

Macon County Title, LLC

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Macon, MO 63552**

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SCHEDULE A

Informational Title Report Number: MC25-030

THIS IS AN INFORMATIONAL TITLE REPORT ONLY: AS THIS REPORT IS FURNISHED FOR A NOMINAL FEE, Macon County Title, LLC ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS INFORMATIONAL TITLE REPORT.

1. Effective Date: **February 18, 2025 at 8:00 AM**
2. Policy (or Policies) to be issued:
 - (a) Owner's Policy Policy Amount **N/A**
Proposed Insured:
N/A
 - (b) Loan Policy Policy Amount **N/A**
Proposed Insured:
N/A

(C) (X) Informational Report Only

3. The estate or interest in the land described or referred to in this Title Report is:

Fee Simple

4. Title to the Fee Simple estate of interest in the land is at the Effective Dated Vested in:

Jonathan L. Vortman and Amy L. Vortman, husband and wife

5. The land referred to in the Title Report is described as follows:

Tract 1: A tract of land lying in the Southwest Quarter of Section 36, Township 59 North, Range 10 West, Shelby County, Missouri and being more fully described as follows to-wit:

Beginning at the Southwest corner of said Section 36, from which a 58" iron pin bears North 01 degree, 08 minutes and 39 seconds East 15.89 feet; thence North 01 degree, 08 minutes and 39 seconds East along the West line of said Section 2652.11 feet to the West Quarter corner of said Section 36, from which a 5/8" iron pin bears South 01 degree, 08 minutes and 39 seconds West 23.82 feet; thence South 89 degrees, 20 minutes and 40 seconds East leaving said West line and along the East-West centerline of said Section 36 and along Shelby County Route #240 a distance of 1345.26 feet to 5/8" iron pin; thence South 00 degrees, 35 minutes

and 26 seconds West leaving said East-West centerline and said County Route and along Shelby County Route #255 a distance of 2650.55 feet to a 5/8" iron pin on the South line of said Section 36; thence North 89 degrees, 24 minutes and 21 seconds West leaving said County Route and along said South line and along Shelby County Route #242A a distance of 1370.87 feet to the Point of Beginning, containing 82.7 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2014-003547 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during January of 2014.

Tract 2: A tract of land lying in and being the East Half of the Southeast Quarter of Section 35, Township 59 North, Range 10 West, Shelby County, Missouri and being more fully described as follows to-wit: Beginning at the Southeast corner of said Section 35, from which a 5/8" iron pin bears North 01 degree, 08 minutes and 39 seconds East 15.89 feet; thence North 89 degrees, 21 minutes and 38 seconds West along the South line of said Section 1311.59 feet to a found iron pipe marking the Southwest corner of the East Half of the Southeast Quarter of said Section 35; thence North 01 degree, 09 minutes and 32 seconds East leaving said South line and along the West line of said East Half 2655.43 feet to the Northwest corner of said East Half, from which a 5/8" iron pin bears South 01 degree, 09 minutes and 32 seconds West 28.44 feet; thence South 89 degrees, 12 minutes and 58 seconds East leaving said West line and along the East-West centerline of said Section 35 and along Shelby County Route #240 a distance of 1310.88 feet to the East Quarter corner of said Section 35, from which a 5/8" iron pin bears South 01 degree, 08 minutes and 39 seconds West 23.82 feet; thence South 01 degree, 08 minutes and 39 seconds West leaving said East-West centerline and said County Route and along the East line of said Section 2652.11 feet to the Point of Beginning, containing 79.9 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2014-003547 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during January of 2014.

Tract 3: The West Half of the Southeast Quarter of Section 35, Township 59, Range 10, containing 80 acres more or less, all in Shelby County, Missouri.



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**Schedule B – Section I
Requirements**

The following are the requirements that would be made were this title agent to issue a commitment to insure. This title agent reserves the right to make further requirements in the event a commitment to insure would be requested:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be property authorized, executed, delivered and recorded in the Public Records.

NOTE: Requirements 1 through 4 above, do not apply and must be disregarded. This is an INFORMATIONAL TITLE REPORT ONLY and is not a Commitment to insure, there are no requirements. Please see Schedule B - Section II.

