



## PROPERTY REPORT

Commitment No.: GTA-00796-25

File No. GTA-00796-25

Property Address: 83 Little Shoal Creek, Steelville, MO 65565

Report Date: April 21, 2025 at 08:00 AM

To:

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

Stephen Emerick

The land referred to and described as follows:

All that part of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-Eight (28), Township Thirty-Seven (37) North, Range Two (2) West, in Crawford County, Missouri, described as follows: Beginning at a point where the South line of said Section 28 intersects the East right of way of the County Road; thence North 9 degrees 28 minutes West 283.49 feet along said East right of way of the County Road; thence leaving said right of way of the County Road North 89 degrees 32 minutes East, 644.46 feet; thence South 0 degree 28 minutes East 280.00 feet to said South line of Section 28; thence South 89 degrees 32 minutes West 600.11 feet 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. 16-8.0-28-0-00-021.000

Assessed Value:\$28,950.00

Real Property Taxes in the amount of \$1,486.64 are paid

The Company notes the following exceptions:

1. Deed of Trust executed by Stephen Emerick, a single man to Commonwealth Land Title Insurance Company as Trustee for Mortgage Electronic Registration Systems, Inc. "MERS", as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, dated 05/25/2021 and recorded 05/26/2021 as Instrument No. 202102286, in the amount of \$285,000.00.

Modification of the above Deed of Trust recorded 08/02/2024 as Document No. 202402375.

2. We find a pending suit filed in Crawford County, Missouri, as Case No. 24CF-AC00409, styled JPMorgan Chase Bank, N.A. vs Stephen O. Emerick.

3. CHAIN OF TITLE FOR INFORMATIONAL PURPOSES ONLY:

Trustee's Warranty Deed from Susan J. Rosinski, Trustee of the Revocable Trust of Susan J. Rosinski dated August 16, 2002, to Stephen Emerick, a single person, dated 05/25/2021 and recorded 05/26/2021 as Document No. 202102285.

A handwritten signature in black ink, appearing to read "James Noce". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Noce".

James Noce  
Guaranty Title Agency, LLC  
12231 Manchester Road  
Des Peres, MO 63131