



WFG NATIONAL TITLE INSURANCE COMPANY PROPERTY REPORT

Commitment No.: GTA-00864-25

File No. GTA-00864-25

Property Address: Zeigenbein Road, Saint Robert, MO 65584
Zeigenbein Road, Saint Robert, MO 65584
Zeigenbein Road, Saint Robert, MO 65584

Report Date: May 27, 2025 at 08:01 AM

To:

FEE SIMPLE interest in the land described, is owned by:

Four J Land & Cattle Company a/k/a Four J Land and Cattle Company

The land referred to and described as follows:

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 19, TOWNSHIP 36 NORTH, RANGE 11 WEST OF THE 5TH P.M., PULASKI COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 88° 47' 48" EAST 163.39 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19 TO THE NORTHERLY RIGHT-OF-WAY OF ZEIGENBEIN ROAD, AS LOCATED DECEMBER 2006; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.98 FEET, WITH A RADIUS OF 135.00 FEET, WITH A CHORD BEARING OF NORTH 82° 58' 11" EAST, WITH A CHORD LENGTH OF 46.75 FEET, AND SOUTH 87° 03' 37" EAST 212.15 FEET, AND ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 58.67 FEET, WITH A RADIUS OF 41.00 FEET, WITH A CHORD BEARING OF NORTH 51° 56' 46" EAST, WITH A CHORD LENGTH OF 53.79 FEET, AND NORTH 10° 57' 09" EAST 641.90 FEET, ALL ALONG SAID NORTHERLY AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID ZEIGENBEIN ROAD TO THE SOUTHEASTERLY CORNER OF THE PARCEL DESCRIBED IN PULASKI COUNTY DEED RECORD BOOK 1998 PAGE 4234, IN THE RECORDER'S OFFICE OF PULASKI COUNTY, MISSOURI; THENCE NORTH 78° 08' 19" WEST 209.83 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL IN BOOK 1998 PAGE 4234; THENCE NORTH 11° 51' 21" EAST 210.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL IN BOOK 1998 PAGE 4234; THENCE SOUTH 78° 06' 35" EAST 210.15 FEET TO THE NORTHEAST CORNER OF SAID PARCEL IN BOOK 1998 PAGE 4234 AND TO THE WESTERLY RIGHT-OF-WAY LINE OF ZEIGENBEIN ROAD; THENCE NORTH 09° 48' 29" EAST 106.28 FEET, AND NORTH 09° 02' 23" EAST 175.34 FEET ALL ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ZEIGENBEIN CIRCLE, AS LOCATED DECEMBER, 2006; THENCE NORTH 05° 41' 16" WEST 156.57 FEET, AND NORTH 19° 34' 14" WEST 4.73 FEET, AND THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 16.11 FEET, WITH A RADIUS OF 538.00 FEET, WITH A CHORD BEARING OF NORTH 20° 25' 42" WEST, WITH A CHORD LENGTH OF 16.11 FEET, ALL ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88° 55' 03" WEST 628.11 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89° 00' 46" WEST 2570.69 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAFAYETTE ROAD, AS LOCATED DECEMBER, 2006; THENCE SOUTH 53° 21' 56" WEST 165.38 FEET, AND ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.20 FEET, WITH A RADIUS OF 174.00 FEET, WITH A CHORD BEARING OF SOUTH 64° 35' 37" WEST, WITH A CHORD LENGTH OF 67.76 FEET, AND SOUTH 75° 49' 17" WEST 106.87 FEET, AND

ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 104.86 FEET, WITH A RADIUS OF 98.34 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 26" WEST, WITH A CHORD LENGTH OF 99.97 FEET, AND ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 69.62 FEET, WITH A RADIUS OF 183.00 FEET, WITH A CHORD BEARING OF SOUTH 25° 37' 33" WEST, WITH A CHORD LENGTH OF 69.20 FEET, AND SOUTH 36° 31' 31" WEST 56.23 FEET, AND ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 119.02 FEET, WITH A RADIUS OF 169.00 FEET, WITH A CHORD BEARING OF SOUTH 56° 42' 01" WEST, WITH A CHORD LENGTH OF 116.57 FEET, AND SOUTH 76° 52' 31" WEST 111.56 FEET, AND SOUTH 71° 34' 21" WEST 71.57 FEET, ALL ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SECTION 19; THENCE SOUTH 01° 17' 08" WEST 798.30 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 WEST; THENCE SOUTH 00° 41' 00" WEST 73.19 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE SOUTH 89° 10' 33" EAST 1946.32 FEET ALONG THE SOUTH LINE OF LOT TWO OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF LOT ONE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88° 51' 20" EAST 1324.85 FEET ALONG THE SOUTH LINE OF SAID LOT ONE OF THE NORTHWEST QUARTER OF SAID SECTION 19 TO THE TRUE PLACE OF BEGINNING.

