

Macon County Title, LLC

**1707 Prospect Drive
Macon, MO 63552**

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SCHEDULE A

Informational Title Report Number: MC25-045

THIS IS AN INFORMATIONAL TITLE REPORT ONLY: AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Macon County Title, LLC ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT.

1. Effective Date: **February 12, 2025 at 8:00 AM**
2. Policy (or Policies) to be issued:
 - (a) Owner's Policy Policy Amount **N/A**
Proposed Insured:
N/A
 - (b) Loan Policy Policy Amount **N/A**
Proposed Insured:
N/A
- (C) **(X) Informational Report Only**

3. The estate or interest in the land described or referred to in this Title Report is:

Fee Simple

4. Title to the Fee Simple estate of interest in the land is at the Effective Dated Vested in:

Rex W. McDonald, Trustee of Rex W. McDonald Trust dated August 21, 2012

5. The land referred to in the Title Report is described as follows:

TRACT 1: A tract of land being part of the Northeast Quarter of Section 14, Township 56 North, Range 13 West of the fifth principal meridian, Macon County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of the Northeast Quarter of said Section 14; thence along the North line of said Section 14, South 88 degrees 45 minutes 19 seconds East, a distance of 2218.64 feet to an iron rod; thence South 00 degrees 46 minutes 24 seconds West, a distance of 1686.78 feet to a point being 150.00 feet South 88 degrees 45 minutes 19 seconds East of an iron rod; thence North 88 degrees 45 minutes 19 seconds West, a distance of 1034.77 feet to an iron rod; thence North 01 degrees 58 minutes 37 seconds East, a distance of 336.46 feet to an iron rod; thence North 88 degrees 45 minutes 19 seconds West, a distance of 992.40 feet to an

iron rod; thence North 03 degrees 17 minutes 41 seconds West, a distance of 239.74 feet to an iron rod; thence along the arc of a non-tangent curve to the left, having a radius of 76.36 feet, for a length of 72.36 feet (chord = $N45^{\circ}34'06''W - 69.69'$) to an iron rod; thence North 87 degrees 40 minutes 24 seconds West, a distance of 137.54 feet to an iron rod on the West line of said Northeast Quarter; thence North 01 degrees 07 minutes 04 seconds East, a distance of 1061.02 feet to the POINT OF BEGINNING, containing 75.6 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.

TRACT 2: A tract of land being part of the West Half of the Northwest Quarter of Section 13 and part of the East Half of Section 14, Township 56 North, Range 13 West of the fifth principal meridian, Macon County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Southwest corner of the Northeast Quarter of said Section 14; thence along the West line of said Northeast Quarter, North 01 degrees 07 minutes 04 seconds East, a distance of 675.56 feet to an iron rod; thence North 87 degrees 53 minutes 12 seconds East, a distance of 42.21 feet to an iron rod; thence along the arc of a non-tangent curve to the right, having a radius of 117.33 feet, for a length of 119.41 feet (chord = $N51^{\circ}47'36''E - 114.33'$) to an iron rod; thence North 85 degrees 45 minutes 54 seconds East, a distance of 59.81 feet to an iron rod; thence along the arc of a non-tangent curve to the left, having a radius of 102.41 feet, for a length of 100.78 feet (chord = $N46^{\circ}16'47''E - 96.76'$) to an iron rod; thence North 08 degrees 32 minutes 35 seconds East, a distance of 65.75 feet to an iron rod; thence North 00 degrees 42 minutes 05 seconds East, a distance of 83.44 feet to an iron rod; thence North 44 degrees 26 minutes 23 seconds West, a distance of 98.74 feet to an iron rod; thence North 03 degrees 26 minutes 25 seconds East, a distance of 259.44 feet to an iron rod; thence South 88 degrees 45 minutes 19 seconds East, a distance of 992.40 feet to an iron rod; thence South 01 degrees 58 minutes 37 seconds West, a distance of 336.46 feet to an iron rod; thence South 88 degrees 45 minutes 19 seconds East, a distance of 1034.77 feet to a point being 150.00 feet South 88 degrees 45 minutes 19 seconds East of an iron rod; thence South 00 degrees 46 minutes 24 seconds West, a distance of 789.59 feet to an iron rod; thence South 88 degrees 53 minutes 58 seconds East, a distance of 1753.76 feet to an iron rod; thence South 01 degrees 04 minutes 04 seconds West, a distance of 159.81 feet to an iron rod marking the Southeast corner of the West Half of the Northwest Quarter of said Section 13; thence North 88 degrees 44 minutes 36 seconds West, a distance of 1334.58 feet to an iron rod at the Southeast corner of the Northeast Quarter of said Section 14; thence South 00 degrees 55 minutes 56 seconds West, a distance of 1306.61 feet to an iron rod at the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section 14; thence along the South line of the Northeast Quarter of said Southeast Quarter, North 89 degrees 07 minutes 22 seconds West, a distance of 990.70 feet to an iron rod at the Southeast corner of the West 10 acres of the Northeast Quarter of the Southeast Quarter of said Section 14; thence North 00 degrees 51 minutes 04 seconds East, a distance of 1305.29 feet to an iron rod at the Northeast corner of said 10 acres; thence North 89 degrees 11 minutes 56 seconds West, a distance of 1660.34 feet to the POINT OF BEGINNING, containing 91.3 acres. Subject to that part currently being used for public roadway and any easements of record or not of record, if any.



