

**Macon County Title, LLC**

**1707 Prospect Drive  
Macon, MO 63552**

**Phone (660) 385-6474**

**Fax (660) 385-6629**

**madisonh@missouricentraltitle.com**

**SCHEDULE A**

**Informational Title Report Number: MC23-282**

**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.**

**INFORMATIONAL REPORT ONLY FEE: \$300.00**

1. Effective Date: **March 16th, 2023 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:

**Quinn P. Hawkins, a married person, and Nora K. Hawkins, a single person**

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

**All of the Southwest quarter of the Southwest quarter of Section nineteen (19), and the West one-half of the Northwest quarter of Section thirty (30), Township sixty-one (61), Range fifteen (15), consisting of 123.22 acres, more or less, and**

**All of the Northwest one-fourth of the Southwest quarter of Section thirty (30), in Township sixty-one (61), Range Fifteen (15) and the Northeast one-fourth of the Northeast quarter of Section thirty-six (36), Township sixty-one (61), Range sixteen (16), consisting of 200 acres, more or less.**

**except the North one-half of the Southeast quarter and the Southeast one-fourth of the Southeast quarter of Section twenty-five (25), also except the Northeast one-fourth of the Northeast quarter of Section thirty-six (36), Township sixty-one (61), Range sixteen (16).**

*Madison Hurriem*

**Macon County Title, LLC**

**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.**

**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. LIABILITY SHALL ONLY BE TO THE APPLICANT FOR THIS INFORMATIONAL TITLE REPORT. ALL LIABILITY UNDER THIS INFORMATIONAL REPORT SHALL CEASE AND TERMINATE 120 DAYS AFTER THE EFFECTIVE DATE HEREOF.**

**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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.**
- 2. Rights or claims of parties in possession not shown by the Public Records.**
- 3. Easements, or claims of easements, not shown by the Public Records.**
- 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.**
- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records. Specifically, but not limited to state, county and/or city real estate taxes for the 2023 tax year.**
- 7. The only legal right of access to Tract 1 comes through Tract 2 and the common ownership of these tracts. If there ceases to be common ownership of Tracts 1 and 2 at a later date, Tract 2 may not have a legal right of access.**
- 8. Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, State Highway HH, Kirksville, Missouri. (Tract 2)**
- 9. The land herein described lies within the boundaries of the Adair County Fire Protection District. (All tracts)**
- 10. The land herein described lies within the boundaries of the Public Water Supply District No. 1 of Macon County, Missouri, and is subject to easement and assessment for said water lines. (All tracts)**
- 11. Highway Easement, dated May 30, 1951 and filed for record June 5, 1951, in Book 129 at Page 404, to State of Missouri. (All tracts)**
- 12. Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.**

**The following tax information is provided for informational purposes only:**

**Property Address: Canaday Cemetery Trail**

**Parcel/Tax ID # Tract 1: 18-04.0-19-000-00-06-000000**

**State and County real estate tax amount for 2022: \$29.33 is shown as PAID**

**City real estate tax amount for 2022: N/A**

**Property Address: Canaday Cemetery Trail**

**Parcel/Tax ID # Tract 2: 18-09.0-30-000-00-02.000000**

**State and County real estate tax amount for 2022: \$336.90 is shown as PAID**

**City real estate tax amount for 2022: N/A**

**For questions or further information please contact [ashleys@missouricentraltitle.com](mailto:ashleys@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.



# Fee Sheet

**Macon County Title, LLC**

**1707 Prospect Drive  
Macon, MO 63552  
(660) 385-6474**

**16th day of March, 2023**

**File No: MC23-282**

**RE: Quinn P. Hawkins and Nora K. Hawkins**

**EAST SIDE OF HWY HH, Kirksville, MO 63501**

Description	Amount
<b>Informational Report</b>	<b>\$300.00</b>
<b>TOTAL</b>	<b>\$300.00</b>

*We want to be your only Missouri Title Company. Please let us know if there is anything we can do to make your Title and Escrow experience better!*

*Thank you!*

Email: [madisonh@missouricentraltitle.com](mailto:madisonh@missouricentraltitle.com)

Website: [www.missouricentraltitle.com](http://www.missouricentraltitle.com)