day of June, 1999, by and between Republic Equipment, Inc., a defunct Missouri Corporation, by Charles Knowles, President, of the County of Dallas, State of Missouri, party of the first part, and Lester A. Wienert and Helen M. Wienert, his wife, d/b/a Wienert Mfg. Co., parties of the second part.

(Grantce's mailing address is: 1601 Amber Place, Rolla, Missouri 65401.)

WITNESSETH, That the said party of the First part, for and in consideration of ten dollars and other valuable considerations paid by the said part of the second part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said part of the Second Part, the following described real estate situated in the County of Dallas, in the State of Missouri, to-wit:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to the place of beginning, being a part of the Southeast Quarter of Section (21), Township (35), Range (20).

ALSO

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet; thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof used for road purposes.

Subject to encumbrances of record.

This deed is given to implement the winding up of the affairs of Republic Equipment, a defunct Missouri Corporation.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said part of the Second part, and to their heirs and assigns, forever; the said party of the first part hereby covenanting that said premises are free and clear of any encumbrances and that said party and its successors and assigns of such party shall and will warrant and defend the title to the premises, unto the said part of the second part, and to their heirs and assigns of such part forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the First Part has caused these presents to be signed by its President, and the corporate seal to be hereto attached, the day and year first above written.

Republic Equipment, Inc.

Charles Knowles, President

CORPORATE ACKNOWLEDGMENT

STATE OF MISSOURI)
COUNTY OF DALLAS)

On this 2 A day of June, 1999, before me a Notary Public, duly commissioned, qualified and acting within and for the said County and State, personally appeared the within named Charles Knowles, President of Republic Equipment, Inc., a defunct Missouri Corporation, to me known to be the person described in and who executed the foregoing instrument, and acknowledges that he executed the same as his free act and deed of Republic Equipment, Inc., and further stated and acknowledged that he has so signed, executed and delivered the said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Buffalo, Missouri, the day and year first above written.

My commission expires: 1.2000

NOTE: Notary should type or print name under signature.

14475/TI#5857/kp

Commissioned in Dallas County, Missouri P.

IN THE RECORDER'S OFFICE

| STATE OF MISSOURI) | |
|-----------------------------------|---|
| COUNTY OF DALLAS) | CLXECKI |
| June 1999 duly file | ounty, do hereby certify that the within instrument $\frac{55}{1}$ minutes $\frac{P}{1}$.M., on the $\frac{3rd}{1}$ day of d for record in this office, and has been recorded in |
| Book 274 , Page 2123-2124 | and has been recorded in |
| N WITNESS WHEREOF, I have hereunt | o set my hand and affixed my official seal at |

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Buffalo, Missouri, on the day and year aforesaid.

Janice Hicks
Janice Hicks, Recorder of Deeds

By: Stacy Satterfield Deputy

WARRANTY DEED

THIS DEED, Made and entered into this 25% day of November, 1994, by and between Charles Knowles and Dorothy Knowles, his wife, parties of the first part, and Republic Equipment, Inc. party of the second part: (Grantee's mailing address is:

WITHESSETH, That the said parties of the First part, for and in consideration of ten dollars and other valuable considerations paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convoy and Confirm, unto the said party of the Second Part, the following described real estate situated in the County of Dallas, in the State of Missouri, to-wit:

Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to the place of beginning, being a part of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20).

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet; thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof used for road purposes.

Subject to encumbrances of record.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party of the Second part, and to his heirs and assigns, forever; the said parties of the first part hereby covenanting that said premises are free and clear of any encumbrances and that said parties and their heirs, executors, and administrators of such parties shall and will warrant and defend the title to the premises, unto the said party of the second part, and to his heirs and assigns of such party forever, against the lawful claims of all persons whomsoever.

IN WITHESS WHEREOF, the said parties of the First Part have hereunto set their hands the day and year first above written.

