TERRITORIAL AGREEMENT

THIS AGREEMENT is entered into by and between the City of Butler Missouri, hereinafter referred to as "City", and Osage Valley Electric Cooperative Association, hereinafter referred to as "Cooperative."

RECITALS

Whereas, City is a third-class city, duly formed pursuant to Chapter 77 of the Revised Missouri Statutes;

Whereas, City presently owns and operates a municipal electric power system, including certain electric distribution facilities (referred to as the "Facilities");

Whereas, Cooperative is a Missouri corporation, authorized by law to provide electric services within the State of Missouri, including all of Bates County;

Whereas, the City desires to provide retail electric services to certain customers outside of its corporate boundaries;

Whereas, Section 386.800 RSMo prohibits municipally owned electric utilities to provide electric energy at retail outside of its corporate boundaries unless certain statutorily defined exceptions apply.

Whereas, one of the listed exceptions to the prohibition defined in Section 386.800 RSMo is if such service is provided pursuant to an approved territorial agreement pursuant to Section 394.312 RSMo;

Whereas, Section 394.312 of the Revised Statutes of Missouri provides that competition to provide retail electric service as between rural electric cooperatives and municipally owned utilities may be displaced by written territorial agreements specifically designating the boundaries of the electric service area of each electric service supplier subject to said Agreement;

Whereas, the City and Cooperative desire to promote the orderly development of the retail electric service system within the City of Butler and the County of Bates, Missouri, to avoid wasteful duplication and to minimize disputes which may result in higher costs in serving the public;

AGREEMENT

Now Therefore, the City and Cooperative in consideration of the mutual covenants and agreements herein contained agree as follows:

- The electric service area of the City for the purpose of this Agreement shall be all territory located within the City's corporate boundaries (described in Exhibit 1 to this Agreement by the map attached as Exhibit 1) and certain parcels located outside of the City's corporate boundaries (described in Exhibit 2 by list of addresses/parcel numbers and property owners and Exhibit 3, which shows property reports/legal descriptions; and maps). Exhibits 1, 2, and 3 are expressly incorporated herein by reference and made part of this Agreement as if fully verbatim.
- 2. The City shall provide electric service to all structures that it presently serves and to all new structures located within its electric service area (all territory described in Exhibits 1, 2, and 3) under this Agreement. Cooperative acknowledges and agrees that as between the parties, City shall have the sole and exclusive right to provide service to the structures the City presently

serves and all new or additional structures located within the City's electric service area as described in Exhibits 1, 2, and 3.

- 3. The electric service area of Cooperative for the purposes of this Agreement is described in Exhibit 4 by the map attached (except that the property and territory described in Exhibits 1, 2, and 3 shall be excluded from the electric service area of the Cooperative), which is expressly incorporated herein by reference and made a part of this agreement as fully set out herein verbatim. The electric service area of the Cooperative shall NOT include the City's electric service area described in Exhibits 1, 2 and 3.
- 4. Cooperative shall provide electric service to all structures that it presently serves, and to all new structures located within its electric service area under this Agreement. City acknowledges and agrees that as between the parties, Cooperative shall have the sole and exclusive right to provide service to the structures Cooperative presently serves and all new or additional structures built subsequent to this Agreement within Cooperative's electric service area as described in Exhibit 4. However, it is agreed and acknowledged by the parties that from time to time, the City may annex land located within the Cooperative's electric service area and that, excluding the territory described in Exhibit 5, such annexations will result in the decrease of the Cooperative's electric service area to the extent that the newly annexed land is unserved by the Cooperative. Notwithstanding the language of the previous sentence, it is agreed and acknowledged by the parties that Cooperative shall be the electric supplier to a parcel of land lying east of the City's corporate boundaries and described the property description and map shown in Exhibit 5. Even if the City annexes the territory. Exhibit 5 is expressly incorporated herein by reference and made part of this Agreement as if fully verbatim.
- 5. It is understood and acknowledged by the parties that from time to time, the City may annex land located within the Cooperative's electric service area as provided in this Agreement, and that such annexations may impact the Cooperative's electric service area. Specifically, lawful annexations by the City may potentially increase the City's electric service area and diminish the Cooperative's electric service area. However, the City's potential annexation of the territory described in Exhibit 5 and currently existing within Cooperative's electric service area shall not result in a change of electric suppliers within the territory described in Exhibit 5. Cooperative shall continue to be the electric supplier of the territory described in Exhibit 5 notwithstanding any annexation of it by the City.
- 6. Excluding the territory described in Exhibit 5, it is understood and acknowledged by the parties that pursuant Section 386.800.2 of the Revised Missouri Statutes, the City may extend its electric service area within lawfully and newly annexed land by the City that exists within Cooperative's electric service area where Cooperative is, contemporaneous to the annexation, not providing permanent service to a structure.
- 7. Notwithstanding the language found in Section 386.800(2) and excluding the territory described in Exhibit 5, it is understood and acknowledged by the parties that if the City annexes territory located within Cooperative's electric service area as defined by this Agreement, any new or additional structures completed within the annexed territory, subsequent to successful annexation, shall be served by the City.

- 8. If the City desires to extend its service territory to include any structure located within a newly annexed area which has received permanent service from the Cooperative within ninety (90) days prior to the effective date of annexation, the City shall, pursuant to Section 386.800.4 of the Revised Missouri Statutes as amended:
 - a. Notify by publication in a newspaper of general circulation of the record owner of said structure, and notify in writing the Cooperative and the Public Service Commission, within sixty (60) days after the effective date of the annexation, the City's desire to extend its service territory to include said structure; and
 - b. Within six (6) months after the effective date of the annexation, receive approval from the City's governing body to begin negotiations pursuant to Section 394.312 of the Revised Missouri Statutes with the Cooperative.

It is understood and acknowledged by the parties that shall meet and negotiate in good faith, the terms of a prospective territorial agreement. The parties shall have no more than one hundred and eighty (180) days from the date of receiving approval from the City's governing body within which to conclude their negotiations and file their territorial agreement with the Public Service Commission for approval pursuant to Section 394.312 of the Revised Missouri Statutes. This time period for negotiations may be extended for a period not to exceed one hundred and eighty (180) days by a mutual agreement of the parties and a written request with the Public Service Commission.

Notwithstanding, the language of this Section, the City's annexation of the territory described in Exhibit 5 shall not change the fact that Osage Valley is and shall continue to remain the electric supplier of the territory described in Exhibit 5.

- 9. It is understood and acknowledged by the parties that pursuant to Section 386.800.1(1) of the Revised Missouri Statutes, City currently serves certain structures ("Grandfathered Structures") built before July 11, 1991, and located in the Cooperative's electric service area. It is also understood and acknowledged by the parties that City has lawfully served these Grandfathered since before July 11, 1991. Moreover, it is understood and acknowledged by the parties that nothing in this Agreement shall be construed to prevent the City's continued lawful services of these Grandfathered Structures.
- The City and Cooperative shall enter into separate agreements relating to service agreements and street lighting contracts, etc., as needed.
- Cooperative gives permission and authority to City to continue to engage in retail electric service sales to areas outside of its corporate boundaries, described and shown in Exhibits 2 and 3.
- 12. In consideration for allowing the City to continue to engage in retail electric service sales to existing structures and new structures built subsequent to the execution of this agreement in the areas described and shown in Exhibits 2 and 3, the Parties agree and acknowledge that Cooperative shall be the electric supplier to a parcel of land lying east of the City's corporate boundaries and described the property description and map shown in Exhibit 5. Even if the City

annexes the territory described in Exhibit 5, Cooperative shall remain the electric supplier of this territory. Exhibit 5 is expressly incorporated herein by reference and made part of this Agreement as if fully verbatim.

- 13. The Parties agree that either party hereto may service its own facilities even if located within the service area of the other party hereto except when such service would result in the duplication of current services or other wasteful duplication of facilities. For service outside areas described in this Agreement, the parties will continue to operate without regard to this Agreement.
- 14. Neither the boundaries described in this Agreement nor any term of this Agreement may be modified, repealed, or changed except by writing mutually approved by the respective governing bodies of the parties and of the Missouri Public Service Commission.
- 15. The parties may agree on a case-by-case basis by an Addendum hereto to allow a structure to receive service from one party though the structure is located in the electric service area of another party. Such Addendum referred to shall be filed with the Missouri Public Service Commission.

Each Addendum shall be accompanied by a notarized statement indicating that the party in whose territory the structure will be located and the party who will serve the structure support the Addendum.

Each Addendum shall be accompanied by a notarized statement, signed by the customer to be served, which acknowledges such customer's receipt of notice of the contemplated electric service to be provided and that the Addendum represents an exception to the territorial boundaries approved by the Public Service Commission and shall indicate the customer's consent to be served by the service provided contemplated by the Addendum.

Each Addendum shall include, or be accompanied by, an explanation of the justification that electric service should be provided in the agreed manner.

- 16. The parties agree to undertake all actions reasonably necessary to implement this Agreement. The parties will share equally the cost of obtaining administrative approval of this Agreement. Each party will cooperate in presenting a joint application showing such Agreement to be in the public interest.
- 17. This agreement shall be binding upon the parties hereto and all subsidiaries, successors in interest, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement this <u>g</u> day of <u>September</u>, 2022.

CITY OF BUTLER, MISSOURI By: 1. Mayor

Attest: Clerk

OSAGE VALLEY ELECTRIC COOPERATIVE ASSOCIATION By: 1 Drale Seuth President

ttest: Slace helle

Secretary

EXHIBIT 1

The following are maps of the corporate boundaries for the City of Butler, representing the current electrical service area of the City not including the properties to be added pursuant to this Territorial Agreement.

