



## PROPERTY REPORT

Commitment No.: GTA-00696-25

File No. GTA-00696-25

Property Address: 40 Acres on County Road 513, Winona, MO 65588

Report Date: March 19, 2025 at 12:00 AM

To: Living The Dream Inc.

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

Robert A. McQuerry and Tina M. McQuerry

The land referred to and described as follows:

The NW 1/4 of the NE 1/4 of Section 30, Township 28 North, Range 3 West in Shannon County, Missouri.

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. 20-9.0-30-000.0-00-002.00

Assessed Value:\$710.00

Real Property Taxes in the amount of \$29.82 are Paid

The Company notes the following exceptions:

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.

1. Deed of Trust with Future Advances and Future Obligations executed by Robert A. McQuerry and Tina M. McQuerry, Husband and Wife, to Gale Hawkins Trustee for Community Bank, National Association, dated 07/29/2009 and recorded 08/05/2009 as Document No. 200900753 in the amount of \$95,000.00. (Includes Additional Property)

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