



PROPERTY REPORT

Commitment No.: GTA-00708-25
Property Address: 64 New Home Road, Salem, MO 65560
New Home Road, Salem, MO 65560

File No. GTA-00708-25

Report Date: March 27, 2025 at 08:01 AM

To:

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

The Revocable Living Trust of Lawrence L. Litz and Shirley A. Litz of June 22, 2007

The land referred to and described as follows:

Parcel 1: All that part of the South half of Section Ten (10) , Township Thirty-six (36) North, Range Four (4) West of the 5th P.M., Crawford County, Missouri, described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 10; thence with the Section line South 89°28'59" West 249.66 feet; thence leaving said Section line North 00°38'00" East 990.62 feet to the South right of way line of a private road and the true POINT OF BEGINNING; thence leaving said South right of way North 19°08'38" West 674.11 feet; thence North 59°18'08" East 982.18 feet to the centerline of a County Road; thence with the centerline of said County Road; thence with the centerline of said County Road South 38°03'55" East 116.08 feet; thence continuing with said centerline South 17°58'40" East 115.07 feet; thence South 34°22'04" West 100.86 feet; thence South 23°46'10" East 44.07 feet; thence South 12°33'13" West 67.52 feet; thence South 28°14'33" West 60.45 feet; thence South 22°54'43" East 294.66 feet; thence South 38°27'36" East 524.54 feet; thence South 36°36'16" East 152.94 feet to the intersection of the centerline of County Road and the South right of way line of an existing 30 foot wide private road; thence leaving said centerline of County Road South 52°17'53" West 175.57 feet along and with said South right of way of private road; thence continuing with said right of way South 63°55'00" West 52.60 feet; thence North 75°05'00" West 248.90 feet; thence North 78°30'00" West 143.90 feet; thence North 66°45'00" West 145.80 feet; thence South 87°55'00" West 116.20 feet; thence North 84°20'00" West 144.80 feet; thence North 86°38'00" West 150.40 feet; thence North 64°23'00" West 154.60 feet; thence North 83°44'00" West 43.0 feet to the point of beginning; less the County Road right of way.

Parcel 2: All of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and all of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Nine (9), Township Thirty-six (36) North, Range Four (4) West, Crawford County, Missouri.

Parcel 3: All that part of Section Ten (10), Township Thirty-six (36) North, Range Four (4) West of the 5th P.M., Crawford County, Missouri, described as follows: Begin at the Southwest corner of said Section 10; thence with the Section line proceed South 88°07'11" East 1596.24 feet to an old iron rod, being North 88°07'11" West, 1080.00 feet from the Southeast corner of the Southwest Quarter of said Section 10; thence with a property line proceed North 03°11' East, 728 feet to a point being designated as Point "A"; said point being on the South line of a 30 foot wide private road easement; thence with the South line of said road proceed in an Easterly direction 2376 feet to the intersection with a point in the County Road, said point being designated as Point "B" thence with said County Road proceed in a Northerly direction 2140 feet, more or less, to the Southeast corner of a 25 acre tract of land recorded in Book 328 at page 472 of the Recorder of Deeds Office; thence leaving said County Road and with a property line North 12°42' East, 264 feet to a point; thence North 70°22' West, 654.6 feet to a point; thence North 55°13' West 748.3 feet to a property corner, being the Southwest corner of said 25 acre tract of land;

thence with a property line, proceed South 45°59' West 736 feet to a point on the West line of the Southeast Quarter of the Northwest Quarter of said Section 10; thence South 02°28' West, 378.5 feet to an old stone, being the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 10; thence North 88°57'15" West, 1340.66 feet to the Northwest corner of the Southwest Quarter of said Section 10; thence with the Section line proceed South 02°28' West, 2643.8 feet to the point of beginning.

Less and excepting from the above described tracts, those parcels of real estate described in Warranty Deed dated October 29, 2012, recorded October 29, 2012, as Document No. 201204384.

Less and excepting from the above described tracts, those parcels of real estate described in Warranty Deed dated August 28, 2012, recorded August 29, 2012, as Document No. 201203453.

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. 19-2.0-10-0-00-010.010

Assessed Value:\$29,370.00

Real Property Taxes in the amount of \$1,508.20 are paid

Tax Year: 2024

Locator No. 19-2.0-09-0-00-005.000

Assessed Value:\$700.00

Real Property Taxes in the amount of \$35.95 are paid

The Company notes the following exceptions:

1. Nothing of Record.
2. 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