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EXHIBIT 2

The following is a list of addresses and property owners of the properties to be included in City's electric service area pursuant to this Territory Agreement. These properties below are numbered, with corresponding numbers referenced in Exhibit 3 for the property reports, maps and legal descriptions for the below referenced properties:

- 1. Two adjacent properties owned by David and Kathy Crist
 - a. 1075 NE County Road 63, Butler, MO 64730 (Parcel ID # 130802700000036000)
 - b. The unaddressed property (Parcel ID # 130803400000002000)
- 2. 131 NE Kelly Drive, Butler, MO 64730 Owned by Stacey & Janet Castrogiovanni
- 3. 1309 NE Kelly Drive, Butler, MO 64730 Owned by Jon and Anna Schrock
- 4. 1329 NE Kelly Drive, Butler, MO 64730 Owned by James D. Davis and Antionette Davis/Allen
- 5. 1066 NE County Road, Butler, MO 64730 Owned by William Burch and Larry Burch.
- 6. 1405 S. Main Street, Butler, MO 64730 Owned by Joni Duffield
- A portion of the property located in an unaddressed parcel along East Pine Street (Parcel ID #
- 1306023000000015000) to be described in additional detail in EXHIBIT 3 of this Agreement -7. Owned by Underwood, Richard & David & J.
 - a. Note: Only a portion of this parcel is to transfer to the City's electric service area. That portion is described in Exhibit 3 by a map highlighting in blue, the portion of the parcel to be included in the City's electric service area. That portion is described by survey. The remaining portion of this parcel shall remain in the Cooperative's electric service area.
- 8. Recreation Lake parcels (2 of them) both to be described in greater detail in **EXHIBIT 3** of this Agreement.
 - a. Parcel ID # 130702600000002000 owned by Warren Kennedy
 - b. Parcel ID # 130602300000012000 co-owned by Warren Kennedy and Judith Kennedy
- 9. A portion of the property located in an unaddressed parcel along Wells Street (Parcel ID # 1306023000000011000) to be described in additional detail in EXHIBIT 3 of this Agreement -Owned by James & Donna Fritts
 - a. Note: Only a portion of this parcel is to transfer to the City's electric service area. That portion is described in Exhibit 3 by a map highlighting in blue, the portion of the parcel to be included in the City's electric service area. That portion is also described by survey. The remaining portion of this parcel shall remain in the Cooperative's electric service area.
- 10. An unaddressed Lot 15 of the Evergreen Estates Subdivision (Parcel ID #
 - 1308027000000027010) Owned by Chance and Shanya Hedrick.
- 11. An unaddressed Lot 2 of Evergreen Estates Subdivision (Parcel ID # 1308027000000230000) -Owned by Evelyn K Castrogiovanni
- 12. Two properties owned by Shane and Nicole McCoun:
 - a. The property commonly known as 71 NE. Cedar Drive, Butler, MO 64730;
 - b. The unaddressed Lot Evergreen Estates Subdivision (Parcel ID # 138027000000019000)
- 13. 1205 S. Main Street, Butler, MO 64730 Owned by Casey and Rachel Heiman

- 14. An unaddressed property (Parcel ID # 130802700000035000) Owned by Scott Nameth, Aundreae Mason, and Tiffany Blaser.
- 15. 895 NE County Road 63, Butler, MO 64730 Owned by William and Carrie Hobbs.
- 16. Two properties owned by Roger Farrell:
 - a. The property commonly known as 1492 NE Country Road 63, Butler, MO 64730
 - b. The unaddressed property (Parcel ID # 130802800000016010)
- 17. An unaddressed property (Parcel ID 130802800000017010) Owned by MO Farm Loan LLC
- 18. 1399 NE Kelly Drive, Butler, MO 64730 Owned by Mike and Beth Taranto
- 19. 2 Circle Drive, Butler, MO 64730 Owned by Brent and Melody Mullins
- 20. 1359 NE Kelly Drive, Butler, MO 64730 Owned by Wayne and Jenny Vermillion
- 21. 1461 NE Kelly Drive, Butler, MO 64730 Owned by Shannon Barth
- 22. Two adjacent properties owned by James and Cathy Loomis
 - a. 70 NE Cedar Drive, Butler, MO 64730
 - b. The unaddressed property (Parcel ID #130802700000001000)
- 23. 3 Circle Drive, Butler, MO 64730 Owned by Matt and Karen Cochran

EXHIBIT 3

The following are property reports, maps, deeds, and other descriptors of the properties to be added to the City's electric service area as referenced in Exhibit 2. Each property contains a property report, numbered to correspond with the numbered properties referenced in Exhibit 2.

Bates County, MO Property Report Card Parcel Number: 1308027000000036000 CRIST, DAVID R & KATHY A Name: Mail To Address: 1075 NE COUNTY RD 63 Mail To City State Zip: BUTLER MO 64730-9452 No Situs Address Situs Address: S2 SW4 SW4 LYING E HWY 71 R/W Legal Description: Deeded Acres: 18.00 Book: 0646 Page: 0176 Market Value: \$257,100.00 Ag Appraised: \$12,500.00 Residential Appraised: \$244,600.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$47,970.00 Ag Assessed: \$1,500.00 Residential Assessed: \$46,470.00 Commercial Assessed: \$0,00 FCROP Assessed: \$0.00 Previous Owner: Date Acquired: 10-01-1993 Sales Price: \$0,00 Source: Last Tax Bill: \$2,809.17 Last Tax Bill Paided: N Improvement Info Structure: Residential Year Built: 1994 Base Area: 2486 Adjusted Area: 5604

Class: Rooms:

007

Bedrooms: 003 Condition: 83 Improvement Value:\$236,900AG Value:\$0Residential Value:\$236,900Commercial Value:\$0

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PUBLIC

Book: 646 Page: 176 WD

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Bates County, MO **Property Report Card** Parcel Number: 130803400000002000 Name: CRIST, DAVID R & KATHY A Mail To Address: 1075 NE COUNTY RD 63 Mail To City State Zip: BUTLER MO 64730-9452 Situs Address: No Situs Address Legal Description: N 15 AC NW4 NW4 (EXC RD R/W) Deeded Acres: 12.00 Book: 0646 Page: 0176 Market Value: \$2,200.00 Ag Appraised: \$2,200.00 Residential Appraised: \$0,00 Commercial Appraised: \$0,00 FCROP Appraised: \$0.00 Total Assessed: \$260.00 Ag Assessed: \$260.00 Residential Assessed: \$0.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0,00 Previous Owner: Date Acquired: 10-01-1993 Sales Price: \$0,00 Source: Last Tax Bill: \$15,22 Last Tax Bill Paided: N

Improvement Info



WARRANTY DEED

 THIS DEED, Made and entered into this_5th_day of____October______A. D., One Thousand Nin

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 A. D., One Thousand Nine Hundred and party or parties of the first part, and his vife David Ray Crist and Kathy Ann Crist, husband and wife party or parties of the second part: (Grantee's mailing address is:) 212 Vine, Butler, NO 64730 WITNESSETH, That the said party or parties of the First part, for and in consideration of the sum of ten dollars and other vi i vesse in, that the sale party or parties of the First part, for and in consideration of the sum of ten dollars and other valuable considerations paid by the said party or parties of the Second part, the receipt of which is hereby acknowledged, does or do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the Second Part, the following described real estate situated in the County of _______ hat estimates in the State of Missouri to-witt, All that part of the South Half of the Southwest Quarter of the Southwest Quarter of Section 27 and all that part of the North 15 acres of the Northwest Quarter of the Northwest Quarter of Section 34 lying East of the Easterly right of way line of the Service Road as described in Report of Commissioners, dated June 25, 1969 and recorded in the Recorder's Office of Bates County, Missouri, in Book 451 at Page 171, all of the above land being in Township 40 of Range 31. TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party or parties of the Second part, and to their heirs and assigns, forever; the said party or parties of the first part hereby covenanting that said premises are free and clear of any incumbrances and that said party or parties and the heirs, executors, and administrators of such party or parties shall and will warrant and defend the title to the premise, unto the said party or parties of the second part, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, the said party or parties of the First Part has or have hereunto set their hand or hands the day and year first above written Hothy Ommo (link thy Ann cutot David Ray Cris 19 93 STATE OF MISSOURI, ss. day of October STATE OF MISSOURI, SS. On this <u>5th</u> day of <u>OCCOPER</u>, to <u>SS</u> County of <u>BATES</u> before fixed and <u>SS</u> appeared <u>DAVIG RAY Crist</u>, his wife the state fixed and <u>Crist</u>, his wife the state fixed and <u>Crist</u>. In the second the second the foregoing instrument, and acknowledge that they by on the state fixed and deed. IN TESTIMONY WHEREOF, I have because any hand and affixed my official seal, at in <u>Crist</u>, <u>MO</u> the day and year first above written, my office in <u>Butler</u>, <u>MO</u> the day and year first above written. <u>No office in <u>Butler</u>, <u>MO</u> the day and year first above written.</u> On this_ 5th 11 Apr/1 My term expires Malysulle Mus Notary Public Mary Lucille Mundey STATE OF MISSOURI, 19 \$5. On this day of County of before me personally appeared to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they free act and deed and the said IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at executed the same as the day and year first above written. my office in. , 19 My term expires Notary Public (SEAL) IN THE RECORDER'S OFFICE STATE OF MISSOURI, 55. 20 County of <u>A alka</u>, I, Recorder of said county, do hereby certify that the within instrument of writing was, at minutes <u>M</u>, on the <u>D</u> day of <u>OCTABLA</u> in this office, and has been recorded in Book <u>O</u> <u>Ho</u> page <u>1</u> <u>Ho</u>. o'clock A.D., 19.93, duly filed for record いたいというないないという IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Missouri, on the day and year aforesaid. 000000000 Recorder of Deeds. R & Lenni Deputy. Bv Page 176 Page 1 of 1

PUBLIC

Book: 646 Page: 176 WD

Bates County, MO Property Report Card Parcel Number: 130802700000022000 Name: CASTROGIOVANNI, STACEY & JANET

Mail To Address: 131 KELLY DR

Mail To City State Zip: BUTLER MO 64730-2412

Situs Address: No Situs Address

Legal Description: LOT 1 EVERGREEN ADD, BUTLER^AND PART OF LOT 5^

Deeded Acres: 0,00

Book: 1028

Page: 0126

Market Value: \$158,700.00

Ag Appraised: \$0.00

Residential Appraised: \$158,700.00

Commercial Appraised: \$0.00

FCROP Appraised: \$0,00

Total Assessed: \$30,150.00

Ag Assessed: \$0.00

Residential Assessed: \$30,150.00

Commercial Assessed: \$0.00

FCROP Assessed: \$0.00

Previous Owner: DUGAN, BRENDA ANN TRUST

Date Acquired: 06-05-2018

Sales Price:

Source: O

Last Tax Bill: \$1,765.63

Last Tax Bill Paided: N

Improvement Info

Structure: Residential

Year Built: 1994

Base Area: 2175 Adjusted Area: 3436 Class: H/D+ Rooms: 5ýý

Bedrooms: 3ýý

Condition: 81

Improvement Value:	\$145,630		
AG Value:	\$0		
Residential Value:	\$145,630		
Commercial Value:	\$0		



FILE RECORD ENTERED BOOK NO. 1028 PAGE 126 COMPARED INDEX 1

MCNABB, PURSLEY & PORTER 1 N MAIN BUTLER, MO 64730

STATE OF MISSOURI, BATES COUNTY, SS LUCILLE MUNDEY, RECORDER OF DEEDS BOOK: 1028 Page: 126 Recorded: 2 Date Recorded: 6/5/2018 10:35:00 AM

7 224 93 27 102

TRUSTEE'S DEED

THIS DEED, made this 4th day of June, 2018, by and between BRENDA ANN DUGAN, Trustee of the Brenda Ann Dugan Revocable Trust Dated April 18, 2012, Grantor, and STACEY CASTROGIOVANNI and JANET CASTROGIOVANNI, husband and wife, Grantees. Grantees' mailing address is 4320 NE County Road 9503, Butler, Missouri 64730.

