



WFG NATIONAL TITLE INSURANCE COMPANY PROPERTY REPORT

Commitment No.: GTA-00871-25

File No. GTA-00871-25

Property Address: Ponder Slab Road, Iberia, MO 65486

Report Date: May 20, 2025 at 08:00 AM

To:

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

Steven J. Anderson and Angela R. Anderson

The land referred to and described as follows:

All of the South Half of the Northwest Quarter and the North Half of the Southwest Quarter of Section 15, AND the Northeast Quarter of the Southeast Quarter of Section 16, all in Township 39 North of Range 13 West of the 5th principal meridian, all in Miller County, Missouri.

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.

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. 16-5.0-16-000-000-008.000

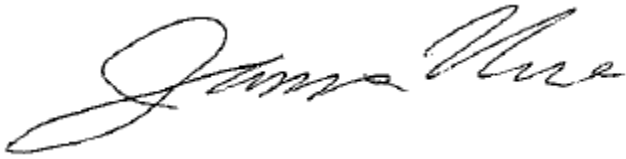
Assessed Value:\$720.00

Real Property Taxes in the amount of \$38.58 are paid

The Company notes the following exceptions:

1. CHAIN OF TITLE FOR INFORMATIONAL PURPOSES ONLY:

Warranty Deed from David Gene Burns and Kathleen Burns, husband and wife, to Steven J. Anderson and Angela R. Anderson, husband and wife, dated 03/14/2014 and recorded 03/24/2014 in Book 2014, page 1012.

A handwritten signature in black ink, appearing to read "James Noce". The signature is fluid and cursive, with the first name "James" written in a larger, more prominent script than the last name "Noce".

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