Malas

rothy knowles

Charles Knowles

ECC: 057 PAGE 1925

| WIPPOURT WCEROMIEDCENRIEL - MAN WHO MILE |
|--|
| STATE OF MISSOURI) |
|) ss |
| COUNTY OF DALLAS) |
| On this 25th day of November, 1994, before me the |
| understylled, a Notary Public, Dersonally appeared Charles Knowles |
| did Dolochy Knowles, his wite, to me known to be the percond |
| described in and who executed the foregoing instrument and |
| duanowledged that they executed the same as their free act and |
| deed. |
| TH PECTIMEN WIPDWAR T |
| affixed my official seal at my office in Buffalo, Missonri, the |
| day and year first above written. |
| My commission expires: 9-10-97 |
| o Lic. |
| NOTE: Notary should type or Whoshy |
| print name under signature. ***8658/TR*** Notary Public |
| WAYNE K. RIESCHEL |
| IN THE RECORDER'S OFFICE NOTATE A RESCREE |
| County of Dallas State of Missouri |
| STATE OF MISSOURI) My Commission Expires Sept. 10, 1997 |
|) SS |
| COUNTY OF DALLAS) |
| |
| I, William D. Trader, Recorder of said county, do hereby |
| certify that the within instrument of writing was, at 3 |
| o'clock 45 minutes P .M., on the 8th day of December 19.94 duly filed for record in this |
| December , 19_94, duly filed for record in this office, and has been recorded in Book257_, page1924-1925 |
| |
| IN WITNESS WHEREOF, I have hereunto set my hand and affixed my |
| orlicial seal at Bullaio, Missouri, on the day and year |
| dioresaid. |
| William D. Trader |
| William D. Trader, Recorder of Deeds |

By: <u>(StOCLY (StOLL) Deputy</u> Stacy Satterfield

WARRANTY DEED

THIS DEED, Made and entered into this 7th day of July, 1993, by and between Wayne K. Rieschel and Famela C. Rieschel, his wife, parties of the first part, and Charles Knowles and Dorothy Knowles, his wife, parties of the second part: (Grantee's mailing ddress is:

(Rt. 11, Box 39, Buffalo, MO 65622

WITMESSETH, That the said parties of the first part, for and in consideration of ten dollars and other valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the second part, the following described real estate situated in the County of Dallas, in the State of Missouri, to-wit:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence Bast 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to place of beginning, being a part of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20).

ALSO, beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof used for road purposes.

Subject to encumbrances of record.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said parties of the second part, and to their heirs and assigns, forever; the said parties of the first part hereby covenanting that said premises are free and clear of any encumbrances and that said parties and their heirs, executors, and administrators of such parties shall and will warrant and defend the title to the premises, unto the said parties of the second part, and to their heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Wayne K. Rieschel

Pamela C. Rieschel
Pamela C. Rieschel



MISSOURI ACKNOWLEDGEMENT - MAN AND WIFE

STATE OF MISSOURI)
COUNTY OF DALLAS

On this /// day of July, 1993, before me the undersigned, a Notary Public, personally appeared Wayne K. Rieschel and Pamela C. Rieschel, his wife, to me known to be the persons described in and who executed the foregoing instrument, and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Buffalo, Missouri, the day and year first above written.
My commission expires: June 29, 1995.

NOTE: Notary should type or print name under signature. ***6,730/JH***

Janice Hicks, Notary Public

IN THE RECORDER'S OFFICE

STATE OF MISSOURI)
COUNTY OF DALLAS

1, William D. Trader, Recorder of said county, do hereby certify that the within instrument of writing was, at 11 o'clock 56 minutes a. .M., on the 19th day of July , 19 93, duly filed for record in this office, and has been recorded in Book 253, page 930-931.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Buffalo, Missouri, on the day and year aforesaid.

y: ______Deputy

INDEXED,



GENERAL WARRANTY DEED

(WITH STATUTORY ACKNOWLEDGMENTS)

| | November A. D. One Thousand Nine Hundred: te A. Dorman, a single person | đ |
|--|--|----|
| or Dallas County, Missouri Nyron P. Nixon and Jeanie I. Nixon, | $$\operatorname{\textit{part}}\ y$$ of the first part, and his wife | d |
| S | g, Missouri 65685 | t. |
| WITNESSETH, That said part of the first part, for a One Dollar and Other Valuable Consi. | and in consideration of the sum of iderations—————DOLLARS. | s. |
| to her paid by the said parties of the second part, the presents, Grant, Bargain and Sell, Convey and Continm, unto the and assigns, the following described Lots, Tracts or Parcels of La | e said part ies of the second part their heirs | |