RECITALS

A. The Property (as defined below) was previously conveyed to BRENDA ANN DUGAN, Trustee of the Brenda Ann Dugan Revocable Trust Dated April 18, 2012, by deed filed in the Office of the Bates County Recorder of Deeds; and

B. Grantor is the duly appointed, qualified and acting Trustee under the "Brenda Ann Dugan Revocable Trust Dated April 18, 2012", executed by BRENDA ANN DUGAN as Settlor and as the initial Trustee; and

C. That under the powers and provisions of said Trust, the said Trustec has the power to sell and convey any real property which has been transferred into the Trust;

D. The Trust is in full force and effect and has not been revoked, amended as to the powers of trustees, or terminated.

CONVEYANCE

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations paid by the said Grantees, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees, the following described real estate, to-wit:

All of Lot 1 in Evergreen Subdivision to Bates County, Missouri, as shown by Plat in Plat Book 4, Page 11, Bates County, Missouri.

ALSO That part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 40 North, Range 31 West of the 5th Principal Meridian in Bates County, Missouri, described as follows: Commencing at the Northeast corner of Lot 1 in Evergreen, a subdivision in Bates County, Missouri, for the point of beginning of the land to be described; thence on a plat bearing of North 83 degrees 56 minutes 00 seconds East a distance of 75.00 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 125.00 feet; thence South 50 degrees 08 minutes 06 seconds West a distance of 89.88 feet to the Southeast corner of said Lot 1; thence North 06 degrees 25 minutes 00 seconds West a distance of 175.00 feet to the point of beginning. Subject to easements, reservations, restrictions and condition of record, if any.

TO HAVE AND TO HOLD the same, together with all of the rights, immunities, privileges, and appurtenances to the same belonging to the said Grantees, and to their heirs and assigns, forever; the said Grantor hereby covenanting that said premises are free and clear of any incumbrances and that said party and the trustees, successors and assigns of such party shall and will warrant and defend the title to the premises, unto the said Grantees, and to their heirs and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

Brende ann BRENDA ANN DUGAN

STATE OF MISSOURI)) ss. COUNTY OF BATES)

On this 4th day of June, 2018, before me personally appeared BRENDA ANN DUGAN, Trustee of the Brenda Ann Dugan Revocable Trust Dated April 18, 2012, to me known to be the person who executed the foregoing Trustee's Deed in behalf of the said trust and acknowledged to me that she executed the same as her free act and deed for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Butler, Missourî, the day and year first above written.



Motory Public

NICOLAS B PORTER Notary Public ~ Notary Seal STATE OF MISSOURI Bates County My Commission Expires December 16, 2018 Commission #14692110

CAClosings/Dugan to Castrogiovanni/Inistees deed,wpd

Book: 1028 Page: 126 Page #: 2

PUBLIC

Book: 1028 Page: 126 TD

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Bates County, MO **Property Report Card** Parcel Number: 130802700000034000 Name: SCHROCK, JON B & ANNA M Mail To Address: 1309 NE KELLY DR Mail To City State Zip: BUTLER MO 64730-4531 Situs Address: No Situs Address Legal Description: **EVERGREEN ADD LT 12** Deeded Acres: 0.00 Book: 0883 Page: 0044 Market Value: \$204,900.00 Ag Appraised: \$0.00 Residential Appraised: \$204,900.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$38,930.00 Ag Assessed: \$0.00 Residential Assessed: \$38,930.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: LENEVE, JUDITH A TRUST Date Acquired: 08-06-2007 Sales Price: Source: O Last Tax Bill: \$2,279.78

^AND THAT PART OF SW4 SEC 27 (

Improvement Info Structure: Residential

Last Tax Bill Paided: N

Year Built: 1994 Base Area: 2010 Adjusted Area: 4672 Class: H/D+ Rooms: 000 Bedrooms: 000

Condition: 83

Improvement Value:\$194,950AG Value:\$0Residential Value:\$194,950Commercial Value:\$0

Bates County, MO Property Report Card

Parcel Number: 130802700000034000

Name: SCHROCK, JON B & ANNA M Situs Address: No Situs Address Deeded Acres: 0.00



FILE RECORD ENTERED BOOK NO. 883, PAGE 44 STATE OF MISSOURI > ss IN THE RECORDERS OFFICE County of Bates COMPARED. NDEX CL Lucille Mundey, 'Recorder of said county, does hereby certify DER OF that the within ir, tument of writing was on the boundary of RECONST GAT A 2001 duly filed for record in this office-at _____Ootclock _______ Mand is recorded in the records of this frice in Book ______ Mand is recorded In Wilness Vi aereof, I have hereunto set my hand and affixed my official seal at office in Butler, Missouri షా this 6 day of August A.D. 2007 Succelles Manual Recorder Deputy anol _Deputy. By C Eliggias) COUNTRACTION COUNTRACT

TRUSTEE'S SPECIAL WARRANTY DEED

THIS DEED, made and entered into this $3^{c,cl}$ day of August, 2007, by and between JUDITH A. LENEVE, TRUSTEE OF THE JUDITH A. LENEVE INTER VIVOS TRUST AGREEMENT dated March 31, 1993, of Butler, Bates County, Missouri, and JON BRIAN SCHROCK and ANNA M. SCHROCK, husband and wife, whose mailing address is 104 Kelly Dr., Butler, Missouri 64730.

WHEREAS, Grantor is duly appointed, qualified, and acting trustee under trust instrument dated March 31, 1993; and

WHEREAS, said Trust Instrument remains in full force and effect and has not been amended or revoked; and

WHEREAS, the Trust Instrument gives Grantor a general power of sale of the below described real estate;

Now, Therefore, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged,

Grantor does hereby Bargain and Sell, Convey and Confirm, to Grantees, and Grantees' heirs and assigns, the following described real property in Bates County, Missouri:

All of Lot Twelve (12) in Evergreen Subdivision to Bates County, Missouri, as shown by Plat in Plat Book 4, Page 11, Bates County, Recorder's Office.

TO HAVE AND TO HOLD the same, together with all the rights, immunities, privileges and appurtenances unto Grantees and Grantees' heirs and assigns, forever;

And the Grantor, as Trustee only, and not as an individual, with all liability under this deed with respect to covenants or warranties expressly limited to assets of the trust estate, hereby covenants that Grantor, and successor trustee under the Trust Instrument, will warrant and defend the title to these premises unto the Grantees, and Grantees' heirs and assigns, forever, against the lawful claims of all persons claiming under Grantor.

BOOK 883

PAGE

PUBLIC

Page 1 of 1

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Bates County, MO Property Report Card Parcel Number: 130802700000033000 DAVIS, JAMES DALE & ANTIONETTE Name: Mail To Address: 1329 NE KELLY DR Mail To City State Zip: BUTLER MO 64730-4531 Situs Address: No Situs Address Legal Description: LOT 9 EVERGREEN ADDN^ Deeded Acres: 0.00 Book: 0712 Page: 0335 Market Value: \$153,900.00 Ag Appraised: \$0,00 Residential Appraised: \$153,900.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0,00 Total Assessed: \$29,240.00 Ag Assessed: \$0,00 Residential Assessed: \$29,240.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: MO FARM LOAN Date Acquired: 03-04-1999 Sales Price: Source: O Last Tax Bill: \$1,712.32 Last Tax Bill Paided: N Improvement Info Structure: Residential Year Built: 2000 Base Area: 1160

Adjusted Area: 3238 Class: H/D+

Bedrooms: 000 Condition: 83

000

Class: Rooms:

Improvement Value:\$146,520AG Value:\$0Residential Value:\$146,520Commercial Value:\$0

Name: DAVIS, JAMES DALE & ANTIONETTE Situs Address: No Situs Address Deeded Acres: 0.00



