



Hillsboro Title Company

10570 Hwy 21
Hillsboro, MO 63050
Phone (636)797-4222 * Fax

Transaction Identification Data for reference only:

Issuing Agent:

Issuing Office: Hillsboro Title Company

ALTA® Universal ID:

Loan ID No.:

Issuing Office File No.: HTC-2026-04-3308-PR

Property Address: 3385 County Road 5615, 75.3 +/- acres, Bunker, MO 63629

PROPERTY INFORMATION REPORT SCHEDULE A

1. Effective Date: April 2, 2026 at 7:00 a.m.
2. The estate or interest in the land described or referred to in this Report is Fee Simple.
3. Last Grantee of Record to the Fee Simple estate or interest in the land at the Effective Date is:

Russell E. Morris and Amber Morris, husband and wife as to parcel 1

Russell Edward Morris and Amber Miriah Morris, husband and wife as to parcels 2 and 3
4. The land referred to in this Report is described as follows:

See Exhibit A attached hereto and made a part hereof.

NOTE: This Property Information Report is not a commitment to insure title. The information presented herein reflects a search of the available public records applicable to the above referenced property. No examination of the documents referenced herein or provided herewith has been conducted by Hillsboro Title Company or any of its agents, employees, or contractors. The liability of Hillsboro Title Company for any errors or omissions contained in this report is expressly limited to the lower of \$1000.00 or the price paid for this Property Information Report. The use of this report to issue a title insurance commitment or policy by any person shall be deemed to be acceptance of this limitation of liability.

PROPERTY INFORMATION REPORT (Continued)

The Company's review revealed the following matters of record:

1. Real Estate Tax Information:

Parcel No. 21-4.0-17-0-00-005.002 (Parcel 1)
2025 Assessed Value: \$560.00
2025 Tax Rate: 3.8377
2025 County Real Property Taxes in the amount of \$21.49 were paid

Parcel No. 21-4.0-17-0-00-005.001 (Parcel 2)
2025 Assessed Value: \$6,200.00
2025 Tax Rate: 3.8377
2025 County Real Property Taxes in the amount of \$237.93 were paid

Parcel No. 21-4.0-20-0-00-002.000 (Parcel 3)
2025 Assessed Value: \$24,920.00
2025 Tax Rate: 3.8377
2025 County Real Property Taxes in the amount of \$959.36 were paid

2. DEEDS OF TRUST / MORTGAGE OF RECORD:

Deed of Trust executed by Stanley E. Medlock and Sherry A. Medlock and given to Mark Weaver, Trustee for Bank of Salem, deed dated 04/28/17 and recorded 05/03/17 as Document No. 20170855, in the land records of Dent County, Missouri, securing the principal sum of \$83,000.00 and other obligations described therein.

NOTE: The above deed of trust affects only parcels 2 and 3 and contains other property and was taken out by a prior owner.

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust.

Deed of Trust executed by Russell E Morris spouse of Amber Morris and Amber Morris spouse of Russell E Morris and given to L. Dwayne Hackworth, Trustee for Peoples Community Bank, deed dated 08/23/24 and recorded 09/03/24 as Document No. 20241585, in the land records of Dent County, Missouri, securing the principal sum of \$47,600.00 and other obligations described therein. (Parcel 1)

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust.

3. JUDGMENTS OF RECORD: NONE

4. FEDERAL TAX LIENS: NONE

5. STATE TAX LIENS: NONE

6. BANKRUPTCIES: NONE

7. OTHER LIENS: NONE

8. CHAIN OF TITLE:

General Warranty Deed from Stanley E. Medlock and Sherry A. Medlock, husband and wife to Russell E. Morris and Amber Morris, husband and wife, dated 08/23/24 and recorded 09/03/24, as Document No.

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20241584, in the land records of Dent County, Missouri (Parcel 1)

Warranty Deed from Stanley E. Medlock and Sherry A. Medlock, husband and wife to Russell Edward Morris and Amber Miriah Morris, husband and wife, dated 04/28/17 and recorded 04/28/17, as Document No. 20170833, in the land records of Dent County, Missouri. (Parcels 2 & 3)

PROPERTY INFORMATION REPORT (Continued)

The Company's review revealed the following restrictions and easements of record:

1. Sewer Assessments, if any.
2. Any rights, easements, interests or claims which may exist by reason of or reflected on the survey dated 04/02/24 by Michelle L. Elwood, PLS and recorded as Document No. 20240988. (Parcel 1)

EXHIBIT "A"

PARCEL 1:

A part of the West Half of the Southeast Quarter of Section 17, Township 32 North, Range 3 West, of the 5th P.M., Dent County, Missouri, described as follows: Commencing at the Southeast corner of the West Half of the Southeast Quarter of Section 17, thence North 00 degrees 12 minutes 08 seconds East 481.49 feet, along the East line of the West Half of the Southeast Quarter of Section 17 to an iron pin and the point of beginning, thence leaving the said East line, North 85 degrees 34 minutes 00 seconds East 720.41 feet to an iron pin on the East Right of Way of Dent County Road 5615, thence along the said East Right of Way, North 16 degrees 35 minutes 06 seconds West 660.06 feet, thence north 15 degrees 40 minutes 15 seconds West 467.19 feet to an iron pin, thence leaving the said East Right of Way, South 85 degrees 34 minutes 00 seconds East 1039.70 feet to an iron pin on the East line of the West Half of the Southeast Quarter of Section 12, thence South 00 degrees 12 minutes 08 seconds West 1057.75 feet, along the said East line, to the point of beginning. Bearings based on Grid North. Description per Survey M-2058, dated April 2, 2024, by Michelle Elwood, PLS.

PARCEL 2:

All fifteen acres off the South side of the Southwest Quarter of the Southeast Quarter of Section 17, Township 32 North, Range 3 West, of the 5th P.M., Dent County, Missouri

PARCEL 3:

All of the Northwest Quarter of the Northeast Quarter of Section 20, Township 32 North, Range 3 West, of the 5th P.M., Dent County, Missouri.