Beginning at the SW corner of the SE 1/4 of the SE 1/4 of Section (21) Township (35) Range (20) Thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to place of beginning being a part of the SE 1/4 of the SE 1/4 of Section (21) Township (35) Range (20), in Dallas County, Mo. ALSO: Beginning at the Southeast Corner of the SW 1/4 of the SE 1/4 of Section (21) Township (35) Range (20) thence North 166 feet; thence West 64 1/2 feet; thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning. Less any part thereof used for road purposes.

Seller, Charlotte A. Dorman, retains possession of the mill building for one year.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said part ies of the second part, and unto their heirs and assigns forever, the said GRANTOR

lawfully seized of an indefeasible estate in fee in the premises herein conveyed;

hereby covenanting that she is good right to convey the same; that the premises are free and clear of any incumbrances ha s mat she will Warrant and Defend done or suffered by her or those under whom she claims; and that she the title to the said premises unto the said part ies of the second part, and unto their theirs and assigns forever, against the lawful claims and demands of all persons whomsoever. of the first part has IN WITNESS WHEREOF, The said party , this the day and year first above written. (SEAL)

| INSTRUMENT No | 5,296 | | | 800K | 237 PAG | st 2903 |
|---------------------------------------|----------------------|-------------|-------------------|---|--------------------|-------------------|
| STATE OF MISSO County of | DURI | ss . | On this | day of | | A. D. 19 , |
| before me personally appeared | | | | | | |
| ınd | | | | | | |
| his wife, to me known to be the | | and who | executed the le | ovegoing instrument a | nd acknowledged i | that they execut- |
| ed the same as their free act and | | of, have | hereunto set r | my hand and alfixed | my official seal, | at my office in |
| | | | | | e day and year fli | |
| i | My term of office as | Notary Pub | olic will explore | | | , 19 . |
| | | | | | | Notary Public. |
| STATE OF MISSO | WR ! | } | | | | |
| County of Dallas | | 55. | On this | day of h | lovember | A. D. 1985 , |
| before me personally appeared | Charlott | e A. D | orman | | | • |
| to me known to be the person | described in and | who execu | ted the foregoli | ng instrument, and ac | knowledged that | she |
| executed the same as her | free act and d | leed. And | the said — C | harlotte A. | Dorman | |
| No. of Many | | | further decli | med herself | to be sing | le and unmanifed. |
| A/ 15 96 ! | In Tostimony Where | of, I have | hereunto set r | my hand and affixed | my official seal, | et my office in |
| O 14 P 5 | | | | ر ı) | ne day and year () | nt above written. |
| · 京 () | My term of office as | Notary Pul | olic will expire | may | ~ | , 19 88. |
| · · · · · · · · · · · · · · · · · · · | | | | history Cox | LOK | Notary Public. |
| - Andrew Constitution | | | | ngangan panggangan at nagaran saha dinakkan tahu diskelementak "And | | |

(W)TH STATUTORY ACKNOWLEDGMENTS)
STANDARD MISSOUR! FORM ... \$-1/1.00 Grantee Address General Warranty Deed Deputy Recorder. 62.09 700 MOX 0 Recorder's Fee

Clark of the Circuit Court and Ex-Officio September A.D.19 86 duly filled for record, and is now recorded in the Records of this office in book 237 at page 2902-2903my hand and affixed my official seal at Recorder of said County, do hereby certify that the within instrument of writing was, on the 17th day of in Witness Whereof, I have hereunto set this 17th day of September PATRICIA TAXIOR IN THE RECORDER'S OFFICE Buffalo, Missouri 1. Patricia Taylor STATE OF MISSOURI, County of Dallas A. D. 19 86.

