



Monarch Title Company, Inc.

"Service with Distinction"

111 E. Broadway, Suite 100 • Columbia, MO 65203

573-441-0725 • Fax: (573)441-0705

www.monarchtitle.com

File No.: MC-23F0027

Chariton County, MO

As you requested, we searched the records of Chariton County, Missouri pertaining to the following described real estate:

A portion of Lot 2 in the Southeast Quarter of Section 28 and in the Northeast Quarter of Section 33, Township 53 North, Range 19 West of the 5th P.M., Chariton County, Missouri, being more particularly described as follows:

Commencing at a set iron rod being the Southwest Corner of said Lot 2 in Section 33; thence along the South Line of said Lot, South 83 degrees 37 minutes 58 seconds East, a distance of 457.37 feet to a 1/2 inch iron rod set being the point of beginning; thence leaving said line, along the centerline of an existing field road as follows: North 10 degrees 58 minutes 42 seconds East, a distance of 65.55 feet to a 1/2 inch iron rod set; thence North 01 degree 00 minutes 49 seconds East, a distance of 359.60 feet to a 1/2 inch iron rod set; thence North 03 degrees 12 minutes 11 seconds East, a distance of 422.86 feet to a 1/2 inch iron rod set; thence North 13 degrees 01 minute 57 seconds East, a distance of 61.98 feet to a 1/2 inch iron rod set at the intersection of said field road and the centerline of a levee; thence along the centerline of said levee as follows: 201.00 feet along an arc to the right with a radius of 204.63 feet and a chord that bears North 28 degrees 30 minutes 22 seconds West, a distance of 193.01 feet to a 1/2 inch iron rod set; thence North 00 degrees 22 minutes 00 seconds West, a distance of 709.65 feet to a 1/2 inch iron rod set; thence 374.69 feet along an arc to the left with a radius of 358.10 feet and a chord that bears North 30 degrees 20 minutes 30 seconds West, a distance of 357.83 feet to a 1/2 inch iron rod set; thence North 60 degrees 19 minutes 00 seconds West, a distance of 54.40 feet to a 1/2 inch iron rod set on the North Line of Lot 2 in Section 28; thence South 87 degrees 36 minutes 09 seconds East, a distance of 1247.48 feet to the Northeast Corner of said Lot not set; thence along the East Line of said lot as follows: South 02 degrees 47 minutes 50 seconds West, a distance of 1252.23 feet to a 5/8 inch iron rod found; thence South 03 degrees 19 minutes 56 seconds West, a distance of 916.49 feet to the Southeast Corner of Lot 2 in Section 33; thence along the South Line of Lot 2 in said Section, North 83 degrees 37 minutes 58 seconds West, a distance of 869.14 feet to the point of beginning.

Our search covered the period of March 24, 1969 to July 5, 2023.

Title: Title is vested in Randy L. Kaiser and Carol J. Kaiser, husband and wife by Warranty Deed recorded June 10, 2013 in Book 271, Page 171, Records of Chariton County, Missouri Records of Chariton County, MO.

Conveyances: None of Record since June 10, 2013.

Liens: 1. **NOTE:** This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment; nor is the Company liable for errors or omissions in this foreclosure report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

2. Deed of Trust executed by Randy L. Kaiser and Carol J. Kaiser, husband and wife to Jonathan C. Browning Trustee for Bank of St. Elizabeth, dated 12/15/20 and recorded 12/15/20 in Book 283, Page 437, Records of Chariton County, Missouri, securing the principal sum of \$89,928.65.

Judgments: None of Record.

Tax Liens: None of Record.

Special Assessments: None of Record.

Parcel No.: 032-21-8.0-28-000-00-013.00 and 032-21-8.0-33-000-00-001.00

Taxes: FOR INFORMATIONAL PURPOSES ONLY:

Parcel 1# 032-21-8.0-28-000-00-013.00

Taxes Paid (2022): \$242.19

Parcel 2# 21-8.0-33-000-00-001.00

Taxes Paid (2022): \$29.16


A handwritten signature in cursive script, appearing to read "Clyon", is written over a horizontal line.

Christy Lyon

CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
TAX BILL NO. 10207.0
PARCEL 20-00615.0000
TOTAL ASSESSED 100

KAISER RANDY L & CAROL J

PO BOX 105036
JEFFERSON CTY, MO 65110-5036

ITEMIZATION OF TAX

State	0.03
County	0.18
Twp Brunswick	0.10
Brunswick Road	0.70
Ambulance	0.26
Sheltered Workshop	0.08
Health	0.10
Senior Services	0.05
School R-2	4.01
Brunswick Dalton D D	23.65

TOTAL TAX 29.16

PARCEL NO 20-00615.0000

LOCATION

LEGAL DESCRIPTION

33-53-19 LOT 2 IN NE EXCEPT: All that part of the
following tract located in section 33: Beg @ a set iron
rod being the SW cor

Acres: 3.00

ASSESSED VALUATION

S-T-R: 33-53-19

Agriculture

100

Total Assessed Value

100

Assessments are made by the Assessor INQUIRIES ON VALUATION SHOULD BE ADDRESSED TO ASSESSOR. It is the obligation of the taxpayer to see that their property is properly described and assessed on the tax books. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due.
If you have questions concerning property values, contact the County Assessor (660) 288-3873

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
12/12/2022 - KAISER RANDY L FARM	CK - 1199	116898	23.65	0.00	23.65
12/12/2022 - KAISER RANDY L FARM	-	116898	5.51	0.00	5.51

TOTAL PAID

29.16

0.00

29.16

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

Darlene Shipp, Chariton County Collector

REAL ESTATE TAX RECEIPTS
CANNOT BE USED TO LICENSE VEHICLES

If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the county Assessor.

CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
TAX BILL NO. 10205.0
PARCEL 20-00614.0000
TOTAL ASSESSED 480

KAISER RANDY L & CAROL J

PO BOX 105036
JEFFERSON CTY, MO 65110-5036

ITEMIZATION OF TAX

State	0.14
County	0.86
Twp Brunswick	0.48
Brunswick Road	3.34
Ambulance	1.25
Sheltered Workshop	0.38
Health	0.48
Senior Services	0.24
School R-2	19.28
Bruns Dalton D D	215.74

TOTAL TAX 242.19

PARCEL NO 20-00614.0000

LOCATION

LEGAL DESCRIPTION

28-53-19 BEG SE COR LOT 2 SE W 1312.7' N 1991.2' E 1312.7' S
1991.2' TO BEG EXCEPT: All that part of the following
tract located

Acres: 43.20

ASSESSED VALUATION

S-T-R: 28-53-19

Agriculture

480

Total Assessed Value

480

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DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
12/12/2022 - KAISER RANDY L FARM	CK - 1199	116898	215.74	0.00	215.74
12/12/2022 - KAISER RANDY L FARM	-	116898	26.45	0.00	26.45

TOTAL PAID

242.19

0.00

242.19

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

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Chariton County, MO



Legend

- E911 Roads
 - <all other values>
 - US Highway
 - Number State Highway
 - Letter State Highway
- + Railroad
- Parcel
 - Parcel Number/Acres
 - Land Hook
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- Easement
- Corporate Limit Line
- Original Lot
- Subdivision
- Section
- County Boundary

Notes

160.6 0 80.30 160.6 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Chariton County, MO



Legend

- E911 Roads
 - <all other values>
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 - Letter State Highway
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- Parcel
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 - DASHED LAND HOOK
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