Corporation Warranty Deed Thu Sindrither, Made on Mo 4th, May of March 4.0,000 Thousand Nine Hundred and Ninety-Binu, by and benaves Hissouri Farm Loan Company. a corporation duly organized under the han of the Size of Missouri , of the County of Batos , State of Missouri , party of the 'but port, and James Dale Davis and Antichaetto R. Davis, his wife, of the County of Batos , State of Missouri , part lee of the second part, 205 Weet Adems Street (Mailing underso of sold first named grantee the Butler, Missouri farmed of the sum of Tam Dollars and other valuable considerations, DollARS, this hand pold by the scid part left of the second part, 105 Weet Adems Street of the state of sold first named grantee the Butler, Missouri farmed and the sum of Tam Dollars and other valuable considerations, DollARS, to the hand pold by the scid part left fatt and only of the second part, the following described low, treat or parcial of the second part, the low of the second of the sum of Tam Book 4 at Page 11. to the hand pold by the scid part left fatts and assignt, the following described low, treat or parcial fand, baing and status to the County of Bates and State of Missouri south All of Lot 9 of Rvergreen Estates, a Subdivision and states in the County Missoury. As shown in Bates County New Yorker of Davids and Part 200 Parts. TO HAVE AND TO HOLD, The premises of an indeputible class of record or now located on sold property. Attached to and made a part of this Corporation Warranty Deed is a Survey as done by William C. Lebchoho, Surveyor dated July 11th, 1999, baing Burvey 42430. Missouri Farm Loan Company.	Uhlu Subertiure, Mada an the 4th, day of March 4.D., One concerned Nine Handbertiure, Mada an the Symmetry Winne, by and balances Missouri Farm Loan Company, Missouri Farm Loan Company, or possible during the farm of the State of Missouri , party of the Test part, and Jamas Dale Davis and Antiônette R. Davis, his wife, 100 Davis and Antiônette R. Davis, his wife, 205 West Adams Bircet 200). West Adams Bircet 200 Davis and other valuable considerations, Doillars, NHA SAID PARTY OF THE FIRST PART, is considerations of the second part, 205 West Adams Street 200 Doillars and other valuable considerations, Doillars, NON CONFIRM, unto the sold art is of the second part, the following described los, tracts of Missouri and State of Missouri and State of Missouri and Doillars, DOILARS, 100 hand paid by the sold part is a shown in Babes County Recorder of Dates and State of Missouri, as shown in Babes County Recorder of Dates in State of Missouri, as shown in Babes County Recorder of Dates in State of the State and encombrances of record or now located in a side part of this County and State of west and and and a part of this Corporation Warranty Deed is a survey as done by William C. Lethcho, Surveyor dated July 11th, 1998, and Survey 42430.
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Hissouri Farm Loan Company, e orporetion doly organized ander the lose of the Stete of Missouri of the County of Bates State of Missouri party of the 'Interpart, and James Dale Davis and Antionette R. Davis, his wife, of the County of Bates State of Missouri party of the 'Interpart, and James Dale Davis and Antionette R. Davis, his wife, of the County of Bates State of Missouri party of the 'Interpart, and 206 Weat Adams Street (Moling address of soil first named grantes is Butler, Missouri 64730). FITNESSETH: THAT SAID PARTY OF THE FIRST PART, is condension of the unit of Tein Dollars and other valuable considerations, DOLLARS, to it is hand paid by the sid part less of the second part, the receipt of which is thereby acknowledged, does by these present, GRANT, BARCAIN AND SELL, CONPET AND CONFIRM, unto the soid part less of the second part, the following described lots, irrest or parolis of load, bying, being and sinue is the County of Bates and Stole of Missouri to soit, All of Lot 9 of Evergraces Estates, a Subdivision of Bates County, Missouri, as shown in Bates County Records of Deads in Plat Book 4 at Pago 11. TO HAVE AND TO HOLD. The premises oforeaid, with all and singular the rights, publices, spreaments, rights-of-ways, lians and encumbrances of record or now located on said property. Attached to and made a part of this Corporation Warranty Deed is a Survay as done by William C. Lethoho, Survayor.dated July 11th, 1998, being Survay 2430. TO HAVE AND TO HOLD. The premises oforeaid, with all and singular the rights, publices, reports, Missouri Farm Loan Company. Mereby cownanding that the ord of an indeputible into the soid prori and grave and right to orway the inner them the soid prories or free and clear from any incending of the base of right to company. Missouri Farm Loan Company. Missou	Hissouri Farm Loan Company, corporation duly organized under the lease of the Sizes of Missouri , of the County Bates , State of Missouri , party of the "tri part, and James Dale Davis and Antionette R. Davis, his wife, The County of Bates , State of Missouri , party of the "tri part, and James Dale Davis and Antionette R. Davis, his wife, the County of Bates , State of Missouri , part lease of the second part, 205 West Adams Street , Missouri E4730). FITNESSETH: THAT SAID PARTY OF THE FIRST PART, is conditioned in the num of Ten Dollars and other valuable considerations, DOLLARS, will be head pad by the sofd part leas of the second part, the receipt of which is hereby acknowledged, we by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold on the second part, their helrs and unity the following described low, tracte or work of land, fying, being and situate in the County of Bates and State of Missouri south, All of Lot 9 of Evergreen Estates, a Subdivision of ates County, Missouri, as shown in Bates County Records of Deeds in addition of a second part, their helrs and encumbrances of area of one wowly. Items and encumbrances of area of a part of this Corporation Warranty Deed is a media property. they done have a part of this Corporation Warranty Deed is a divery and adom by William C. Lethcho, Surveyor dated July 11th, 1998, being Survey \$2430. TO HAVE AND TO HOLD, The premises oforeald, with all and singular the rights, privileges, prive y \$2430. TO HAVE AND TO HOLD, The premises oforeald, with all and singular the rights, privileges, being Survey \$2430. TO HAVE AND TO HOLD, The premises oforeald, with all and singular the rights, privileges, prive and adom to the low of the second part. A subwill use of the law and anight for the second part and unto the sold part here the second part and unto the sold part here the law and anight for the second part. A subwill be a day to thow the second part and anto the sold part here the s
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 annes Dale Davis and Missouri .party of the "nut part, and James Dale Davis and Antichaette R. Davis, his wife, of the County of Bates .Sees of Missouri , part as of the second part, 205 West Adams Street (Mailing address of said first named groutes is Butler, Missouri 64730). WITNESSETH: THAT SAID PARTY OF THE FIRST PART, is escalareation of the sum of Ten Dollars and other valuable considerations, DOLLARS, to the hand pold by the sid part less of the second part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold part less of the second part, the for and subject to all instead in the County of Bates and Stoke of Missouri to sold. With Converse AND Converse and Stoke of Missouri to sold. With of Lot 9 of Evergreen Estates, a Subdivision of Deades in Plate Book 4 at Page 11. Bubject to all ensaments, reaservations, declarations, covenants, sugreements, rights-of-ways, liens and encumbrances of record or new located on said property. Attached to and made a part of this Corporation Warranty Deed is a Survey as done by William C. Lethcho, Surveyor dated July 11th, 1998, being Survey 42430. TO HAVE AND TO HOLD, The premises of a costs of the sold part be sold part as good right to conce the sold part be sold part as an and company. Missouri Parm Loan Company. Missouri Parm	Bates , Stots of Missouri , party of the 'but part, and Jamos Dale Davis and Antichatte R. Davis, his wife, She Counity of Bates , Sues of Missouri , part ice of the second part, failing address of said first named grantes is Butler, Missouri 64730). FITNESSETH: THAT SAID PARTY OF THE FIRST PART, is condideration of the sum of Ten Dollars and other valuable considerations, DOLLARS, All is head paid by the sid part ice of the second part, the receips of which is hereby acknowledged, we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold we by the sold part, their heir sent actions, covanants, seree- we could is ad, bying, being and since to the County of Bates and
James Dale Davis and Antiénette R. Davis, his wife, of the Gauniy of Dates Suise of Missouri periae of the second perin. 205 West Adams Street 205 West Adams Street (Mailing address of said first named grountee is Butler, Missouri 64730). WITNESSETH: THAT SAID PARTY OF THE FIRST PART, is exadderston of the sum of Ten Dollars and other valuable considerations, DOLLARS, to it in hand poil by the sid periles of the second peri, the receipt of which is hereby acknowledged, does by these present, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold periles of the second pari, their heir and assignt, the following described low, treate or periles of land, bying, being and situate in the County of Bates and Stoise of Missouri, sas shown in Hates County Recorder of Deeds in Pitt Book 4 at Page 11. Subject to all ensaments, reservations, declarations, covenants, squees Bury as done by William C. Lethcho, Surveyor dated July 11th, 1998, being Survey #2430. TO HAVE AND TO HOLD, The premises of a couple appendences of a sign forever, the sold Missouri Parm Loan Company. Kreeby covenanting that it laugulty isleed of an indefault premises are and elemands and the sold periles and dright be to sold perivey for the sold recers of the sold perivey with the sold perivey with the sold perivey isles of the sold perivey and the sold perivey is a solary of the issee of a label of the sold perivey is a solary of the solare or day in the sold perivey is a solary of the	James Dale Davis and Antichette R. Davis, his wife, Sames Dale Davis and Antichette R. Davis, his wife, Same of sold first named grantes is Surgery of Missouri , par ies of the second part, 205 West Adams Street Milling address of sold first named grantes is Butler, Missouri 64730). FITNESSETH, THAT SAID PARTY OF THE FIRST PART, is conditioned of the sum of Ten Dollars and other valuable considerations, DOLLARS, while the head paid by the sold part ies of the second part, the readys of which is hereby acknowledged, we by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold art ies of the second part, their helrs and asigns, the following described lots, tracts or works of land, lying, being and singets in the County of Bates and State of Missouri toucht All of Lot 9 of Evergreen Estates, a Subdivision of ateu County, Missouri, as shown in Bates County Recorder of Daeds in the Bold at Page 11. Wijeet to all ensoments, reservations, declarations, covenants, squee- ents, rights-of-ways, liens and ensumbrances of record or now located in sold property. Etached to and made a part of this Corporation Warranty Deed is a turvey as done by William C. Lethcho, Surveyor, dated July 11th, 1998, being Survey 42430. TO HAVE AND TO HOLD, The premises oforeaid, with all and singular the rights, privileges, pursenances and immunities thereis belonging or in anyola expectation, unto the sold part if the second per and unto the ison company, weeks covenanting that is the supplity steed of an kudgewilke estate in fee in the promises herein anyola supervise and anic the form it also and category and decay from any reambrances done or igned by is or the subder may and the Missouri Farm Loan Company.
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 WITNESSETH: THAT SAID PARTY OF THE FIRST PART, is condication of the sum of Tein Dollars and other valuable considerations, DOLLARS, to it is hand paid by the sold part length the second part, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold part length of the second part, their helvs and assigns, the following described lots, tracks or parcels of the second part, their helvs and assigns, the following described lots, tracks or parcels of land, byte, being and situate in the County of Bates and State of Missouri south AH of Lot 9 of Evergreen Estates, a Subdivision of Eates County, Missouri, as shown in Bates County Recorder of Deeds in Plat Book 4 at Parg 11. Subject to all easements, reservations, declarations, covenants, agree ments, rights-of-ways, liens and encumbrances of record or now located on said property. Attached to and made a part of this Corporation Warranty Deed is a Survey as done by William C. Lethcho, Surveyor dated July 11th, 1998, being Survey \$2430. MibBouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Company, Missouri Farm Loan Comp	 WITNESSETH: THAT SAID PARTY OF THE FIRST PART, is condideration of the sum of Tein Dollars and other valuable considerations, DOLLARS, It is hand paid by the side para ies of the second part, the receipt of which is hereby acknowledged, It is hand paid by the side para ies of the second part, the receipt of which is hereby acknowledged, It is hand paid by the side para ies of the second part, the receipt of which is hereby acknowledged, It is hand paid by the side para ies of the second part, the receipt of which is hereby acknowledged, It is of the second part, their helps and subject to ND CONFIRM, unto the sold of land, lying, being and situate in the County of Bates and State of Missouri south, All of Lot 9 of Evergreen Estates, a Subdivision of ateu County, Missouri, as shown in Bates County Recorder of Deeds in lat Book 4 at Page 11. Ubject to all easements, reservations, declarations, covenants, agreements, rights-of-ways, liens and encumbrances of record or new located n said property. It thank to and made a part of this Corporation Warranty Deed is a hurvey as done by William C. Lethcho, Surveyor dated July 11th, 1998, wing Survey \$2430. TO HAVE AND TO HOLD, The promises aforeasid, with all and singular the rights, privileges, purchase and mutting therets belonging or in anywes appendicing, unto the sold part if the second part and unto their helps and origin forover, the sold Missouri Farm Loan Company, sereby covenanting that it is lawfully exised of an indefeesible exists in fee in the promise herein onveyed; that is herein of the state of of a serie is the sold of and the state of a maxies are free and clear from any neuronace does or miffered by it or these under the sold para lies.
<pre>to it in hand poid by the soid port leas of the second part, the receips of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold part les of the second part, their helr and assigns, the following described lots, tracts or parcels of land, lying, being and sinute in the County of Bates and State of Missouri souds, all of Lot 9 of Evergreen Estates, a Subdivision of Bates County, Missouri, as shown in Batese County Recorder of Deeds in Plat Book 4 at Page 11. Subject to all ensaments, reservations, declarations, covenants, agree ments, rights-of-ways, liens and encumbrances of record or now located on said property. Attached to and made a part of this Corporation Warranty Deed is a Survey as done by William C. Lethcho, Surveyor.dated July lith, 1998, being Survey 42436.</pre>	It is hand paid by the sold part 10% of the second part, the receips of which is hereby acknowledged, we by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM, unto the sold untils of the second part, their heles and assigns, the following described loss, traces or work of land, bying, being and situate in the County of Bates and State of Missouri south all of Lot 9 of Evergreen Estates, a Subdivision of ates County, Missouri, as shown in Bates County Recorder of Daeds in lat Book 4 at Page 11. Which and made a part of this Corporation Warranty Deed is a unray as done by William C. Lethcho, Surveyor dated July 11th, 1998, wing Survey \$2430. TO HAVE AND TO HOLD, The premises aforeaid, with all and singular the rights, privileges, providend part and unto the first belonging or in anywas appendixing, unto the sold part is and encompany, servey covenanting that is is lawfully select of an indefectible estate is fore and ency the same first main and ency the tast is fore part to any more the tast of the second part and unto the first base and ency the same and ency the second of part and unto the sold part their hele and ency \$2430.
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Missouri soude AH of Lot 9 of Evergreen Estates, a Subdivision of Bates County, Missouri, as shown in Bates County Recorder of Deeds in Plat Book 4 at Page 11. Subject to all easements, remervations, declarations, covenants, agree ments, rights-of-ways, liens and encumbrances of record or now located on sdid property. Attached to and made a part of this Corporation Warranty Deed is a Survey as done by William C. Lethcho, Surveyor.dated July 11th, 1998, being Survey \$2436. TO HAVE AND TO HOLD, The premises eforesid, with all ond singular the rights, privileges, sppurtenances and immunities thereto belonging or in anywes appertialing, unto the seld part of the second pert and unto Missouri Farm Loan Company, hereby covenanting that is to keepily used of an indefensible state in fee in the premises herein conveyed; that is to keepily used of an indefensible state in fee in the premises herein conveyed; that is to keepily used of an indefensible state in fee in the premises herein conveyed; that is to keepily used of an indefensible state in fee in the premises herein conveyed; that is to keepily used of an indefensible state in fee in the premises herein conveyed; that is to keepily used of an indefensible state in fee in the premises herein conveyed; that is to keepily used of an Company, Missouri Farm Loan Company, util ucereant and defend the tile of the said premises unto the said part ies of the second pert and unto their heirs and anigns forever, against the keylul claims and demands of all persons whomsever. IN WITNESS WHEREOF, The said party of the first part has caused these presents to be signed by the President and statested by its Beerstery, and the corporate seal to be here on contacted, the day and year first above unities. (SEAL) Missouri Parm Loan Company Marthing M. Pittest	Missouri totali AN of Lot 9 of Evergreen Estates, a Subdivision of ates County, Missouri, as shown in Bates County Recorder of Deeds in lat Book 4 at Page 11. ubject to all easements, reservations, declarations, covenants, agree- ents, rights-of-ways, liens and encumbrances of record or now located n said property. ttached to and made a part of this Corporation Warranty Deed is a burvey as done by William C. Lethcho, Surveyor dated July 11th, 1998, weing Survey \$2430. TO HAVE AND TO HOLD, The premises aforesid, with all and singular the rights, privileges, purchances and immunities thereto belonging or in anyolas appending, unto the sold part i the second part and unto their heirs and estignt forover, the sold Missouri Farm Loan Company, sereby covenanting that it is lawfully isleed of an indefeatible estate in fee in the premises herein onveyed; that is hes good right to convey the some; that the sold part is or show under whom it claims; and that Missouri Farm Loan Company,
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Attached to and made a part of this Corporation Warranty Deed is a Survay as done by William C. Lethcho, Survayor.dated July 11th, 1998, being Survey 42430. TO HAVE AND TO HOLD, The premises oforeaid, with all and singular the rights, privileges, sppurenances and immunities thereto belonging or in anyukas appending, unto the sold part of the second part and unto their here and assigns forever, the sold Missouri Parm Loan Company, hereby covenanting that it is lawfully selsed of an indefeable entate in fee in the promises herein conveyed; that is he good right to convey the unne; that the sold part fore and clear from any incumbrones dons or suffered by is or these under whom it claims; and that Missouri Parm Loan Company, will warrants and defead the stile of the sold premises the lawfull warrant of their heirs and augus forever, against the lawful lost whomsoever. of the second part ices IN WITNESS WHEREOF, The sold party of the first part has cauced these presents to be signed by its President and studyed by its Secretary, and the corporate seal to be hereto stacked, the day and year first show written. (SEAL) Missouri Parm Loan Company instruction.	TO HAVE AND TO HOLD, The premises aforeadd, with all and singular the rights, privileges, pourtenances and immunities thereto belonging or in anywise appertaining, unto the sold part it is second part and unto their belonging or in anywise appertaining, unto the sold part Missouri Farm Loan Company, erreby covenanting that it is lawfully telsed of an indefeasible estate in fee in the premises herein onveyed; that it has good right to convey the same; that the sold parties are free and clear from any neumbrones does or suffered by is or those under theore it claims; and that Missouri Farm Loan Company, erreby covenanting that it is contained of an indefeasible estate in fee in the premises herein onveyed; that it has good right to convey the same; that the sold promises are free and clear from any neumbrones does or suffered by is or those under tohom it claims; and that Missouri Farm Loan Company,
sppursenances and immunities thereto belonging or in anyues appertaining, unto the war par of the second pars and unto their hairs and assigns forever, the said MiBBOURI Farm LOAN Company, hereby covenanting that it is lawjuly selsed of an indefeasible estate in fee in the premises herein conveyed; that is has good right to convey the tone; that the tail promises are free and clear from any incumbrones dons or suffered by is or those under tahons it claims; and that MisBOURI Farm LOAN Company, will warrant and defaud the tile of the said premises unto the said part 108 of the second part and unto their heirs and asigns forever, against the lawjul claims and demands of all persons whomsoever. IN FITNESS WHEREOF. The said party of the first part has caused these presents to be slighed by its President and attends by its Secretary, and the corporate seal to be hereto estached, the doy and year first above written. (SEAL) Mandy M. HITMA. Mandy M. Differd	ppurtenances and immunities thereto belonging or in anythe appertaining, unto the kills part i the second part and unto their heirs and artigns forover, the said Missouri Farm Loan Company, ereby covenanting that it is lawfully taised of an indefouible state in fee in the premises herein onveyed; that it has good right to convey the tomo; that the taid promises are free and clear from any neumbronce dons or suffered by is or those under tohom it claims; and that Missouri Farm Loan Company, under the said part 198 of the second part in the second part the second part is a second part in the second part in the second part in the second part in the second part is the second part in the second part is the second part in the second part is t
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by its President and attended by its Becretary, and the corporate seat to be hereto attached, the day and year first above written. (SEAL) (SE	
(SEAL) (S	IN WITNESS WHEREOF. The sold party of the first part has caused these presents to be signed by the President and estended by its Secretary, and the corporate seal to be hereto estached, the doy and use list show toritors
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PUBLIC