35,296 to

ľ

TRUSTEE'S DEED UNDER SALE

Whereas, Myron P. Nixon and Jeanie I. Nixon, his wife, by their beed of Trust dated the 1st day of November, 1985, filed for record in the office of Recorder of Deeds in Dallas County, recorded in Book 237 Page 2904, conveyed to the undersigned Trustee, the property therein and hereinafter described; in Trustee, the property therein and hereinafter described; in described: their Promissory Note of even date for the principal monthly.

And Whereas, Default was made and still continues in the payment of said indebtedness; by reason whereof the undersigned unpaid indebtedness secured by said deed, proceed to execute the powers to him given by said deed, and did on Tuesday, the 6th day public notice of the date and book and page of the record of said deed, the grantors, and the time, terms and place of sale and the description of the property to be sold, and all other particulars required by law, by advertisement for four successive weeks, the last publication being not more than one week from the day of sale, printed and published in the Buffalo, Reflex a newspaper printed and published weekly in Buffalo, County of Dallas and affidavit of the publisher of said newspaper proving its publication is hereto annexed and made a part hereof, at the North front door of the Dallas County Court House, in Buffalo, in the forenoon and five o'clock in the afternoon, beginning at one o'clock of said day, expose to sale for cash, to the highest bidder, at public vendue and auction, the said property hereinafter described; and at said sale Wayne K. Rieschel of the County of Dallas, State of Missouri, being the highest and best bidder for the whole of said property (bids were invited, but none was received for less than the whole), for the price and sum of Six Thousand Dollars (\$6,000.00), the same was struck off and sold to said Wayne K. Rieschel at that price and sum.

Now, Therefore, Know All Men by These Presents, That the undersigned Trustee, in consideration of the premises and the sum of Six Thousand Dollars (\$6,000.00), paid to him by said Wayne K. Rieschel, the receipt of which is hereby acknowledged, does hereby Bargain, Sell and Convey unto said Wayne K. Rieschel, the property in said Deed of Trust described, situate in the County of Dallas and State of Missouri, to-wit:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to place of beginning, being a part of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20).

ALSO, beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof used for road purposes.

To Have and to Hold the same unto the said Wayne K. Rieschel, his heirs and assigns forever.

GRANTEE'S MAILING ADDRESS: Box 379, Buffalo, MO 65622.

In Witness Whereof, I, The said Substitute Trustee, have hereunto set my hand and seal this 6th day of July, 1993.

Kevin Sharpe, Substitute Trustee

STATE OF MISSOURI)
COUNTY OF DALLAS)

On this 6th day of July, 1993, before me the undersigned, a Notary Public personally appeared Kevin Sharpe, substitute trustee named in the Deed of Trust recorded in Dallas County, Missouri, in Book 237, Page 2904, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, as such substitute trustee.

IN WITHESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Buffalo, Missouri the day and year first above written. My commission expires: June 29, 1995.

6168/JH*

Janice Ricks, Notary Public

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LOUISBURG, HO 65685

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APPIDAVIT

That in connection with the foreclosure of the Deed of Trust dated November 1, 1985, filed September 17, 1986, in Book 237, Page 2904, Dallas County, Missouri Recorder of Deeds, executed by Myron P. Nixon and Jeanie I. Nixon, his wife, to Kevin Sharpe, substitute trustee for Wayne K. Rieschel, assignee:

- 1. That I checked the records of the Dallas County Recorder's Office for the request for Notice of Sale provided for in Section 443.325(1) of RSMO and found no such request.
- 2. That the provisions of Section 443.325(3) RSMO have been complied with, the receipts issued by the United States Post Office being attached hereto and made a part hereof.
- 3. That more than 6 months have elapsed since the death of any mortgagor.
- 4. That no owner is entitled to the protection of the Soldier's and Sailor's Civil Relief Act.
- That no owner has given notice to redeem to either the trustee or to the undersigned.

MOANY Wayne K. Rieschel

Subscribed and sworn to before me this 6th day of July, 1993. My commission expires: June 29, 1995.

