

Boone-Central Title Company

**601 East Broadway
Columbia, MO 65201**

Informational Report

1. Effective Date: **December 03, 2024, 8:00 am**
2. **Fee Simple** interest in the land described in this Informational Report is owned, at the Effective Date, by

As to Parcel One:

[**Lawrence Griffin, Claudia Welnicki, Michael Griffin, Edward Griffin, Jr. and Elizabeth Griffin, as tenants in common**](#)

As to Parce Two:

[**Rosemary Bogdan, as Trustee of the Revocable Trust Agreement of Rosemary Bogdan, dated November 17, 2022**](#)

3. The land referred to in the Informational Report is described as follows:

SEE ATTACHED EXHIBIT "A"

EXHIBIT "A"

As to Parcel One:

A tract of land containing 74.50 acres, more or less, which is the 80 acres, more or less, comprising the West half of the Southeast 1/4 of Section 11, Township 49, Range 15, except the 5.5 acres, more or less, on the Northwest corner, which lies across the Moniteau Creek; together with a perpetual easement over and along and across a present driveway for ingress and egress, having a width of approximately 30 feet and commencing on the East end from County Road, and continuing in a direct Westerly direction to the above described property. This easement runs parallel to the South boundary line of the Southeast Quarter of Section 11, which is approximately 680 feet directly North of the South boundary line.

As to Parcel Two:

A tract of land being 57.3 acres, more or less, being the South part of the East 1/2 of the Southwest Quarter of Section 11, Township 49 North, Range 15, West of the Fifth Principal Meridian, bounded as follows:

Beginning at the Southeast corner of the Southwest quarter of Section 11, Township 49, Range 15; thence West with Section line 14.4 chains to Moniteau Creek; thence up the meanderings of same; (1st) North 75 ° West 8.8 chains; (2nd) North 14 chains, to a stake which brs. a burr oak 15" diameter; (3rd) North 20 ° East 22 links, and a white oak 6" diameter; (4th) South 35 ° West 17 links; thence (5th) East 1 chain; (6th) North 8 ° East 4.25 chains; (7th) North 74 ° East 4 chains; (8th) North 66 ° East 2.25 chains; (9th) North 62 ° East 3.5 chains; (10th) North 27 ° West 5.5 chains (11th) North 70 ° East 4.50 chains (12th) East 7.5 chains to the quarter section line, (line between SW quarter and SE quarter Section 11); thence due south on quarter section line 34 chains to the place of beginning.

Including a perpetual easement over and along and across a present driveway for ingress and egress, having a width of approximately 30 feet and commencing on the East end from County Road, and containing in a direct Westerly direction to the above property in question. This Easement runs parallel to the South boundary line of the Southeast Quarter of Section 11 which is approximately 680 feet directly North of the South boundary line. Reference: As described in Deed dated April 12, 1978, recorded in [Book 250 at Page 360](#) of the Howard County Land Records.

Also including easement between Edward J. Griffin and Joan Griffin, husband and wife, of 485 County Road 429, Rocheport, Howard County, Missouri, 65279 and Cathey Monckton of 425 Highway 5, Howard County, Missouri, 65248 and her lineal descendants, per stirpes, referred to as the Monckton Family, is for ingress and egress over and across a 74.50 acres tract of land owned by Edward J. and Joan Griffin, which also carries a perpetual easement from the above mentioned County Road over and across another Monckton Family tract to the above mentioned 74.50 acre tract.

This easement commences at the end of the original easement over the existing original (George Wood) Monckton driveway and the extension thereto, thence over and across the 74.50 acre tract in a Westerly direction to a 57 acre, more or less, tract butting on the East side of the Moniteau Creek, following an existing field road being 30 feet in width. This easement is perpetual and will transfer with the title of all tracts contiguous thereto. Reference: Easement dated November 17, 2008, recorded in [Book 431, page 525](#), of the Howard County Land Records.

Boone-Central Title Company

Informational Report Matters of Record

Effective Date: **December 03, 2024, 8:00am**

The Following Applies to Parcel One:

1. Easement as shown in instrument recorded as [Book 431, Page 525](#), Records of Howard County, Missouri.
2. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
3. Easement as shown in instrument recorded as [Book 250, Page 359](#), Records of Howard County, Missouri.
4. Record an affidavit from someone with personal knowledge of the life of Edward J. Griffin, stating Edward J. Griffin was single at the time of the execution of the Beneficiary Deed recorded as [Book 439, Page 246](#), Records of Howard County, Missouri.
5. Record the Death Certificate of Joan Griffin into the records of Howard County, Missouri.
6. Oil and Gas Lease as shown in instrument recorded as [Book 182, Page 123](#), Records of Howard County, Missouri.
7. Oil and Gas Lease as shown in instrument recorded as [Book 182, Page 527](#), Records of Howard County, Missouri.
8. Changes in land due to accretion, avulsion, reliction or meandering of Moniteau Creek.
9. Any riparian rights, and any claims or rights of third parties under State or Federal Law, in, or for access to the bank bed, or waters abutting or near the Land.
10. City or Township Taxes not collected by the County, and Taxes levied by any Levee District, Sewer District and Water Districts. Coverage against any liens from stated entities are hereby excluded from this policy.
11. NOTE: The following is for informational purposes only. We assume no liability for correctness of same.
Property Address: 74.5 +/-, MO
[Parcel #](#): 18-1.0-11-000-000-006.000
2024 Tax Amount: \$1,262.73. Taxes are due and payable on December 31st of each year

The Following Applies to Parcel Two:

12. Easement as shown in instrument recorded as [Book 431, Page 525](#), Records of Howard County, Missouri.
13. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves

the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

14. Easement as shown in instrument recorded as [Book 250, Page 360](#), Records of Howard County, Missouri.
15. Oil and Gas Lease as shown in instrument recorded as [Book 182, Page 123](#), Records of Howard County, Missouri.
16. Oil and Gas Lease as shown in instrument recorded as [Book 182, Page 527](#), Records of Howard County, Missouri.
17. Changes in land due to accretion, avulsion, reliction or meandering of Moniteau Creek.
18. Any riparian rights, and any claims or rights of third parties under State or Federal Law, in, or for access to the bank bed, or waters abutting or near the Land.
19. City or Township Taxes not collected by the County, and Taxes levied by any Levee District, Sewer District and Water Districts. Coverage against any liens from stated entities are hereby excluded from this policy.
20. General Warranty Deed recorded as [Book 497, Page 575](#), Records of Howard County, Missouri, seems to be an overconveyance, therefore we will require a deed out of Cathey Monckton, Trustee of the Monckton Family Trust dated December 28, 2016.
21. NOTE: The following is for informational purposes only. We assume no liability for correctness of same.
Property Address: 57.3 +/-, MO
[Parcel #](#): 18-1.0-11-000-000-005.000
2024 Tax Amount: \$104.02. Taxes are due and payable on December 31st of each year