Book: 712 Page: 335 WL

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Bates County, MO Property Report Card Parcel Number: 1308027000000039020 BURCH, WILLIAM Name: Mail To Address: 1066 NE COUNTY RD 1003 Mail To City State Zip: BUTLER MO 64730 Situs Address: \sim Legal Description: PT OF S2 SE SE BGN AT NE COR S2 SE SE TH S 327' W 330' TO POB TH N 180.75'^ W 36 Deeded Acres: 2.96 Book: 1043 Page: 0569 Market Value: \$12,400.00 Ag Appraised: \$0.00 Residential Appraised: \$12,400.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$2,360.00 Ag Assessed: \$0.00 Residential Assessed: \$2,360.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: Date Acquired: 09-11-2020 Sales Price: Source: O Last Tax Bill: \$138.20 Last Tax Bill Paided: N

Improvement Info



	Rec	orded in E	Rates County	, Missouri
Record	ing Date∕T	'ime: 09	/11/2020	at 09:34:40 AM
Book:	1043	Page:	569	NUMBER OF OF
Instr#:	20200202	20		SEAL
Pages: Fee:	2 \$27.00 S			SEAL E
Electronically Recorded				Danyelle Baker Recorder of Deeds

WARRANTY DEED

THIS DEED, made and entered into this <u>LStr</u>day of Angust, 2020, by and between LARRY D. BURCH and DENISE L. BURCH, husband and wife, Grantors, and WILLIAM BURCH, Grantee. Grantee's mailing address is 1066 NE County Road 1003, Butler, Missouri 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee the following described real estate, to-wit:

That part of the South Half of the Southeast Quarter of the Southeast Quarter of Section 27, Township 40 North, Range 31 West of the 5th Principal Meridian in Bates County, Missouri, described as follows: Beginning at the Northeast corner of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 27, thence South along the East line of said Section 27 a distance of 327.00 feet, thence North 90 degrees 00 minutes 00 seconds West a distance of 330.00 feet to the point of beginning of the land to be described; thence North 00 degrees 00 minutes 00 seconds East a distance of 180.75 feet, thence South 90 degrees 00 minutes 00 seconds West a distance of 361.50 feet, thence South 00 degrees 00 minutes 00 seconds West a distance of 361.50 feet, thence South 00 degrees 00 minutes 00 seconds West a distance of 361.50 feet, thence South 00 degrees 00 minutes 00 seconds West a distance of 361.50 feet, thence South 00 seconds East a distance of 361.50 feet, thence North 00 degrees 00 minutes 00 seconds East a distance of 361.50 feet, thence North 00 degrees 00 minutes 00 seconds East a distance of 180.75 feet to the point of beginning. Subject to all easements of record.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee and to his heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantee, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

PUBLIC

Book: 1043 Page: 569 WD

Page 1 of 1

SURVEY DESCRIPTION AT THE REQUEST OF:

WILL BURCH

1066 NE COUNTY ROAD 1003

BUTLER, MO 64730

SURVEY DESCRIPTION

THAT PART OE THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BATES COUNTY, MISSOURI; DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 327.00 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 330,00 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 180.75 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 361.50 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 180.75 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

INGRESS/EGRESS DESCRIPTION

15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BATES COUNTY, MISSOURI; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 327.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE EASEMENT TO BE DESCRIBED; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 330.00 FEET TO A POINT IN THE EAST LINE OF THE ABOVE DESCRIBED TRACT.