5168/JH

Janice Hicks, Notary Public

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| 7. Date of Delivery Management | 7.00 |
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| Registered | |
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NOTICE OF SALE

(1) This notice is submitted by:

Wayne K. Rieschel Box 379 Buffalo, HO 65622

- (2) A copy of each notice of federal tax lien affecting the property to be sold is attached to this notice.
- (3) The description of the property to be sold which is affected by the notice of tax lien, and information concerning the sale, is as follows:

Beginning at the Southwest corner of the Southeast Quarter beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence East 59 feet; thence North 137 feet; thence West 59 of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20).

ALSO, beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof

- (b) The property is located at: Louisburg, MO 65685
- (c) The proposed sale of the property will be held at the North front door of the Dallas County Courthouse in Buffalo, Missouri on July 6, 1993 at 1:00 P. M.
- (4) The approximate amount of the principal and accrued interest secured by the deed of trust being foreclosed is \$14,800.00. Other expenses which may be charged against the sale proceeds are statutory trustee's commission, publication costs, title reports, legal fees and other charges incidental to the sale of the property pursuant to the terms and provisions of the

Kevin sharpe Route 3, Box 470 Buffalo, MO 65622 Substitute Trustee

P 878 557 221

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| PS Form 380 | | - | PS Feet 3811, Modelney 1980 - NA GPC 198-37 St | | | |

NOTICE OF TRUSTEE'S SALE

For default in the payment of interest and principal now due as provided by the note secured by the Deed of Trust executed by Myron P. Nixon and Jeanie I. Nixon, his wife, dated November 1, 1985, recorded on September 17, 1986 in Book 237, at Page 2904, in the office of the Recorder of Deeds of Dallas County, Missouri, at Buffalo conveying to Klevin Sharpe, substitute trustee, all of the following described land situate in Dallas County, Missouri, to-wit:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to place of beginning, being a part of the Southeast Quarter of the Southeast Quarter of Section (21), Township (35), Range (20).

ALSO, beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section (21), Township (35), Range (20), thence North 166 feet; thence West 64 1/2 feet thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning, less any part thereof used for road purposes.

The entire unpaid debt secured by said Deed of Trust having been declared due by the holder thereof, the said trustee will at the request of the legal holder of said note, on Tuesday, the 6th day of July, 1993, between the hours of 9:00 a.m. and 5:00 p.m., commencing at 1:00 p.m., at the North front door of the Dallas County Circuit Court House in Buffalo, Missouri, sell said real estate at public vendue to the highest bidder for cash, to satisfy said debt and costs.

Kevin Sharpe Substitute Trustee

Wayne K. Rieschel P. O. Box 379 Buffalo, Missouri 65622 ***6168/JH***

MDEXE

STATE OF MISSOURI COUNTY OF DALLAS

IN THE RECORDER'S OFFICE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Bulfalo, Missouri, this _______, a.d., 19_93.

WILLIAM D. TRADER, Recorder

Ween D Luck

Street-Swycos Co., Springfield, Mo. - U-6458



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI, COUNTY OF DALLAS

| I, James E. Hamilton | | | | | | | | | |
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| being duly sworn according | to law. | olate | that | 1 . | | 41 | . 174. | | |
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| • | BUFFALC | REFL | EX | | | | | | |
| a weekly newspaper of general which has been admitted to the Bulfalo, the city of publication; consecutively for a period of the voluntarity engaged as such wind subscription for a definite period with the provisions of Section 14, notice appeared in said newspaper. | Post Offi Post Offi which nea foe years have paid of time, 968 Revise r on the | in the ce as s vspaper and ha d or as and the ed State following | countered to the counte | dy o class been list o to p sch : I Mi | Day be | illas atter ilshee ma f stat paper ri, 19 week | where in the iregula ide sub ied price has a 33. The s (issue | locati City irly i scrib e for except affin s); | ed; of and er; a ied red |
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GENERAL WARRANTY DEED