Macon County Title, LLC

**Schedule B – Section I
Requirements**

The following are the requirements that would be made were this title agent to issue a commitment to insure. This title agent reserves the right to make further requirements in the event a commitment to insure would be requested:

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 Mortgage to be insured, or both, must be property authorized, executed, delivered and recorded in the Public Records.

NOTE: Requirements 1 through 4 above, do not apply and must be disregarded. This is an INFORMATIONAL TITLE REPORT ONLY and is not a Commitment to insure, there are no requirements. Please see Schedule B - Section II.

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THIS INFORMATIONAL TITLE REPORT DOES NOT INCLUDE OR COVER ANY ITEMS APPEARING IN THE COUNTY RECORDS AFTER THE EFFECTIVE DATE AND TIME HEREOF.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THAT THE LAND DESCRIPTION SHOWN IN SCHEDULE A HEREOF IS THE LAND THAT THE APPLICANT INTENDED.

**Schedule B – Section II
Exceptions**

In the event a Commitment to Insure were to be issued, this Title Agent would take exception to the following matters unless the same are disposed of to the satisfaction of the company. This title agent reserves the right to make further exceptions in the event a commitment to insure would be issued:

The unnumbered paragraph located immediately above this, is hereby deleted from this document. This document is for Informational Purposes only and is not a Commitment to insure.

1. **(a) Rights or claims of parties in possession not shown by the public records.**
(b) Easements, or claims of easements, not shown by the public records.
(c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
(d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.
(e) General taxes for the year 2025 and thereafter [2025, none now due and payable].
2. **Deed of Trust executed by Rex W. McDonald Trust dated August 21, 2012; Rex Warren McDonald, a single person to Bank of Springfield, dated October 14, 2022 and recorded October 17, 2022 in Book 1095 at Page 098, securing a note in the original principal amount of \$1,016,600.00.**
3. **Decree of Incorporation of Public Water Supply District in the Circuit Court of Macon County, Missouri as recorded in Book 399 Page 181 - 190 of the records of Macon County, Missouri.**
4. **Order Declaring Decree of Incorporation of Public Water Supply District to be Final and Conclusive as recorded in Book 399 Page 191 of the records of Macon County, Missouri.**
5. **The premises in question is within the boundaries of the benefit district created for public improvements as shown recorded in Book 460 Page 918 of the Macon County Records. Re: Public Water Supply District No. 1 of Macon County, Missouri, for which no assessment has yet been levied.**
6. **Subject to the Easement to apply Agricultural Manure by and between L. Eric Greenwood and Penny Greenwood, husband and wife, to MetLife Capital, recorded July 27, 1998 in Book 722 Page 569 of the Macon County, Missouri records. Assignment of Manure Easement filed in Book 723 Page 500 of the Macon County, Missouri records.**
7. **Subject to the Easement to apply Agricultural Manure by and between L. Eric Greenwood and Penny Greenwood, husband and wife, to MetLife Capital recorded July 27, 1998 in Book 722 Page 545 of the Macon County, Missouri records.**
8. **Subject to the Easement to apply Agricultural Manure by and between L. Eric Greenwood and Penny Greenwood, husband and wife, to Jesse D. Greenwood, filed in Book 1014 Page 027 of the Macon County, Missouri records. Assignment of Manure Easement to LOL Finance, filed in Book 1016 Page 125 of the Macon County, Missouri records.**

9. Agreement between Macon County Soil and Water Conservation District and Lennoth Eric Greenwood, dated December 3, 1998, recorded December 3, 1998 in Book 728 Page 407 of the Macon County, Missouri records.

10. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Mahogany Street & Ostrich Place, Anabel, Missouri.

11. The land herein described lies within the boundaries of the Rural Macon Fire Protection District.

12. Changes in the land due to accretion, avulsion, reliction or meandering of the creek. Rights of the United States, State of Missouri and the public in and to the navigable servitudes of the creek. Land lying below the normal high water mark of the creek. Title to accreted land is not insured. (Section 13)

13. TAXES FOR INFORMATIONAL PURPOSES ONLY:

Property Address: E of Ostrich Place

Parcel/Tax ID # 000021-0614-00000-000100

State and County real estate tax amount for 2024: \$141.57 marked as paid

Property Address: W of Otter St

Parcel/Tax ID # 000021-0613-00000-000308

State and County real estate tax amount for 2024: \$2.14 marked as paid

For questions or further information please contact kaylab@missouricentraltitle.com or call (660) 385-6474

Macon County Title, LLC

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about with a nonaffiliated third party unless the institution provides you with a notice of its privacy policy and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the (GLBA), we are providing you with this document, which notifies you of the privacy policies and practices of Macon County Title, LLC.

We may collect nonpublic personal information about you from the following sources:

1. Information we receive from you such as on applications or other forms.
2. Information about your transactions we secure from our files, or from our affiliates or others.
3. Information we receive from a consumer-reporting agency.
4. Information that we receive from others involved in your transactions, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations and to guard your nonpublic personal information.