



PROPERTY REPORT

Commitment No.: GTA-00725-25

File No. GTA-00725-25

Property Address: Maries Road 519, Vienna, MO 65582
, Vienna, MO 65582

Report Date: March 31, 2025 at 12:00 AM

To: Living The Dream Inc.

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

Turtle Trucking, L.L.C., a Missouri Limited Liability Company

The land referred to and described as follows:

A tract of land, part of the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, Section 4, part of the Northwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 39 North, Range 8 West of the 5th P.M., Maries County, Missouri is more particularly described as follows:

Commencing at an iron pipe in a pile of rocks, the south quarter corner of said Section 4, and POINT OF BEGINNING of the tract of land hereinafter described: thence along the quarter section line N0°5'08"E, 2027.85' to an iron rod on the southerly right of way of Highway 63; thence leaving said quarter section line, along said right of way S70°04'03"E, 64.58' to a right of way marker; thence S73°01'00"E, 1299.97' to a point of right of way change; thence S37°13'48"E, 53.48' to an iron rod on the east line of the Northwest Quarter of the Southeast Quarter of Section 4; thence leaving said right of way, along the quarter, quarter line S0°06'00"W, 1528.85' to an iron pipe, the northwest corner of the northeast quarter of the northeast quarter of said Section 9; thence along the section line, N87°41'08"E, 1337.80' to an aluminum monument, the corner to sections 3,4,9 and 10; thence along the section line, S0°14'00"E, 717.65' to an iron rod; thence S0°14'40"E, 5.87' to the northerly right of way of County Road 519; thence leaving said section line, along said right of way, S85°11'39"W, 81.29', thence S72°29'14"W, 136.51'; thence S61°33'14"W, 290.05'; thence S65°04'58"W, 188.46'; thence S75°45'12"W, 142.49'; thence S88°58'21"W, 93.65'; thence N85°35'26"W, 360.91'; thence N86°30'42"W, 318.05'; thence N81°22'00"W, 147.41'; thence N76°50'09"W, 149.70'; thence N71°32'22"W, 380.07'; thence N76°12'20"W, 130.37'; thence N88°47'31"W, 144.05'; thence S78°50'24"W, 110.89'; thence S71°16'22"W, 105.51' to a point; thence leaving said right of way, N0°05'46"E, 16.62' to an iron rod; thence N0°05'46"E, 697.93' back 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

Section 9

Locator No. 12220900000000101

Assessed Value:\$460.00

Real Property Base Taxes in the amount of \$21.99 are Paid

Section 4

Locator No. 12210400000000800

Assessed Value:\$480.00

Real Property Base Taxes in the amount of \$21.26 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 Turtle Trucking LLC, to William C. Morgan Trustee for Citizens Bank of Newburg, dated 10/02/2020 and recorded 10/05/2020 as Document No. 202001379 in the amount of \$152,200.00.



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