

800.266.9579
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15455 conway road • suite 310 chesterfield, missouri 63017

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RESOLUTIONS TITLE INC. Informational Report

THIS REPORT CONSISTS OF INFORMATION COMPILED FROM PUBLIC RECORD BY Resolutions Title Inc., (THE COMPANY). THIS REPORT DOES NOT CONSTITUTE A COMMITMENT FOR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE AND IS SOLEY INTENDED TO REVEAL THE STATUS OF TITLE. SAID INFORMATION IS BEING PROVIDED FOR A NOMINAL FEE AT THE REQUEST OF Trophy Properties & Auction (THE APPLICANT). THE COMPANY ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS REPORT. ACCEPTANCE OF THIS REPORT BY THE APPLICANT CONSTITUTES ACCEPTANCE OF THE COMPANY'S LIMITATION OF LIABILITY AS AFORESTATED.

Customer File No.: 23-39662

Resolutions Title File #: 23-39662

Date: December 22, 2023

Effective Date: December 8, 2023

OWNER:

Designer Farms LLC

LEGAL DESCRIPTION:

A tract of land in Section 20, Township 44 North, Range 3 East, St. Louis County, Missouri, and described as follows: Beginning at the intersection of the North line of said Section 20 and the Western line of Hencken Road, 40 feet wide and said point of beginning being distant, North 87 degrees 30 minutes 00 seconds West, 347.78 feet from the Northeast corner of aforesaid Section 20; thence along the Western line of Hencken Road, distant 55 feet Westward and parallel to the Eastern line of Hencken, as widened in Red Bird Subdivision, a subdivision recorded in Plat Book 178 Page 97 of the St. Louis County Records; thence along said Hencken Road line the following courses and distances: South 43 degrees 07 minutes 58 seconds East, 175.81 feet, South 27 degrees 52 minutes 58 seconds East, 98.96 feet, South 21 degrees 49 minutes 58 seconds East, 230.11 feet and South 15 degrees 58 minutes 49 seconds East, 252.72 feet; thence continuing along the West line of road, 20 feet West of and parallel to the East line of aforesaid Section 20, South 0 degrees 34 minutes 29 seconds West, 698.83 feet to a point in the South line of the Northeast Quarter of the Northeast Quarter of said Section 20; thence along said South line, North 87 degrees 59 minutes 30 seconds West, 1309.06 feet to the Southwest corner of aforesaid Quarter Quarter Section; thence along the West line of the Northeast Quarter of the Northeast Quarter of aforesaid Section 20 North 0 degrees 24 minutes 14 seconds East, 1367.46 feet to the Northwest corner thereof along the line between Section 20 and Section 17 South 87 degrees 30 minutes 00 seconds East, 985.70 feet to the point of beginning. EXCEPTING the grave yard being 24 feet by 32 feet situated on the West side thereof in the Northeast Quarter of the Northeast Quarter of Section 20, Township 44 North, Range 3 East, St. Louis County, Missouri.

TAX INFORMATION:

Taxes for the year , are a lien. Not now due and payable.

NOTE: The following information is provided for informational purposes only. Neither the proposed owner insured nor proposed lender insured should rely on the accuracy of this data. You should contact the assessor's office to verify the information.

Locator # 26X410011

Situs Address 3907 Hencken Road, Wildwood, MO 63069

Tax Year: 2023 County

Tax ID #: 26X410011

Total Annual Tax: \$10,998.90

First Installment Amount: \$10,998.90

First Installment Status: Due

First Installment Due/Paid Date: December 31, 2023

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Based on a search of Saint Louis County Records, the following are a listing of exceptions to the title:

1. Satisfaction and Release of Deed of Trust from Designer Farms LLC, a Missouri Limited Liability Company (borrower), to Lee J. Viorell III (trustee), securing Citizens Bank of the Midwest (lender) repayment of the sum of \$633,300.00, which Deed of Trust was dated March 28, 2023 and filed on March 30, 2023 in (instrument) 2023033000399, of the official property records of Saint Louis County, Missouri.

Note: The above security instrument contains provisions for future advances under a revolving loan agreement.

24 MONTH CHAIN:

Deed Type: General Warranty Deed
Grantors: Lindway Realty Company
Grantees: Designer Farms LLC
Dated: March 28, 2023
Recorded Date: March 30, 2023
INSTRUMENT: 2023033000397
Notes:

Issued by
RESOLUTIONS TITLE INC.
Examiner: Ryan Gregory

Authorized Signatory

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24 Month Chain of Title

NOTE: Resolutions Title Inc. (STL) is furnishing a 24-month chain of title for information purposes only as a customer courtesy and not for purposes of title insurance. The policy, when issued, will provide no insurance as to the accuracy of this information beyond the terms of the policy, and Resolutions Title Inc. (STL) and No Underwriter Required has no other liability or obligation in connection with the information provided below:

24-month chain of title:

Deed Type: General Warranty Deed

Grantors: Lindway Realty Company

Grantees: Designer Farms LLC

Dated: March 28, 2023

Recorded Date: March 30, 2023

INSTRUMENT: 2023033000397

Notes:

Note: No further conveyances within the last 24 months.

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Notice of Privacy Policy of Resolutions Title Inc.

Resolutions Title Inc. ("Resolutions") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures Resolutions takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase a title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance companies, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, closing, examining, policy administration and accounting.

Information Sharing

Generally, Resolutions does not share nonpublic personal information that it collects with anyone other than required as needed to complete the real estate settlement services and issue a title insurance policy as requested by the consumer. Resolutions may share nonpublic personal information as permitted by law with entities with whom Resolutions has a joint marketing agreement. Entities with whom Resolutions has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as Resolutions uses to protect this information and to use the information for lawful purposes. Resolutions, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

Resolutions, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The Resolutions Privacy Policy can also be found on Resolutions' website at www.resolutionstitle.com.

Signature

Date

Signature

Date