| (WITH STATUTORY ACKNOWLEDGMENTS) | |
|---|---------------------------------|
| THIS INDENTURE, Made on the 1st day of November | A. D. One Thousand Nine Hundred |
| and eighty-five .by and between Charlotte A. Dorman, a sin | gle person |
| of Dallas County, Missouri | part y of the first part, and |
| Myron P. Nixon and Jeanie I. Nixon, his wife | |
| of the county of Dallas in the State of Missouri (mailing address of said first named grantee is Route 1 | part ies of the second part. |
| Louisburg, Missouri 65685 | |
| WITNESSETH, That said part of the first part, for and in consideration of the sum of | |
| One Dollar and Other Valuable Considerations | DOLLARS, |
| | second part their below |
| and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the sand State of Missouri, to-wit: | County of Dallas |
| Beginning at the SW corner of the SE 1/4 of the S | E 1/4 of |

Beginning at the SW corner of the SE 1/4 of the SE 1/4 of Section (21) Township (35) Range (20) Thence East 59 feet; thence North 137 feet; thence West 59 feet; thence South 137 feet to place of beginning being a part of the SE 1/4 of the SE 1/4 of Section (21) Township (35) Range (20), in Dallas County, Mo. ALSO:
Beginning at the Southeast Corner of the SW 1/4 of the SE 1/4 of Section (21) Township (35) Range (20) thence North 166 feet; thence West 64 1/2 feet; thence South 145 feet; thence East 3 feet; thence South 21 feet; thence East 61 1/2 feet to the place of beginning. Less any part thereof used for road purposes.

Seller, Charlotte A. Dorman, retains possession of the mill building for one year.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said part ies of the second part, and unto their heirs and assigns lovever, the said GRANTOR

hereby covenanting that she is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that she has good right to convey the same; that the premises are free and clear of any incumbrances done or suffered by her or those under whom she claims; and that she will Warrant and Defend the title to the said premises unto the said part ies of the second part, and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal , this the day and year first above written.

(SEAL)

| INSTRUMENT NO. 35,296 BOOK 237 | PAGE <u>2903</u> |
|---|---------------------------|
| STATE OF MISSOURI | A, D. 19 , |
| County of | Λ. ω. 1 ν , |
| before me personally appeared | |
| and | |
| his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowle | dged that they execut- |
| ed the same as their free act and deed. | |
| In Tratimony Whereof, I have becomes set my hand and affixed my official | seal, at my office In |
| the day and y | rear first above written. |
| My term of office as Notary Public will expire | , 19 . |
| | Notary Public. |
| STATE OF MISSOURI } | 28**P-13.1 |
| County of Dallas | r A. D. 1985, |
| before me personally appeared Charlotte A. Dorman | |
| Charlotte A. Dolman | |
| to me known to be the person — described in and who executed the foregoing instrument, and acknowledged | that she |
| executed the same as her free act and deed. And the said Charlotte A. Dorman | |
| further declared her self to b | e single and unmunied. |
| In Yearlinony Whereof, I have hereunto set my hand and affixed my official | l seal, at my office in |
| the day and t | rear first above written. |
| My term of office as Notary Public will explore / may 2 | . 19 PS. |
| My term of office as Norsey Public with expire | , , , |
| Shirkey Cox | Notary Public. |
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(WITH STATUTORY ACKNOWLEDGMENTS)
STANDARD MISSOUR! FORM Grantes Address General Warranty Deed @ 2:09 FROM 0 Recorder's Fee

day of A. D. 19 86 09 minutes P. M. duly filed for record, and is now recorded in the Records of this office in book 237 at page 2902-2903my hand and affixed my official seal at Clark of the Circuit Court and Ex-Officio Recorder of said County, do hereby certify that the within instrument of writing was, on the $17 \pm h$ day of In Witness Whareof, I have hereunto set thu 17th der of September PATRICIA TAXLOR IN THE RECORDER'S OFFICE Buffalo, Missouri 1. Patricia Taylor STATE OF MISSOURI, County of Dallas September A. D. 19 86. on the

