



PROPERTY REPORT

Commitment No.: GTA-00884-25

File No. GTA-00884-25

Property Address: 9815 County Road 2780, West Plains, MO 65775

Report Date: May 27, 2025 at 08:00 AM

To:

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

Revocable Living Trust Agreement of Clifford Tabor and Bobby Jo Tabor Family Trust dated December 30, 2003

The land referred to and described as follows:

All of Lot 2 of the NW¼ of Section 7, Township 26 North, Range 6 West, Shannon County, Missouri, containing 86.69 acres, more or less. Also conveying all of Lot 1 of the NW¼ and the N½ of Lot 1 of the SW¼ in said Section 7 except that part of said Lot 1 of the NW¼ described as beginning at the Northeast corner of said Lot 1 of the NW¼; thence West 840 feet; thence South 210 feet; thence East 840 feet; thence North 210 feet to the point of beginning; this exception containing 4 acres, more or less.

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. 27-3.0-07-000.0-00-003.00

Real Property Taxes in the amount of \$487.38 are paid

The Company notes the following exceptions:

1. CHAIN OF TITLE FOR INFORMATIONAL PURPOSES ONLY:

Warranty Deed from Clifford Tabor and Bobby Jo Tabor, his wife to Clifford Tabor and Bobby Jo Tabor, as Trustee's of The Revocable Living Trust Agreement of Clifford Tabor and Bobby Jo Tabor Family Trust dated December 30, 2003, dated 12/30/2003 and recorded 01/05/2004 in Book 2004, Page 7.

Dana Brown
Guaranty Title Agency, LLC
504 Bailey Road,
Crystal City, MO 63019