



TITLE REPORT

Order No.: H68737

HILLSBORO TITLE COMPANY has performed a Full Title Search of the Public Records of Jefferson County, Missouri up to and including the date of April 11, 2024, for the purpose of preparing this Title Report on the following described property situated in the County of Jefferson, State of Missouri, to wit:

The East half of the Southeast Quarter of Section 7, Township 42, Range 3 East, Jefferson County, Missouri, containing 80 acres.

Less and excepting therefrom 20 acres, more or less, conveyed by Charles H. Kraemer and wife to Bryant E. Bay and wife, by warranty deed dated June 3, 1941, recorded June 9, 1941, in Book 148, Page 217 of the Jefferson County Land Records.

Also, less and excepting therefrom that part of said real estate conveyed to State of Missouri, as recorded in Book 285, Page 217 of the Jefferson County Land Records.

Also, less and excepting therefrom that part conveyed to James E. Lamkin, Jr. and Sharon R. Lamkin, his wife , as recorded in Book 515, Page 20 of the Jefferson County Land Records.

Also, less and excepting therefrom that part awarded to John Duckworth and Rosemary Duckworth by Order under Cause No. 40,600 of the Jefferson County Circuit Court, as recorded in Book 446, Page 421 of the Jefferson County Land Records.

We report according to the Jefferson County records, the record owner of said property is:

Joan A. Schroeter Trustee and her successor as trustee under Trust Agreement dated March 22, 1996 executed by Joan A. Schroeter as Grantor

Subject to the following:

1. General Taxes for the County of Jefferson for the year 2024.
2. Easement granted to Union Electric Company and/or AmerenUE, according to instrument recorded in Book 141, Page 119.

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3. Easement granted to Southwestern Bell Telephone Company, according to instrument recorded in Book 409, Page 421.

4. Easement granted to State of Missouri, according to instrument recorded in Book 285, Page 217.

5. Easements for roadway, according to instruments recorded in Book 446, Page 621; Book 446, Page 629; Book 446, Page 631; Book 470, Page 493.

6. Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of State Road NN.

7. Any assessments for maintenance of sewer system.

8. Terms, powers, conditions and limitations of the Trust under which title to said land is being held.

Clearance of all parties to transaction of the Specially Designated Nationals & Blocked Persons database. (PATRIOT ACT) Searched for: Wayne Keller; Result: NO MATCH FOUND

Clearance of all parties to transaction of the Specially Designated Nationals & Blocked Persons database. (PATRIOT ACT) Searched for: Joan A Schroeter Trustee; Result: NO MATCH FOUND

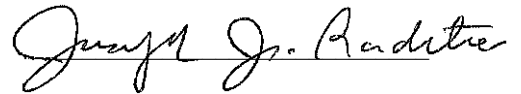
SPECIAL TAXES:	NOT EXAMINED
JUDGMENTS:	NONE.
MECHANIC'S LIENS:	NONE.
FEDERAL TAX LIENS:	NONE.
REQUEST FOR NOTICE OF SALE:	NONE.

Parcel No: 06-3.0-07.0-0-000-014

County Tax Amount for 2023: \$83.05, Paid

This Title Report attempts to make no statement as to restrictions defined in any zoning ordinances or amendments thereto. This Title Report is furnished for informational purposes and is not a commitment for title insurance. As this Title Report is furnished for a nominal charge, HILLSBORO TITLE COMPANY assumes no liability beyond the amount paid for this report.

HILLSBORO TITLE COMPANY

A handwritten signature in black ink, reading "Joseph J. Reditie". The signature is written in a cursive style with a horizontal line underneath the name.