

Title No. _____

CERTIFICATE OF TITLE

311 EAST MAIN STREET
UNION, MISSOURI 63084
(FRANKLIN COUNTY)
PHONE (636) 583-2516

This Certificate is subject to those matters and defects set forth in Schedule B attached hereto and those matters and defects as follows:

- 1. Rights or claims of parties in possession not shown by the public records.**
- 2. Any lien, or right to a lien, for service, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- 3. Location of any improvements thereon, encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.**
- 4. This Certificate does not certify that the Deeds of Trust shown in Schedule B hereof comply with the Consumer Credit Protection Act of any other state or federal "truth in lending" laws, and does not certify that the Note(s) secured thereby are not usurious.**
- 5. The amount of acreage, if any, shown on Schedule A hereof is for reference purposes only, and is not a guarantee of the actual amount of acreage contained in said property.**
- 6. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of land, or the effect of any violation of any such law, ordinance or governmental regulations.**

**Hansen, Stierberger, Downard, Schroeder & Head, LLC
Attorneys-at-Law
311 E. Main Street
Union, MO 63084
(Franklin County)**

636-583-2516

HANSEN, STIERBERGER, DOWNARD, SCHROEDER & HEAD LLC
80 North Oak Street
Union, Missouri 63084
636-583-5118
636-583-5110 fax.

CERTIFICATE OF TITLE

Schedule A

Title Number **W18614**
Extension No. **W18614**
Outlot No.

to the following described real estate situated in the County of Franklin and the State of Missouri, to-wit:

Part of the Northeast qr. in Section Fourteen (14), Township Forty-two (42) North, Range Two (2) East of the 5th P.M., described as follows: Beginning at a stone in the Southeast corner thereof, thence North 89° 2' West on the South line thereof 2,820.6 feet to the Southwest corner thereof, thence North 1° 7' East on the West line thereof 1,113.7 feet to an iron rod, thence South 89° 2' East 1,213.8 feet to an iron rod, thence North 13° 45' East 348.7 feet to an iron rod, thence North 86° 1' East 1,495.3 feet to an iron rod in the West right-of-way line of Missouri State Highway "HH", thence Southwardly on the West line of said highway a total distance 418.5 feet to the intersection with the East line of said qr. section, thence South 1° 26' West on said East line 1,106.6 feet to the point of beginning, according to plat of survey made by Norbert Wunderlich, Registered Land Surveyor, and containing 86.60 acres, more or less.

SCHEDULE B

The real estate described in Schedule A hereof is, according to the records of the County of **Franklin**, subject to the following easements, restrictions, conditions, reservations exceptions, encumbrances, liens and defects, to-wit:

Easement granted to the State of Missouri of record in Book 225, page 56.

NOTE: The property is located within the boundaries of Public Water Supply District No. 2.

ANY LANGUAGE in this Commitment or Policy notwithstanding, this Commitment or Policy DOES NOT extend any coverage to or insure the amount of acreage set forth herein, said amount of acreage being shown for reference and informational purposes only.

FOR INFORMATIONAL PURPOSES ONLY: The property described herein is subject to the Unified Land Use Regulations of Franklin County, the Land Subdivision and Mobile Home Park Regulations of Franklin County, the Zoning Order of Franklin County, the Official Master Plan of Franklin County, the Minimum Standards for On-Site Individual Wastewater Treatment Facilities in Franklin County, the Comprehensive Building Code of Franklin County and the On-Site Sewage Disposal Systems Ordinance and Regulations of Franklin County, including any amendments thereto, as recorded in the office of the Recorder of Deeds.

Provide copy of Trust Agreement of Robert L. Kelly and Johanne M. Kelly Revocable Living Trust, dated June 15, 1990 and amended November 23, 1990 and all amendments thereto. In lieu thereof, the Company will consider a Certification of Trust in compliance with RSMO Section 456.10-1013 but reserves the right to require specific sections of the Trust Agreement if deemed necessary.

JUDGMENTS:	NONE
MECHANICS' LIENS:	NONE
ATTACHMENTS:	NONE
FEDERAL TAX LIENS:	NONE
DEEDS OF TRUST:	NONE

General Taxes for the year(s) **2015** and prior are paid
County Tax No.: **20-6-14.0-0-000-002.000** (covers 87.80 acres)
Franklin County Assessed Valuation for 2015: **\$2,380.00**
County Taxes for 2015: **\$153.19**
2016 Taxes will be due and payable by December 31st, 2016.

Title Number **W18614**

SCHEDULE C

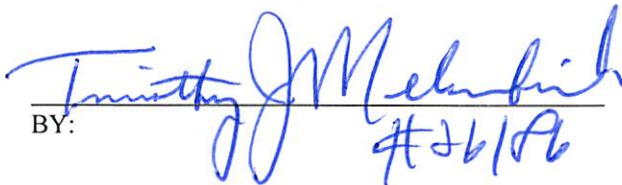
I have examined the public records of **Franklin County, Missouri**, as furnished by the **Hansen Franklin County Land Title & Abstract Co.**, relative to the title to the real estate described in Schedule A hereof, and based upon said examination, it is my opinion that the **fee simple** title to said real estate is at the date hereof, vested in:

Robert L. Kelly and Johanne M. Kelly Revocable Living Trust, dated June 15, 1990 and amended November 23, 1990; Robert L. Kelly and Mary Landwehr, Trustees

Subject to those matters and defects set forth in Schedule B of this Certificate and on the inside of the cover of this Certificate.

Dated: **April 28, 2016 at 4:30PM**

HANSEN, STIERBERGER, DOWNARD, SCHROEDER & HEAD LLC.

BY:  #261A6

This Certificate is valid only when Schedules A, B, C and the cover are attached hereto.