



PROPERTY REPORT

Commitment No.: GTA-00797-25
Property Address: 654 Oakdale, Cuba, MO 65453

File No. GTA-00797-25

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

To:

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

Brian D. Edgar and Toni R. Edgar

The land referred to and described as follows:

All that part of Lot One (1) of the Southwest Quarter (SW1/4) of Section Eighteen (18), Township Thirty-Nine (39) North, Range Four (4) West of the 5th Principal Meridian, Crawford County, Missouri, being more particularly described as follows: Beginning at a set 5/8 rebar at the South Quarter corner of Section 18, Township 39 North, Range 4 West of the 5th P.M.; thence North 00 degrees 39 minutes 05 seconds West, 529.40 feet along the East line of Lot One, Section 18 to a set 5/8 inch rebar; thence South 89 degrees 29 minutes 16 seconds West, 329.84 feet parallel to the South line of Section 18, from which a set 5/8 inch rebar bears South 89 degrees 29 minutes 16 seconds West, 25.00 feet for the Trust Point of Beginning; thence South 89 degrees 29 minutes 16 seconds West, 329.13 feet parallel to the South line of Section 18, to a set 5/8 inch rebar; thence South 00 degrees 48 minutes 23 seconds West, 264.70 feet to a set 5/8 inch rebar; thence North 89 degrees 29 minutes 16 seconds East, 329.13 feet parallel to the South line of Section 18, from which a set 5/8 inch rebar bears South 89 degrees 29 minutes 16 seconds West, 25.00 feet; thence North 00 degrees 48 minutes 23 seconds East, 264.70 feet to the True Point of Beginning.

Together with a perpetual, non-exclusive easement 50 feet in width, for ingress and egress, the centerline of which is described as follows: Commencing at the South Quarter corner of said Section 18; thence South 89 degrees 29 minutes 16 seconds West, 328.41 feet to a point of beginning; thence from said point of beginning, North 0 degrees 48 minutes 23 seconds East, 529.4 feet.

Subject to a perpetual, non-exclusive easement 50 feet in width for ingress and egress, the centerline of which is described as follows: Commencing at the South Quarter corner of said Section 18; thence along the South line of said Section 18, South 89 degrees 29 minutes 16 seconds West, 328.14 feet; thence North 0 degrees 48 minutes 23 seconds East, 264.7 feet to a point of beginning; thence from said point of beginning, continue North 0 degrees 48 minutes 23 seconds East, 264.7 feet.

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. 06-4.0-18-0-00-014.150
Assessed Value:\$21,930.00
Real Property Taxes in the amount of \$942.51 are paid

The Company notes the following exceptions:

1. Deed of Trust executed by Brian D. Edgar and Toni R. Edgar, to J Kent Robinson and/or Lance B. Thurman Trustee for Phelps County Bank, dated 10/24/2022 and recorded 10/25/2022 as Document No. 202203991 in the amount of \$255,750.00.

Assignment of above Deed of Trust to Mortgage Electronic Registration Systems, Inc. according to instrument recorded 11/08/2022 as Instrument No. 202204190.

2. CHAIN OF TITLE FOR INFORMATIONAL PURPOSES ONLY:

Warranty Deed from Jeremy Lowe and Darah Lowe, husband and wife, to Brian D. Edgar and Toni R. Edgar, husband and wife, dated 10/24/2022 and recorded 10/25/2022 as Document No. 202203990.

A handwritten signature in black ink, appearing to read "James Noce". The signature is written in a cursive, flowing style.

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