



PROPERTY REPORT

Commitment No.: GTA-00691-25

File No. GTA-00691-25

Property Address: 98 Acres on Highway Y, Courtois, MO 65565

Report Date: March 25, 2025 at 12:00 AM

To: Living The Dream Inc.

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

Naegler Oil Co., Inc., a Missouri corporation

The land referred to and described as follows:

The Southeast 1/4 of the Southwest 1/4 and the West 1/2 of the Southwest 1/4, EXCEPT the South 22 acres of the said West 1/2 of the Southwest 1/4, all in Section 32, Township 36, Range 1 West.

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. 24-9.0-032-000-000-014.01000

Assessed Value:\$860.00

Real Property Taxes in the amount of \$51.99 are Paid

The Company notes the following exceptions:

1. Lease Agreement executed by Lenora G. Alexander and Joe Alexander, her husband, Vernon R. Adams and Phyllis F. Adams, his wife, Robert L. Crabtree, single and unmarried, and Stephen Gaddy and Caroline M. Gaddy, his wife in favor of The Doe Run Resource Corporation, a New York Corporation, successor in interest to The Doe Run Company, a Missouri General Partnership, recorded 05/04/07 in Book 2007, Page 10684, Washington, Missouri.

2. Financing Statement executed by The Doe Run Resources Corporation to Wells Fargo Bank, National Association, recorded 07/24/2012 in Book 2012, Page 10268, in the land records of Washington County, Missouri.

Amendment of Financing Statement recorded 06/14/2017 in Book 2017, Page 1953, in the land records of Washington County, Missouri.

Amendment of Financing Statement recorded 03/27/2020 in Book 2020, Page 1214, in the land records of Washington County, Missouri.

Continuation of Financing Statement recorded 04/26/2022 in Book 2022, Page 1977, in the land records of Washington County, Missouri.

Amendment of Financing Statement recorded 08/16/2023 in Book 2023, Page 2761, in the land records of Washington County, Missouri.

3. If asked to insure said property, this company would require:

1. Release of Deed of Trust with Future Advances and Future Obligations executed by Stephen Wayne Gaddy and Caroline Mae Gaddy, husband and wife, to Stephen D. Stewart Trustee for Naegler Oil Company, Inc., dated 03/22/2006 and recorded 05/19/2006 in Book 2006 page 10762 in the amount of \$300,000.00.

2. An Estoppel Affidavit as required to convey property by Deed in Lieu of Foreclosure.

3. An affidavit, which is to be recorded, executed by some competent person well acquainted with the facts, establishing the time and place of death and place of residence as of death of Robert L. Crabtree aka Robert Crabtree, Sr. and establishing whether Robert L. Crabtree aka Robert Crabtree, Sr. was survived by a spouse and by any child, natural born or adopted, or by any descendant, by birth or adopted, or by any child of any deceased child or deceased adopted child other than Robert Crabtree Jr. aka Robert L. Crabtree, Mark Crabtree and Sheri Lynn Simpson aka Sheri L. Scott.

4. We find Warranty Deed executed by Robert J. Crabtree, Mark Crabtree, Sheri L. Scott to Naegler Oil Co., Inc., a Missouri corporation, dated 05/05/2017 and recorded 05/15/2017 in Book 2017 page 1571.

The above Deed failed to recite the marital status of the grantors as of the date of the deed. Presumably they were single people and if this is the case, we require proof in an acceptable form. In the contrary additional requirements will be made.



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