#35,296

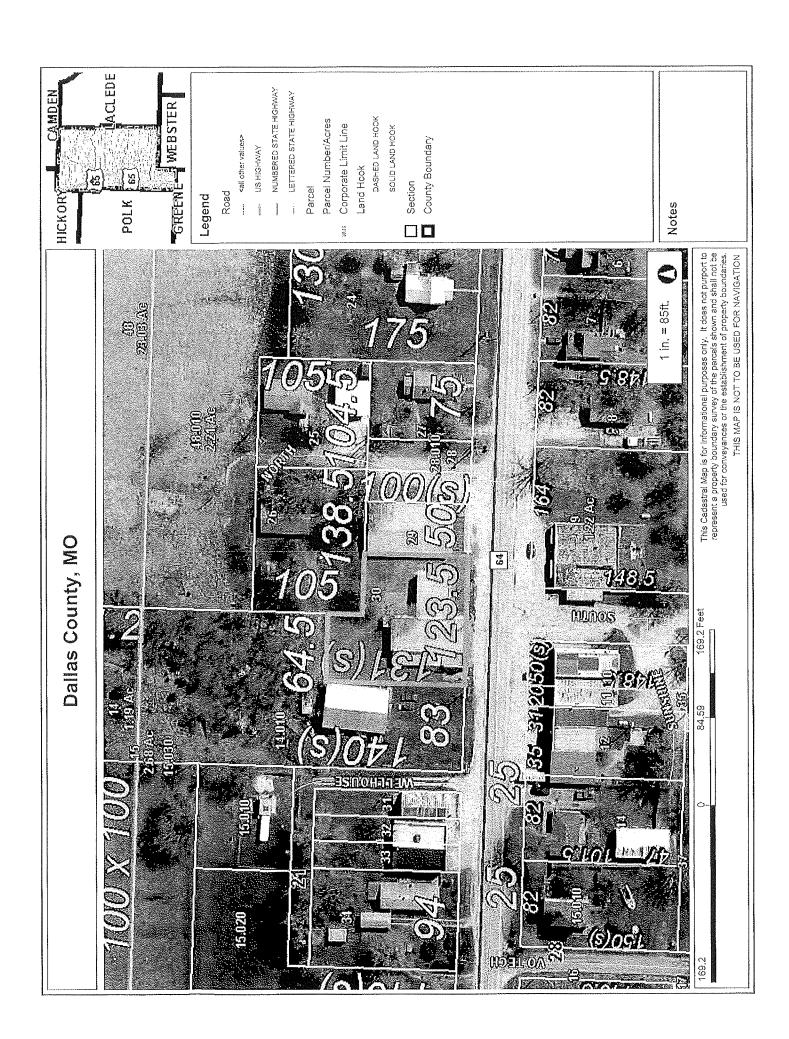
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| STATE OF MISSOURI, and this defined in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the day and year first above written. STATE OF MISSOURI, and strate of MISSOURI, STATE OF MISSOURI, The day and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Notary Put STATE OF MISSOURI, The first above written. On this day of Missouries of the person described in and who executed the foregoing instrument, and acknowledged that Alle executed the same as All free act and deed at the said. IN TESTIMONY WHEREOF, I have hereunto set my band and affixed my official seal, at my office in fluffall, Mustamic the day and year first above written. The first many Put and State of the same as All free act and deed the said. IN TESTIMONY WHEREOF, I have hereunto set my band and affixed my official seal, at my office in fluffall, Mustamic the day and year first above written. The day and year first above written. The Commission as a Notary Public will expire June 2 June 2 June 3 June 4 Ju | (SEA |
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| ounty of Tallas (25%). On this: It W. day of Rossender , 1989, before me personally appea Mo Balbasel (2006). The known to be the person described in and who executed the foregoing instrument, and acknowledged that Able executed the same as Alex free act and do ad the said IN TRETIMONY WHERHOP, I have hereunto set my hand and affixed my official scal, at my office influffalls, Mudamic the day and year first above written. The Commission as a Notary Public will expire June 1 Least 1987 The Difful Notary Public will expire June 1 Least 1987 | Notery Put |
| ounty of Ballad Sea. On this It W. day of Rossellade, 1944, before me personally appea Oma Balsanek. No known to be the person described in and who executed the foregoing instrument, and acknowledged that Able executed the same as Alex free act and do not the said IN TESTIMONY WHIRINOP, I have hereunto set my hand and affixed my official scal, at my office influffalls, Mudamure the day and year first above written. cal) y commission as a Notary Public will expire. Juril 2014 1047. In Notary Public will expire. | |
| mo known to be the person described in and who executed the foregoing instrument, and acknowledged that Able executed the same as Alex free act and do not not all the said. AMAL BANDAUCK further declared build to be single and unmarried. IN TESTIMONY WHERHOP, I have hereunto set my band and affixed my official scal, at my office in buffallo, Mudamue the day and year first above written. (cal) y commission as a Notary Public will expire Juril 2. Ith 1047. In Notary Public will expire Juril 2. Ith 1047. | Rossembles , 1944, before me personally appea |
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| ne foregoing Deed was filed for record in this office, on the 14 day of November | - |