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Bates County, MO

Property Report Card Parcel Number: 1307026000000012000 DUFFIELD, JONI BD Name: Mail To Address: 1405 S MAIN ST Mail To City State Zip: BUTLER MO 64730-2423 No Situs Address Situs Address: SW4 SW4 (EXC W 330' N2 SW4 SW4) (EXC RD R/W) Legal Description: Deeded Acres: 35.00 Book: 0973 Page: 0163 Market Value: \$91,900.00 Ag Appraised: \$25,600.00 Residential Appraised: \$66,300.00 Commercial Appraised: \$0,00 FCROP Appraised: \$0.00 Total Assessed: \$15,670.00 Ag Assessed: \$3,070.00 Residential Assessed: \$12,600.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: DUFFIELD, BRIAN & JONI Date Acquired: 01-24-2014 Sales Price: Source: O Last Tax Bill: \$917.66 Last Tax Bill Paided: N Improvement Info Improvement Value: \$640 Structure: Barn \$640 AG Value: Year Built: 1920 **Residential Value:** \$0 Base Area: 480 Commercial Value: \$0 Adjusted Area: 761 Class: B-51 000 Rooms: Bedrooms: 000 Condition: 9



FILE RECORD ENTERED BOOK NO. 973 PAGE 163 INDEX JUL

MCNABB, PURSLEY & ASSOCIATES

1 NORTH MAIN BUTLER, MO 64730

COMPARED_

Ctl a d'I

STATE OF MISSOUAL BATES COUNTY, 65 LUCILLE MUNDEY, RECORDER OF DEEDS Book: 973 Page: 183 SEAL Recording Fee: \$27,00 Ascarded: 2 du al Date Recorded: 1/24/2014 1:35:00

BENEFICIARY DEED

THIS DEED, made and entered into this 2412 day of January, 2014, by and between JONI TONYA DUFFIELD, a single person, Grantor, and BAILEY MICHELLE DUFFIELD and CORBIN J. DUFFIELD, Beneficiaries/Grantees. Grantees' mailing address is 1405 South Main, Butler, Missouri 64730. Return deed to Grantor at: 1405 South Main, Butler, Missouri 64730.

WITNESSETH: That the said Grantor for and in consideration of love and affection does by these presents grant, assign, convey and confirm unto beneficiaries, to be transferred on death of Grantor to beneficiaries, BAILEY MICHELLE DUFFIELD and CORBIN J. DUFFIELD, or to their lineal descendants per stirpes, the following described real estate, to-wit:

The Southwest Quarter of the Southwest Quarter of Section 26, Township 40, Range 31, Bates County, Missouri.

TO HAVE AND TO HOLD THE SAME, together with all the rights, immunities, privileges and appurtenances, to the same belonging unto Grantor, and upon the death of Grantor to the beneficiaries, their heirs and assigns forever.

This is a Beneficiary Deed executed pursuant to Section 461.025 Revised Statutes of Missouri, and shall not take effect until the death of Grantor. During the life of Grantor this deed shall be fully revocable and may be revoked by the Grantor by executing an instrument of revocation, by a conveyance of the property described above, or by a subsequently executed Beneficiary Deed.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand as of the day and year first above written,

Book: 973 Page: 163 BD

Bates County, MO

Property Report Card

Parcel Number: 1306023000000015000

Name: UNDERWOOD, RICHARD & DAVID & J

Mail To Address: 891 SE 251 RD

Mail To City State Zip: DEEPWATER MO 64740-9614

Situs Address: No Situs Address

Legal Description: SE 1/4 NE 1/4 (EXC 1 AC. IN SW COR) & E 132' N 660' E 1/2 SW 1/4 NE 1/4 (^EXC RD R/V

Modified

Deeded Acres: 38.00 Book: 1041

Page: 0094

Market Value: \$56,800.00

Ag Appraised: \$8,000.00

Residential Appraised: \$44,700.00

Commercial Appraised: \$4,100.00

FCROP Appraised: \$0.00

Total Assessed: \$10,760.00

Ag Assessed: \$960.00

Residential Assessed: \$8,490.00

Commercial Assessed: \$1,310.00

FCROP Assessed: \$0.00

Previous Owner: CALLAHAN, GERALD W & ALTA J &

Date Acquired: 05-16-2019

Sales Price:

Source: O

Last Tax Bill: \$632.74

Last Tax Bill Paided: N

Improvement Info Structure: Residential Year Built: 1900 Base Area: 1236 Adjusted Area: 1345 Class: H/D Rooms: 005 Bedrooms: 002

Condition: 39

Improvement Value:\$23,360AG Value:\$0Residential Value:\$23,360Commercial Value:\$0




W.C. LETHCHO

COUNTY ENGINEER & SURVEYOR

103 W. DAKOTA

BUTLER, MO 64730

PHONE: 660-679-4031



SURVEY DESCRIPTION AT THE REQUEST OF:

CITY OF BUTLER

TRENT DIEHL

22 W. OHIO

BUTLER, MO 64730

UTILITY SERVICE EASEMENT DESCRIPTION

THE NORTH 660.00 FEET OF THE EAST 132.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BATES COUNTY, MISSOURI;

AND

THE NORTH 660.00 FEET OF THE WEST 244.20 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BATES COUNTY, MISSOURI.

I CERTIFY THIS DESCRIPTION TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

W.C. LETHCHO LS-1539 BATES COUNTY SURVEYOR

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Bates County, MO Property Report Card Parcel Number: 1307026000000002000 KENNEDY, WARREN 1/4 Name: Mail To Address: 20203 S STOCKMAN RD Mail To City State Zip: BELTON MO 64012-9279 Situs Address: No Situs Address PT NE4 NE4 BGN @ SW COR (EXC RD R/W) Legal Description: Deeded Acres: 19.50 Book: 0973 Page: 0020 Market Value: \$13,900.00 Ag Appraised: \$0.00 Residential Appraised: \$13,900.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0,00 Total Assessed: \$2,640.00 Ag Assessed: \$0,00 Residential Assessed: \$2,640.00 Commercial Assessed: \$0,00 FCROP Assessed: \$0.00 Previous Owner: KENNEDY, WARREN 1/4 Date Acquired: 12-31-2013 Sales Price: Source: O Last Tax Bill: \$154.60 Last Tax Bill Paided: N

Improvement Info

Bates County, MO Property Report Card Parcel Number: 1307026000000002000



FILE RECORD

ENTERED BOOK NO. 973 PAGE 20

COMPARED____INDEX_JZL

LYNN K. BALLEY, ATTY P.O. BOX 308 HARRISONVILLE, MO 64701

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STATE OF MISSOURI, BATES COUNTY, 55 LUCILLE MUNDEY, AECONDER OF DEEDS Book; 973 Page: 20 Pagea Recorded; 2 Data Recorded; 12/31/2013 8:30:00 AM

37 # 60062

BENEFICIARY DEED

THIS DEED, made this 22 day of December, 2013, wherein Michael E. Kennedy and Janice K. Kennedy of the County of Cass, State of Missouri, GRANTORS, without consideration, do, by these presents, GRANT AND ASSIGN, CONVEY AND CONFIRM unto GRANTEE BENEFICIARIES Krendi L. Gammill and Katherine M. Kennedy, (Mailing address of Grantors: 20203 South Stockman Road, Belton, Cass County, Missouri 64012)

All of our undivided one half (1/2) interest in the following described Real Estate situated in the County of Bates, State of Missouri, to-wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 23, and that part of the Northeast Quarter of the Northeast Quarter of Section 26, in Township 40 of Range 31, bounded and described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 26, and running thence North 01' West, 1873 feet to an iron pln; thence North, 89°44' East 540.5 feet to an iron pin; thence South 20°01' East, 412 feet to an iron pin; thence South 4°59' West 175.5 feet to an iron pin; thence South 33°29' East, 226.8 feet to an iron pin; thence South 1°21' East 245 feet to an iron pin; thence South 44°24' West, 288 feet to an iron pin; thence South 89°44' West, 650 feet to the place of beginning, all being in Sections 23 and 26, Township 40, Range 31, Together with all the right, fille and interest of the first parties herein in a certain Lease covering the above tract of land, dated September 15, 1928, and recorded in the Recorder's Office of Bates County, Missourl, in Book 296 at Page 261.

To have and to hold the same together with all rights and appurtenances to the same belonging unto the said Grantee Beneficiary, his/her/their heirs and assigns forever.