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THIS INFORMATIONAL TITLE REPORT DOES NOT INCLUDE OR COVER ANY ITEMS APPEARING IN THE COUNTY RECORDS AFTER THE EFFECTIVE DATE AND TIME HEREOF.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THAT THE LAND DESCRIPTION SHOWN IN SCHEDULE A HEREOF IS THE LAND THAT THE APPLICANT INTENDED.

**Schedule B – Section II
Exceptions**

In the event a Commitment to Insure were to be issued, this Title Agent would take exception to the following matters unless the same are disposed of to the satisfaction of the company. This title agent reserves the right to make further exceptions in the event a commitment to insure would be issued:

The unnumbered paragraph located immediately above this, is hereby deleted from this document. This document is for Informational Purposes only and is not a Commitment to insure.

1.
 - (a) **Rights or claims of parties in possession not shown by the public records.**
 - (b) **Easements, or claims of easements, not shown by the public records.**
 - (c) **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.**
 - (d) **Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.**
 - (e) **General taxes for the year 2025 and thereafter [2025, none now due and payable].**

2. **Order Authorizing Execution of an Intergovernmental Cooperative to Ratify and Reaffirm the Creation of the Mark Twain Solid Waste Management District, as shown recorded in Book 185 Page 688 of the deed records of Shelby County, Missouri and Intergovernmental Cooperative Agreement setting up Executive Board, structure, duties, powers and purposes as shown recorded in Book 185 Page 689 of the deed records of Shelby County, Missouri. (All Tracts)**

3. **Order Amending Decree of Incorporation of public Water Supply District No. 1 of Shelby County, Missouri as recorded in Book 176 Page 782 and Order Amending Decree of Incorporation of Public Water Supply No. 1 of Knox County as recorded in Book 176 Page 760 of the Shelby County, Missouri records. (Tract 1)**

4. **Decree of Incorporation of Public Water Supply District #1 in the Circuit Court of Shelby County, Missouri and Order Declaring Decree of Incorporation of Public Water Supply District to be Final and Conclusive as recorded in Book 165 Page 738 of the Shelby County, Missouri records. (All Tracts)**

5. **Water Line Easement to Public Water Supply District No. 1 of Shelby County, Missouri recorded August 12, 2006 in Book 169 Page 101 of the Shelby County, Missouri records. (Tract 1)**

6. **Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Shelby 240, Bethel, Missouri. (All Tracts)**

7. **Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Shelby 2322, Bethel, Missouri. (Tracts 1 & 2)**

8. **Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, Shelby 255, Bethel, Missouri. (Tract 1)**

9. **Changes in the land due to accretion, avulsion, reliction or meandering of the creek. Rights of the**

United States, State of Missouri and the public in and to the navigable servitudes of the creek. Land lying below the normal high water mark of the creek. Title to accreted land is not insured. (Tract 2 & 3)

10. The land herein described lies within the boundaries of the Shelbyville Fire Protection District. (All Tracts)

11. TAXES FOR INFORMATIONAL PURPOSES ONLY:

Property Address: Shelby 255 Bethel MO 63434 (Tract 1)

Parcel/Tax ID # 021-02-07-36-000-00-05.00

State and County real estate tax amount for 2024: \$164.08 marked as paid

Property Address: Shelby 240 Bethel MO 63434 (Tract 2)

Parcel/Tax ID # 021-02-07-35-000-00-06.00

State and County real estate tax amount for 2024: \$317.31 marked as paid

Property Address: Shelby 240 Bethel MO 63434 (Tract 3)

Parcel/Tax ID # 021-02-07-35-000-00-05.00

State and County real estate tax amount for 2024: \$292.22 marked as paid

For questions or further information please contact kaylab@missouricentraltitle.com or call (660) 385-6474.

Macon County Title, LLC

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about with a nonaffiliated third party unless the institution provides you with a notice of its privacy policy and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the (GLBA), we are providing you with this document, which notifies you of the privacy policies and practices of Macon County Title, LLC.

We may collect nonpublic personal information about you from the following sources:

1. Information we receive from you such as on applications or other forms.
2. Information about your transactions we secure from our files, or from our affiliates or others.
3. Information we receive from a consumer-reporting agency.
4. Information that we receive from others involved in your transactions, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations and to guard your nonpublic personal information.