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The foregoing Deed was flot for record in this office on the 4th day of June

By Jacob Departy.

Remarks:





Menu

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| | Search | Property Tax | Personal | Tax Search | Real Estate | Homepage | Collector's |

Information

Pay Taxes

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| Merchant License | Moving to Dallas County | Holidays | Tax Sale | Tax Questions |
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| Parcer IIII o | |
|------------------|-------------------------------------|
| PARCEL ID | 04-5.0-21-000-000-030.000 |
| NAME | WIENERT, LESTER A. TRUST |
| MAILING ADDRESS | 277 HWY 64 LOUISBURG, MO 65685-0000 |
| PHYSICAL ADDRESS | 277 STATE HWY 64 |

Taxes

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| 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | TAX YEAR |
| WIENERT, LESTER A. TRUST | WIENERT, LESTER A. TRUST | WIENERT, LESTER A. TRUST | WIENERT, LESTER A. TRUST | WIENERT, LESTER A. TRUST | WIENERT, LESTER A. TRUST | WIENERT, LESTER A. TRUST | owner name |
| 15,550 | 15,550 | 15,550 | 12,870 | 12,870 | 12,870 | 12,870 | VALUATION |
| \$ 733.21 | \$ 660.00 | \$ 656.54 | \$ 543.79 | \$ 543.81 | \$ 543.87 | \$ 547.67 | BASE TAX AMOUNT |
| \$ 733.21 | \$ 660,00 | \$ 656.54 | \$ 543.79 | \$ 543.81 | \$ 543.87 | \$ 547.67 | AMOUNT PAIDLAMOUNT |
| 12/31/2019 | 12/31/2018 | 12/29/2017 | 12/30/2016 | 12/21/2015 | 12/31/2014 | 12/27/2013 | DATE PAID |

the requester. Dallas County makes no warranties, expressed or implied, as to the use of the data. There are no implied determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on data is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update. warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Disclaimer: Dallas County makes every effort to produce and publish the most current and accurate information possible. This

AGR RES

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| ω | CLASS |
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| 7 | TYPE AVG |
| 0 | AVG |
| 0 | DF |
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| 0.33 | FF/ACRES |
| 0.0 | DEPTH |
| 7000.00 | LAND DATA UNIT PRICE |
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| 7000.00 | VALUATION |

IMPROVEMENTS

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| 4 | Class Units |
| 91 | Const Units |
| 87 | Total Units |
| 14.70 | Base Rate |
| 12.79 | Adj Rate |
| 2.20 | Index |
| 28.14 | SqFt Cost |
| 3220 | Base Area |
| 4156 | Adj Area |
| 116949.84 | Base Cost |
| 21754 | Extra Feat |
| 138703.84 | Replace Cost |
| 30 | C Phy Cond |
| 30 | Cond. |
| 41610.00 | Appraised Value |
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| AVG. | AVERAGE | DRYWALL | CARPET & U. | CONC. ON GRADE | SHEET METAL | GABLE | EXT. HDBD. PNL. | CONCRETE | CONT, WALL | FHA & AC | 12 FIX AVG | 13 FIX BATH | |
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