THIS BENEFICIARY DEED is executed pursuant to Chapter 461, R.S.Mo. It is not effective to convey title to the above described real estate until Grantor's death or the death

PUBLIC

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Bates County, MO **Property Report Card** Parcel Number: 130602300000012000 KENNEDY, WARREN & JUDITH 1/4 Name: Mail To Address: 20203 S STOCKMAN RD Mail To City State Zip: BELTON MO 64012-9279 Situs Address: ~ Legal Description: PT SE4 SE4 BGN @ SW COR Deeded Acres: 8.00 Book: 0973 Page: 0020 Market Value: \$1,500.00 Ag Appraised: \$1,500.00 Residential Appraised: \$0.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$180.00 Ag Assessed: \$180.00 Residential Assessed: \$0.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0,00 Previous Owner: KENNEDY, WARREN & JUDITH 1/4 Date Acquired: 12-31-2013 Sales Price: Source: O Last Tax Bill: \$10.53 Last Tax Bill Paided: Y

Improvement Info

Bates County, MO Property Report Card Parcel Number: 130602300000012000 Name: KENNEDY, WARREN & JUDITH 1/4 Situs Address: ~ Deeded Acres: 8.00



FILE RECORD ENTERED BOOK NO. 973 PAGE 20 COMPARED_____INDEX_7/L

LYNN K. BALLEY, ATTY P.O. BOX 368 HARRISONVILLE, MO 64701

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A CONTRACTOR	STATE OF MISSOURI, BATES C LUCILLE MUNDEY, RECORDER (Book: 973 Page: 2	DUNTY, 85 DF DEEDS 20
(SEAL)	ngos Recorded: 2	Recording Fee: \$27.00
CCONT.	Recorded: 12/31/2013	Succell Munday
Date	Recorded: 12/31/2013	8:30:00 AM 60:06:

27 # 600G2

BENEFICIARY DEED

THIS DEED, made this 27 day of December, 2013, wherein Michael E. Kennedy and Janice K. Kennedy of the County of Cass, State of Missouri, GRANTORS, without consideration, do, by these presents, GRANT AND ASSIGN, CONVEY AND CONFIRM unto GRANTEE BENEFICIARIES Krendl L. Gammili and Katherine M. Kennedy. (Mailing address of Grantors: 20203 South Stockman Road, Belton, Cass County, Missouri 64012)

All of our undivided one half (1/2) interest in the following described Real Estate situated in the County of Bates, State of Missouri, to-wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 23, and that part of the Northeast Quarter of the Northeast Quarter of Section 26, in Township 40 of Range 31, bounded and described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 26, and running thence North 01' West, 1873 feet to an Iron pln; thence North, 89°44' East 540.5 feet to an Iron pin; thence South 20°01' East, 412 feet to an iron pin; thence South 4°59' West 175.5 feet to an iron pin; thence South 33°29' East, 226.8 feet to an iron pin; thence South 1°21' East 245 feet to an iron pin; thence South 89°44' West, 650 feet to the place of beginning, all being in Sections 23 and 26, Township 40, Range 31. Together with all the right, tille and interest of the first partles herein in a certain Lease covering the above tract of land, dated September 15, 1928, and recorded in the Recorder's Office of Bates County, Missouri, in Book 296 at Page 261.

To have and to hold the same together with all rights and appurtenances to the same belonging unto the said Grantee Beneficiary, his/her/their heirs and assigns forever.

THIS BENEFICIARY DEED is executed pursuant to Chapter 461, R.S.Mo. It is not effective to convey title to the above described real estate until Grantor's death or the death

PUBLIC

Book: 973 Page: 20 BD

Bates County, MO Property Report Card

Parcel Number: 1306023000000011000

Name: FRITTS, JAMES & DONNA

Mail To Address: 1786 NE COUNTY RD 2504

Mail To City State Zip: BUTLER MO 64730-9328

Situs Address: No Situs Address

Legal Description: W 610.5'-+ NW 1/4 SE 1/4 & A TR NE 1/4 SW 1/4 BGN CENTER SEC. 23, W 680.5'^S 1025',

Modified

Deeded Acres: 33.80

Book: 0712

Page: 0302

Market Value: \$6,500.00

Ag Appraised: \$6,500.00

Residential Appraised: \$0.00

Commercial Appraised: \$0.00

FCROP Appraised: \$0.00

Total Assessed: \$780.00

Ag Assessed: \$780.00

Residential Assessed: \$0,00

Commercial Assessed: \$0.00

FCROP Assessed: \$0.00

Previous Owner: BARNES, EARL

Date Acquired: 02-23-1999

Sales Price:

Source: O Last Tax Bill: \$45.67

Last Tax Bill Paided: N

Improvement Info

Bates County, MO Property Report Card Parcel Number: 130602300000011000





W.C. LETHCHO

COUNTY ENGINEER & SURVEYOR

103 W. DAKOTA

BUTLER, MO 64730

PHONE: 660-679-4031

SURVEY DESCRIPTION AT THE REQUEST OF:

CITY OF BUTLER

TRENT DIEHL

22 W. OHIO

BUTLER, MO 64730

UTILITY SERVICE EASEMENT DESCRIPTION

THE NORTH 457.00 FEET OF THE EAST 680.50 FEET OF THE NORTHEAT QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN BATES COUNTY, MISSOURI; EXCEPT THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN BATES COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 23, THENCE WEST A DISTANCE OF 907.50 FEET TO THE TRUE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 136.00 FEET; THENCE EAST 320.00 FEET; THENCE NORTH 136.00 FEET; THENCE WEST 320.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS OF RECORD.

I CERTIFY THIS DESCRIPTION TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

W.C. LETHCHO LS-1539 3.2422 BATES COUNTY-SURVEYOR

- - e

Bates County, MO **Property Report Card** Parcel Number: 130802700000027010 Name: HEDRICK, CHANCE & SHANYA Mail To Address: 1359 NE KELLY DR Mail To City State Zip: BUTLER MO 64730-9452 Situs Address: No Situs Address S 177.80' OF LOT 15 EVERGREEN SUBD^ Legal Description: Deeded Acres: 1.82 Book: 1046 Page: 0292 Market Value: \$16,400.00 Ag Appraised: \$0.00 Residential Appraised: \$16,400.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$3,120.00 Ag Assessed: \$0.00 Residential Assessed: \$3,120.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: Date Acquired: 11-23-2021 Sales Price: Source: O Last Tax Bill: \$0,00 Last Tax Bill Paided: N

Improvement Info

Bates County, MO Property Report Card Parcel Number: 1308027000000027010



Recorded in Bates County, Missouri Recording Date/Time: 11/23/2021 at 03:19:14 PM				
Book:	1046	Page:	292	NUMBER OF ST
lnstr#:	20210327	2		SEAL
Pages: Fee:	2 \$27.00 S			THE COUNT WITH
Electro	nically Re	corded		Danyelle Baker Recorder of Deeds

WARRANTY DEED

THIS DEED, made and entered into this 23rd day of November, 2021, by and between SHANE MCCOUN and NICOLE MCCOUN, husband and wife, Grantors, and CHANCE HEDRICK and SHANYA HEDRICK, husband and wife, Grantees. Grantees' mailing address is 1359 NE Kelly Drive, Butler, Missouri 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

The South 177.80 feet of Lot 15, in Evergreen, a Subdivision in Bates County, Missouri. Subject to all easements of record.

Ingress/Egress Description and Utility Easement

15.00 feet on either side of described center line: Commencing at the Southeast corner of Lot 10, in Evergreen, a Subdivision in Bates County, Missouri, for the point of beginning of the land to be described: thence on an assumed bearing of South 83 degrees 56 minutes 00 seconds West, along the South line of said Lot 10 and parallel with the South line of said Subdivision, a distance of 446.20 feet, more or less, to the East line of the Public Road.

Utility Easement

15.00 feet on either side of described center line: Commencing at the Southwest corner of Lot 10, in Evergreen, a Subdivision in Bates County, Missouri, for the point of beginning of the land to be described: thence on an assumed bearing of North 06 degrees 25 minutes 00 seconds West, along the West line of said Lot 10, a distance of 152.20 feet, to the Northwest corner of said Lot 10.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever. Bates County, MO

Property Report Card Parcel Number: 1308027000000023000 CASTROGIOVANNI, EVELYN K Name: Mail To Address: 131 NE KELLY DR Mail To City State Zip: BUTLER MO 64730-2412 No Situs Address Situs Address: LOT 2 EVERGREEN ADD, BUTLER^ Legal Description: Deeded Acres: 0.00 Book: 1044 Page: 0675 Market Value: \$8,200.00 Ag Appraised: \$0.00 Residential Appraised: \$8,200.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$1,560.00 Ag Assessed: \$0.00 Residential Assessed: \$1,560.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: FISCHER, EVELYN KATHLEEN Date Acquired: 08-06-2021 Sales Price: Source: O

Improvement Info

Last Tax Bill: \$91.35 Last Tax Bill Paided: Y

Bates County, MO **Property Report Card** Parcel Number: 130802700000023000



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1. 1. 1.

	Rec	orded in Bates Count	y, Missouri
Record	ing Date/1	lime: 08/06/2021	at 02:22:25 PM
	1044	Page: 675	NUMBER OF SHEE
Instr#:	2021021	02	SEAL
Pages: Fee:	2 \$27.00 S	i	SEAL
Electro	onically R	ecorded	Danyelle Baker Recorder of Deeds

OUIT-CLAIM DEED

This Indenture, made on the <u>444</u> day of July, 2021, by and between GREGORY D. FISCHER, a single person, whose mailing address is 12445 SE County Road 7586, Rockville, Missouri 64780 ("<u>Grantor</u>"), and EVELYN KATHLEEN CASTROGIOVANNI, a single person, whose mailing address is 131 NE Kelly Drive, Butler, Missouri 64730 ("<u>Grantee</u>").

WITNESS, that Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration paid by Grantce, the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE AND FOREVER QUIT CLAIM unto Grantee, her heirs, successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Bates and State of Missouri, to-wit:

Lot 2 Evergreen Estates, a subdivision of Bates County, Missouri, as shown in Plat Book 4, Page 11 in Deed Records of Bates County, Missouri.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the Grantee and unto her heirs, successors and assigns forever; so that neither the Grantor nor her heirs, successors or assigns, nor any other person or persons, for whom or in whose name or behalf, will hereinafter claim or demand any right or title to the described premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed as of the day and year first above written.

GREGORY D. FISCHER



12 A.

Bates County, MO Property Report Card Parcel Number: 1308027000000027000 Name: MCCOUN, SHANE & NICOLE Mail To Address: 71 NE CEDAR DR Mail To City State Zip: BUTLER MO 64730-9452 Situs Address: No Situs Address LOT 13 EVERGREEN ADD^AND LOTS 10 11 AND 15^ Legal Description: Deeded Acres: 6,67 Book: 1042 Page: 0535 Market Value: \$158,100,00 Ag Appraised: \$2,300.00 Residential Appraised: \$155,800.00 Commercial Appraised: \$0,00 FCROP Appraised: \$0.00 Total Assessed: \$29,880.00 Ag Assessed: \$280.00 Residential Assessed: \$29,600.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: PHILLIPS, KELLY D & LINDA Date Acquired: Sales Price: Source: Last Tax Bill: \$1,749.80 Last Tax Bill Paided: N Improvement Info Improvement Value: \$145,870 Structure: Residential AG Value: \$0 Year Built: 1986 Residential Value: \$145,870 Base Area: 1326 Commercial Value: \$0 Adjusted Area: 3299 Class: H/C 000 Rooms: Bedrooms: 000

Condition: 76

Bates County, MO Property Report Card Parcel Number: 130802700000027000 Name: MCCOUN, SHANE & NICOLE Situs Address: No Situs Address Deeded Acres: 4.86





WARRANTY DEED

THIS DEED, made and entered into this 15th day of August, 2019, by and between LINDA L. PHILLIPS, a single person, Grantor, and SHANE M. MCCOUN and NICOLE MCCOUN, husband and wife, Grantees. Grantees' mailing address is 609 Howard, Butler, Missouri 64730.

