



INFORMATIONAL REPORT

Info Report No.: GTA-01446-26
Property Address: 2471 Mohawk Lane, Osage Beach, MO 65056

SCHEDULE A

1. Informational Report Date: March 12, 2026 at 12:00 AM
2. The estate or interest in the Land described or referred to in this Report is: Fee Simple
3. Title to the Fee Simple estate or interest in the Land is at the Report Date vested in:

Kay Ann Jarrett

4. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

A handwritten signature in black ink that reads "Ann M. Phillips". The signature is written in a cursive, flowing style.

Ann M. Phillips
Guaranty Title Agency, LLC
504 Bailey Road,
Crystal City, MO 63019

SCHEDULE B - PART I REQUIREMENTS

1. THIS AN INFORMATIONAL REPORT NOT AN ABSTRACT OR OPINION OF TITLE, NOR IS IT A COMMITMENT TO INSURE TITLE. THIS REPORT IS FURNISHED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES WHEN ACQUIRING OR CONVEYING AN INTEREST IN THE LAND. IT MAY NOT BE RELIED UPON AS A COMMITMENT TO INSURE TITLE TO THE LAND IDENTIFIED HEREIN. THIS IS NOT A COMMITMENT TO INSURE, AND NO INSURANCE IS PROVIDED BY THIS INFORMATIONAL REPORT. THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. LIABILITY HEREUNDER IS EXCLUSIVELY, STRICTLY, AND SPECIFICALLY LIMITED TO THE AMOUNTS PAID FOR THIS REPORT. IF TITLE INSURANCE COVERAGE IS DESIRED, APPLICATION SHOULD BE MADE FOR A TITLE INSURANCE COMMITMENT IN A SPECIFIED AMOUNT AND IDENTIFYING THE PROPOSED INSURED.

2. Real Property Information: The following information is provided as a courtesy to assist persons using this commitment. As such, this information is not warranted for use by third party users of this commitment for the purpose of determining real estate taxes due and owing at closing.

Tax Year: 2025

Locator No. 07-1.0-01.3-000.0-007-010.000

Assessed Value:\$33,230.00

Real Property Taxes in the amount of \$1,410.28 are Paid

3. CHAIN OF TITLE FOR INFORMATIONAL PURPOSES ONLY:

Deed by Successor Trustee Under Active Trust from Kay Ann Jarrett, Successor Trustee of the Lynch Living Trust dated September 30, 1999 to Kay Ann Jarrett, dated 11/10/2023 and recorded 11/15/2023 in Book 892, page 301.

SCHEDULE B - PART II EXCEPTIONS

1. Rights or Claims of parties in possession not shown by public records.
2. Easements or claims of easements not shown by the public records.
3. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
4. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public record.
5. Any water or well rights, or rights or title to water claims thereof, in, on or under the land.
6. Unpatented mining claims; reservations or exceptions in patents or in the Acts authorizing the issuance of said patents.
7. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
8. Any assessments for maintenance of sewer systems, notice of which has not been filed in the office of the Recorder of Deeds.
9. Any assessments by Trustees of said subdivision, notice of which has not been filed in the office of the Recorder of Deeds.
10. Subject to Ingress and Egress as set forth in instruments, recorded in Book 892, at Page 301, and Book 486, at Page 30, Records of Camden County, Missouri.
11. Subject to dedications, restrictions, covenants, easements, title to and interest in the Land in favor of Union Electric Company of Missouri, Union Electric Light & Power Company and AmerenUE, as described in instruments filed of record at Book 63, Page 162; Book 75, Page 633; Book 80, at Page 245; and Book 723, at Page 540, Camden County Recorder's Office.
12. Subject to the Rules and Regulations of "Camden County Subdivision Regulations" filed of record at Book 567, page 243; and "Camden County Master Plan" filed of record at Book 567, page 244; and "Camden County Unified Land-Use Code" filed of record at Book 583, page 829; and "Revocation of Camden County Subdivision Regulations and Camden County Master Plan" filed of record at Book 572, page 534, Camden County Recorder's Office.
13. The consequences of any past or future change in the location of ordinary high water mark of the Lake of the Ozarks. Navigation servitudes and all other statutory rights and powers of the United States of America, the State of Missouri, and the Public over the Lake of the Ozarks and its shore lands extending to the ordinary high-water line thereof which may be exercised without obligation for compensation. The Land shall not be deemed to include any boat dock.
14. If any dock is attached to the property or contained within a legal description, any policy issued by the Company will contain an exception excluding coverage for said dock.

EXHIBIT A

The Land referred to in this Commitment is described as follows:

All that part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 39 North, Range 17 West of the 5th Principal Meridian, described as follows: From the Southeast corner of said Section 1, Township 39 North, Range 17 West, run North along the East line of the Southeast Quarter of said Section 1, 1483.76 feet; thence South 88 degrees 32 minutes West 495.4 feet; thence North 01 degree 28 minutes West 87.5 or 85.7 feet to the centerline of a road 40 feet wide; thence along the centerline of said 40 foot road North 71 degrees 58 minutes West 48.2 feet; thence North 50 degrees 38 minutes West 138 feet; thence North 29 degrees 08 minutes West 167 feet; thence North 07 degrees 18 minutes West 439.5 feet to the end of said road and the center of a well and the Point of Beginning of parcel or tract hereby conveyed; thence North 49 degrees 23 minutes West 213.7 feet to an iron pin at the variable waters edge of The Lake Of The Ozarks; thence along the variable waters edge North 18 degrees 40 minutes East 208 feet; thence South 76 degrees 28 minutes East 70.8 feet; thence South 29 degrees 50 minutes East 213.2 feet to an iron pin; thence leaving the variable waters edge South 30 degrees 25 minutes West 155 feet to the Point of Beginning.

Together with right of ingress and egress to and from the public road over and along existing roadways, and by easement dated May 28, 1958, appearing in Book 111 at Page 8, Recorder's Office of Camden County, Missouri, and all of our rights, titles and interests in and to the private road running along the West boundary line of said real estate as now located and used by adjacent property owners. Subject to Easement rights of Union Electric Light & Power Co., (now Union Electric Company of Missouri) for The Lake Of The Ozarks and for existing utility lines and also subject to road easements of record and joint use by adjacent property owners to the private road above mentioned. Subject to all deeds of trust, restrictions, reservations, conditions, ingress, egress, rights of way, and easements of record, and all existing roads and power lines, whether of record or not.