



PROPERTY REPORT

Commitment No.: GTA-00750-25
Property Address: 1610 Highway 64, Tunas, MO 65764

File No. GTA-00750-25

Report Date: April 9, 2025 at 12:00 AM

To: Living The Dream Inc.

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

Terry Delong

The land referred to and described as follows:

All that part of the East Half of the Northeast Quarter of Section 21, Township 35 North, Range 18 West of the 5th P.M. described as follows: Beginning at the Southeast corner of the East Half of the Northeast Quarter of said Section 21; thence North 88°46'10" West, 305.11 feet along the South line of said East Half of the Northeast Quarter; thence North 02°22'40" East, 2105.84 feet to the Southeasterly right of way of Missouri State Highway 64; thence North 66°06'30" East, 346.45 feet along said right of way to the East line of said East Half of the Northeast Quarter; thence South 02°31'10" West, 2253.07 feet along said East line to the Point of Beginning. Tract 2 of Survey No. L-1326 by Lortz Surveying, dated 05/17/2021.

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. 06-5.0-21-000-000-010.000

Assessed Value:\$26,000.00

Real Property Taxes in the amount of \$1,196.69 are Paid

The Company notes the following exceptions:

1. Deed of Trust with Future Advances and Future Obligations executed by Terry Francis Delong aka Terry Delong and Barbara Jean Merritt, husband and wife, to Rieschel & Rieschel, L.C. Trustee for O'Bannon Banking Company, dated 12/01/2023 and recorded 12/05/2023 as Document No. 202302723 in the amount of \$447,090.86.
2. Federal Tax Lien against Terry F Delong filed 11/13/24 as Document number 20240011 the amount of \$17,689.14, plus penalties and interest.
3. Federal Tax Lien against Terry F Delong and Barbara J Merritt filed 11/13/24 as Document number 20240012 in the amount of \$27,509.75, plus penalties and interest.
4. Federal Tax Lien against Terry F Delong and Barbara J Merritt filed 01/24/25 as Document number 20250014 in the amount of \$2,680.06, plus penalties and interest.

A handwritten signature in black ink, appearing to read "Stephanie Jaurigui". The signature is fluid and cursive, with the first name being more prominent.

Stephanie Jaurigui
Guaranty Title Agency, LLC
504 Bailey Road,
Crystal City, MO 63019