ALSO ALL THAT PART OF THE NORTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 19, TOWNSHIP 36 NORTH, RANGE 11 WEST, OF THE 5TH P.M., PULASKI COUNTY, MISSOURI, LOCATED IN THE CITY OF ST. ROBERT, PULASKI COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE ALONG THE NORTH LINE OF SAID HALF LOT, SOUTH 88°-49'-45" EAST, 1235.92 FEET, TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN PULASKI COUNTY RECORD OF DEEDS, DOCUMENT NUMBER 1997 5425; THENCE ALONG THE WESTERLY LINE OF SAID TRACT, SOUTH 08°-03'-53" EAST, 65.15 FEET; THENCE SOUTH 24°-41'-58" EAST, 59.23 FEET; THENCE SOUTH 27°-44'-25" EAST, 57.67 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, SOUTH 56°-44'-01" EAST, 29.86 FEET; THENCE ALONG THE NORTHERLY LINE OF A TRACT DESCRIBED IN PULASKI COUNTY RECORD OF DEEDS, DOCUMENT NUMBER 1997 5426, SOUTH 60°-33'-19" EAST, 63.28 FEET; THENCE ALONG THE EASTERLY LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 1997 5426 ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 784.87 FEET, AN ARC OF 54.49 FEET AND A CHORD OF SOUTH 06°-02'-55" WEST, 54.48 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 1997 5426, NORTH 60°-33'-19" WEST, 57.83 FEET; THENCE ALONG A PORTION OF THE EAST LINE OF SAID HALF LOT, SOUTH 01°-00'-17" WEST, 520.50 FEET; THENCE ALONG THE NORTH LINE OF A TRACT DESCRIBED IN PULASKI COUNTY RECORD OF DEEDS, DOCUMENT NUMBER 2004 8049, SOUTH 89°-50'-21" WEST, 1321.72 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00°-45'-29" EAST, 792.04 FEET, TO THE POINT OF BEGINNING. DESCRIPTION PREPARED FROM SURVEY BY JOHN H. MACKEY, P.L.S.-1731, DRAWING NUMBER 2062, DATED DECEMBER 21, 2005.

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. 10-4.0-19-000-000-001.010
Assessed Value:\$2,762.00
Real Property Taxes in the amount of \$108.88 are paid

Tax Year: 2024
Locator No. 10-4.0-19-000-000-010.000
Assessed Value:\$3,068.00
Real Property Taxes in the amount of \$133.48 are paid

Tax Year: 2024
Locator No. 10-4.0-19-000-000-012.000
Assessed Value:\$22,002.00
Real Property Taxes in the amount of \$867.37 are paid

Tax Year: 2024
Locator No. 10-4.0-19-004-003-001.001
Assessed Value:\$114.00
Real Property Taxes in the amount of \$4.48 are paid

The Company notes the following exceptions:

1. Deed of Trust with Future Advances and Future Obligations executed by Four J Land and Cattle Company and Four J Lake Property, LLC, to William C. Morgan Trustee for Mid America Bank & Trust Company, dated 06/30/2016 and recorded 07/01/2016 as Document No. 201602934 in the amount of \$1,611,613.29.

Appointment of Successor Trustee dated 10/27/2023 and recorded 10/27/2023 as Document No. 202305128.
2. Deed of Trust with Future Advances and Future Obligations executed by Four J Land and Cattle Company and Four J. Lake Property, LLC, to William C. Morgan Trustee for Mid America Bank & Trust Company, dated 06/30/2016 and recorded 07/07/2016 as Document No. 201603011 in the amount of \$1,750,000.00.
3. Pending Chapter 11 Bankruptcy filed 02/24/2024 in the Federal Bankruptcy Court for the Western District of Missouri as Case No. 24-60114, wherein Four J Lake Property LLC and Four J Land and Cattle Company is the Debtor; SSN: 43-141408 & 43-1410408.
4. We find a pending suit filed in Pulaski County, Missouri, as Case No. 17PU-CV01109-01, styled The T.H. Rogers Lumber Company vs Four J Land and Cattle Company.
5. 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.



Susan Kaman
Guaranty Title Agency, LLC

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Crystal City, MO 63019