



PROPERTY REPORT

Commitment No.: GTA-00757-25
Property Address: 273 Highway 42, Dixon, MO 65459

File No. GTA-00757-25

Report Date: April 15, 2025 at 12:00 AM

To:

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

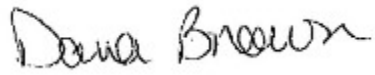
David Paul Deroy

The land referred to and described as follows:

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 2, Township 39 North, Range 12 West, Miller County, Missouri, more particularly described as follows: Beginning at a flint stone at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 2, thence South 88 degrees 17 minutes 57 seconds East, along the North line of said Quarter Quarter 994.57 feet, to an iron pin; thence South 13 degrees 09 minutes 26 seconds West, 506.44 feet, to an iron pin; thence South 73 degrees 33 minutes 56 seconds East, 243.52 feet, to an iron pin on the Westerly line of State Supplementary Highway B, also known as Highway 42; thence Southwesterly along said Westerly line the following courses: thence South 16 degrees 26 minutes 04 seconds West, on a curve to the right, said curve having a radius of 5698.67 feet, and an arc length of 74.65 feet; thence South 17 degrees 11 minutes 06 seconds West, 717.39 feet, to an iron pin on the South line of the Northwest Quarter of Southwest Quarter of said Section 2; thence leaving said Westerly line North 88 degrees 23 minutes 02 seconds West, along the South line of said Quarter Quarter 896.65 feet, to a flint stone at the Southwest corner of said Quarter Quarter; thence North 00 degrees 32 minutes 55 seconds East, along the section line 1324.60 feet, to the point of beginning.

The Company notes the following exceptions:

1. Deed of Trust With Future Advances and Future Obligations, executed by David Paul Deroy a/k/a David Deroy, a single person, to Community State Bank of Missouri, dated 03/04/2019, and recorded 03/11/2019, as Instrument Number 201900833, in the land records of Miller County, Missouri, securing the principal sum of \$94,100.00, and such other sums provided therein.
2. Tax ID: 17 1.0 02 000 000 024.000
2024 County Real Property Taxes in the amount of \$334.89 were paid.
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.

A handwritten signature in black ink that reads "Dana Brown". The script is cursive and fluid, with the first name "Dana" and last name "Brown" clearly distinguishable.

Dana Brown
Guaranty Title Agency, LLC
504 Bailey Road,
Crystal City, MO 63019