

OSAGE COUNTY ABSTRACT & TITLE CO.

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TITLE REPORT

March 17, 2025

Jason Wallingford

Trophy Properties & Auction

640 Cepi Drive, Ste 100

Chesterfield, MO 63005

In Re Title to:

PROPERTY DESCRIPTION 108.80 ACRES

A TRACT OF LAND BEING WITHIN LOTS 2 AND 3 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, OSAGE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 4 AS SHOWN IN SURVEY RECORD BOOK 3, PAGE 247 OF THE OSAGE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID SECTION 4, SOUTH 00 DEGREES 14 MINUTES 41 SECONDS EAST 2086.79 FEET TO A ONE INCH DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF LOT 2 OF THE NORTHEAST QUARTER OF SAID SECTION 4, NORTH 89 DEGREES 50 MINUTES 27 SECONDS WEST 2291.39 FEET TO THE CENTERLINE OF COUNTY ROAD #701; THENCE ALONG THE CENTERLINE OF COUNTY ROAD #701 THE FOLLOWING COURSES AND DISTANCES: NORTH 10 DEGREES 31 MINUTES 09 SECONDS WEST 105.22 FEET TO A POINT; NORTH 13 DEGREES 29 MINUTES 08 SECONDS WEST 94.41 FEET TO A POINT; NORTH 15 DEGREES 47 MINUTES 48 SECONDS WEST 438.78 FEET TO A POINT; NORTH 20 DEGREES 17 MINUTES 55 SECONDS WEST 54.08 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, NORTH 82 DEGREES 11 MINUTES 14 SECONDS EAST 131.82 FEET TO A SET IRON ROD; THENCE NORTH 07 DEGREES 16 MINUTES 23 SECONDS WEST 398.35 FEET TO A SET IRON ROD; THENCE NORTH 06 DEGREES 30 MINUTES 43 SECONDS WEST 165.84 FEET TO A SET IRON ROD; THENCE NORTH 55 DEGREES 40 MINUTES 59 SECONDS WEST 93.89 FEET TO AN IRON ROD ON THE EASTERN LINE OF A TRACT OF LAND DESCRIBED BOOK 475, PAGE 125 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID TRACT OF LAND DESCRIBED BOOK 475, PAGE 125 THE FOLLOWING COURSES AND DISTANCES: NORTH 13 DEGREES 39 MINUTES 43 SECONDS EAST 95.15 FEET TO AN IRON ROD; NORTH 28 DEGREES 34 MINUTES 43 SECONDS EAST 42.80 FEET TO AN IRON ROD; AND NORTH 40 DEGREES 34 MINUTES 43 SECONDS EAST 317.75 FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED

IN BOOK 398, PAGE 693 OF SAID RECORDS; THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT OF LAND DESCRIBED IN BOOK 398, PAGE 693, NORTH 87 DEGREES 03 MINUTES 14 SECONDS EAST 330.74 FEET TO AN IRON ROD AND NORTH 29 DEGREES 08 MINUTES 36 SECONDS EAST 483.75 FEET TO AN IRON ROD ON THE NORTH LINE OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 88 DEGREES 59 MINUTES 09 SECONDS EAST 1662.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 108.80 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING FEBRUARY AND MARCH OF 2025.

Record Ownership: Lovedy Magagnos

Liens: None

Judgments: None

Mechanics' Liens: None

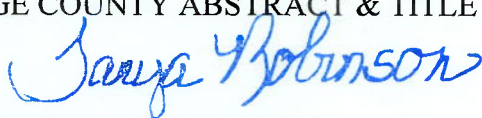
Miscellaneous: Subject to the following:

- Subject to an accurate metes and bounds surveyed description.
- Right of Way of County Road #701.
- Road easements of record.

Taxes: All Real Estate Taxes and Assessments for 2024 are past due and are now a lien.

Dated: March 17, 2025, at 4:30 o'clock P.M.

OSAGE COUNTY ABSTRACT & TITLE CO.

By: 

Tanya Robinson