



WFG NATIONAL TITLE INSURANCE COMPANY PROPERTY REPORT

Commitment No.: GTA-00859-25

File No. GTA-00859-25

Property Address: 11250 Highway 5, Boonville, MO 65233

Report Date: May 19, 2025 at 08:01 AM

To:

Fee Simple interest in the land described, is owned by:

Eugene E. Painter and Tamara J. Painter

The land referred to and described as follows:

A portion of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twelve (12), Township 47 North, Range 18 West, Cooper County, Missouri, and is more particularly described as follows: Beginning at the center of the Southwest Quarter; thence Westerly along the South 1/16th Line, S86°42'36"W, a distance of 275.00' to a 1/2" rod set; thence leaving said line, N01°03'45E, a distance of 800.00' to a 1/2" rod set; thence N86°42'36"E, a distance of 275.00' to a 1/2 " rod set on the west 1/16th line; thence S01°03'45"W, a distance of 800.00' to the point of beginning.

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: 2024

Locator No. 14-1.0-12-000-000-006.001

Assessed Value:\$33,510.00

Real Property Taxes in the amount of \$2,110.58 are paid

The Company notes the following exceptions:

1. Deed of Trust executed by Eugene E. Painter and Tamara J. Painter, husband and wife to Schreimann, Rackers & Francka, LLC as Trustee for Mortgage Electronic Registration Systems, Inc. "MERS", as nominee for Jefferson Bank of Missouri, dated 10/19/2020 and recorded 10/28/2020 as Document No. 2020-2811 in the amount of \$242,160.00.
2. Deed of Trust with Future Advances and Future Obligations executed by Eugene E. Painter and Tamara J. Painter, husband and wife, to Schreimann, Rackers & Francka, LLC Trustee for The Central Trust Bank, dated 10/28/2021 and recorded 11/02/2021 as Document No. 2021-3250 in the amount of \$45,000.00.

3. THIS PROPERTY REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, NOR IS IT A COMMITMENT TO INSURE TITLE, THIS PROPERTY REPORT IS FURNISHED FOR REFERENCE AND INFORMATIONAL 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. IF TITLE INSURANCE COVERAGE IS DESIRED, APPLICATION SHOULD BE MADE FOR A TITLE INSURANCE COMMITMENT IN A SPECIFIED AMOUNT AND IDENTIFYING THE PROPOSED INSURED.



Susan Kaman
Guaranty Title Agency, LLC
504 Bailey Road,
Crystal City, MO 63019