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

Lots 10, 11, 15, and all of Lot 13 except the North 30 feet of said Lot 13, in EVERGREEN, a subdivision in Bates County, Missouri, together with an easement over said North 30 feet of said Lot 13 to the adjoining road for the purpose of construction of a driveway to the described property.

Grantor warrants that Elsie Phillips and Elsie M. Phillips are one and the same person.

Grantor further warrants that Kelly D. Phillips died on October 12, 2018 while still married to Linda L. Phillips, never having been divorced.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantor hereby covenanting that said premises are free and clear of any incumbrances and that said Grantor and the heirs, executors, and administrators of such Grantor shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

TINDA LY PHILLIPS

PUBLIC

.4 SW 1/4 EXC RD R/W^EVERGREEN A
ent Value: \$7,910
\$7,910
Value: \$0
al Value: \$0

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Bates County, MO Property Report Card

Parcel Number: 1308027000000019000

Name:MCCOUN, SHANE & NICOLESitus Address:No Situs AddressDeeded Acres:3.53





WARRANTY DEED

THIS DEED, made and entered into this 22nd day of August, 2019, by and between LINDA L. PHILLIPS, a single person Grantor, and SHANE M. MCCOUN and NICOLE MCCOUN, husband and wife, Grantees. Grantees' mailing address is 609 Howard, Butler, Missouri 64730.

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

Lot 14 in Evergreen Estates, a subdivision of Bates County, Missouri, as shown in Plat Book 4, Page 11 in Deed Records of Bates County, Missouri, EXCEPT the North 200.00 feet of the South 682.8 feet of said Lot 14.

Also the West 50 feet of the East 494 feet of the Northwest Quarter of the Southwest Quarter of Section 27, Township 40, Range 31, Bates County, Missouri, EXCEPT the North 200.00 feet of the South 682.8 feet thereof.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantor hereby covenanting that said premises are free and clear of any incumbrances and that said Grantor and the heirs, executors, and administrators of such Grantor shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

A. PHII

Bates County, MO **Property Report Card** Parcel Number: 1307026020001032000 HEIMAN, CASEY & RACHEL Name: Mail To Address: PO BOX 367 Mail To City State Zip: BUTLER MO 64730-0367 1205 S MAIN BUTLER Situs Address: TH PT W2 SW4 NW4 COMM AT SW COR OF W2 N ALONG W LINE 525.50' TO NW COR Legal Description: Deeded Acres: 9.67 Book: 1044 Page: 0293 Market Value: \$26,800.00 Ag Appraised: \$0.00 Residential Appraised: \$26,800.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$5,090.00 Ag Assessed: \$0.00 Residential Assessed: \$5,090.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: KEEBLE, ROBERT MICHEAL & CATHE Date Acquired: 06-30-2021 Sales Price: Source: O Last Tax Bill: \$331.24 Last Tax Bill Paided: Y Improvement Info Improvement Value: \$3,000 Structure: Barn \$0 AG Value: Year Built: 1940 \$3,000 **Residential Value:** Base Area: 360 \$0 Commercial Value: Adjusted Area: 560 Class: B-52 001 Rooms: Bedrooms: 000 Data contained within this web site was created from record research provided by the county and/or city. Bates County, Missouri Condition: 38

13

Bates County, MO Property Report Card Parcel Number: 1307026020001032000



	Rec	orded in E	ates Coun	ty, Missouri
Record	ling Date/1	ſime: 06	/30/2021	at 01:01:42 PM
Book:	1044	Page:	293	UNDER OF UNIT
Instr #:	2021017	19		SEAL
Pages: Fee:	2 \$27.00 S			A COUNTY AND A COU
Electro	onically Re	ecorded		Danyelle Baker Recorder of Deeds

WARRANTY DEED

THIS DEED, made and entered into this 30th day of June, 2021, by and between ROBERT MICHAEL KEEBLE and CATHERINE J. KEEBLE, husband and wife, Grantors, and CASEY HEIMAN and RACHEL HEIMAN, husband and wife, Grantees. Grantees' mailing address is P. O. BOX 367, BUTLER, MO 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

That part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 26, Township 40 North, Range 31 West of the 5th Principal Meridian in Bates County, Missouri, described as follows: Commencing at the Southwest corner of said West Half of the Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North along the West line of said Section 26 a distance of 525.50 feet to the Northwest corner of the South 8 acres of the said West Half of the Southwest Quarter of the Northwest Quarter for the point of beginning of the land to be described; thence continuing on a bearing of North a distance of 681.28 feet to a point 100 feet South of the Southwest corner of the Hillcrest Addition as recorded in Slide Number 102 in the Bates County Recorder's Office; thence South 89 degrees 54 minutes 30 seconds East parallel with the South line of said Hillcrest Addition a distance of 663.15 feet; thence on a bearing of South a distance of 681.28 feet; thence North 89 degrees 54 minutes 30 seconds West a distance of 663.15 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

PUBLIC

Book: 1044 Page: 293 WD

Bates County, MO

Property Report Card Parcel Number: 130802700000035000 Name: AUNDREAE, MASON L/BLASER, TIFF Mail To Address: 1161B NE COUNTY RD 63 Mail To City State Zip: BUTLER MO 64730-8617 Situs Address: No Situs Address Legal Description: N2 SW4 SW4 (EXC RD R/W) Deeded Acres: 20 Book: 1043 Page: 1693 Market Value: \$185,800.00 Ag Appraised: \$3,700.00 Residential Appraised: \$182,100.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$35,040.00 Ag Assessed: \$440.00 Residential Assessed: \$34,600.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0,00 Previous Owner: NAMETH, KAREN LYNNE Date Acquired: 01-19-2021 Sales Price: Source: O Last Tax Bill: \$2,051.98 Last Tax Bill Paided: N

Improvement Info

Structure: Resturant Year Built: 1962 Base Area: 1464 Adjusted Area: 1546 Class: H/D Rooms: 002 Bedrooms: 000

Condition: 38

Improvement Value:\$34,420AG Value:\$0Residential Value:\$34,420Commercial Value:\$0

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Bates County, MO Property Report Card Parcel Number: 130802700000035000

Name:NAMETH, SCOTTSitus Address:No Situs AddressDeeded Acres:20.00





FINAL SETTLEMENT APPROVED; FINDING AND DECREE OF SUCCESSION; ORDER OF DISCHARGE FILED Testate estate

STATE OF MISSOURI)

) ss. COUNTY OF BATES)

IN THE CIRCUIT COURT OF BATES COUNTY, MISSOURI PROBATE DIVISION

In the Estate of KAREN L. NAMETH, Deceased.

Estate No.19BS-PR00073

12/31/2020

Bates County

Circuit Court

On this 31st day of December, 2020, the Court takes up the final settlement and petition for determination of rights of succession, filed herein December 8, 2020, by AUNDREAE L. MASON, Personal Representative of the estate of Karen L. Nameth, deceased, and finds that decedent died testate, domiciled in and a resident of Bates County, Missouri; that due and timely notice of the filing of said settlement and petition was given according to law, and proof thereof filed herein; that due and timely notice, by publication and ordinary mail, of the granting of letters on said estate, the first publication of which was had January 10, 2020, was given according to law, and proof thereof filed herein within twenty days after the completion of such publication; and that no objections to said settlement or petition have been filed and that the time allowed therefor has expired.

The Court further finds that the Will of decedent was admitted to probate December 30, 2019, and finds and adjudges that the successors to the descendible interest of the decedent in and to the following described real property:

Tract I: The North Half of the Southwest Quarter of the Southwest Quarter of Section 27, Township 40, Range 31, Bates County, Missouri. and the extent and character of their interests therein, as of said date of death and pursuant to the

designated article or paragraph of said Will, are as follows:

PUBLIC

<u>Tract No.</u>	Devisee(s)	Article or Parag.	<u>Interest</u>
I	Aundreae L. Mason 1161 A NE County Road 63 Butler, Missouri 64730	IX	1/3
I	Tiffany L. Blaser 1652 NW Skyline Drive Butler, Missouri 64730	IX	1/3
Ι	Scott A. Nameth 7508 West 156 th Street Overland Park, Kansas 66223	IX	1/3

The Court further finds that all legacies and bequests under said Will, other than those set forth herein, have been paid and satisfied; that said estate is in a condition to be closed; that all allowed claims have been paid, and that said settlement has been audited and the balance shown thereon, consisting of \$0- in cash and other personal property valued at \$1,300.00 is correct.

The Court further finds that all legacies and bequests under said Will, other than those set forth herein, have been paid and satisfied, and orders, adjudges and decrees that the balance of cash and other personal property as shown on said settlement be distributed, pursuant to the designated article or paragraph of said Will, to the legatees thereunder as follows:

Legatee	<u>Art. of Will</u>	<u>Cash</u>	Other per. property
Aundreae L. Mason	IX	0	433.33
Tiffany L. Blaser	IX	0	433.33
Scott A. Nameth	IX	0	433.34

IT IS THEREFORE ORDERED AND ADJUDGED that said settlement be, and is hereby, approved; that all orders of partial distribution heretofore made by hereby confirmed; and that said Personal Representative be hereby discharged.



JUDGE

ZACLIENTS/Nameth, Karen-Estate/order of distribution - testate, real property only.wpd

Bates County, MO		
Property Report Card Parcel Number: 1308034000000003000		
Name: HOBBS, WILLIAM K AND CARRIE	J	
Mail To Address: 895 NE COUNTY RD 63		
Mail To City State Zip: BUTLER MO 64730-9452		
Situs Address: No Situs Address		
Legal Description: PT NW4 NW4 BGN 445' S (OF NW COR (EXC RD R/W)	ł
Deeded Acres: 10.00		
Book: 0923		
Page: 0141		
Market Value: \$92,200.00		
Ag Appraised: \$0.00		
Residential Appraised: \$92,200.00		
Commercial Appraised: \$0,00		
FCROP Appraised: \$0.00		
Total Assessed: \$17,520.00		
Ag Assessed: \$0,00		,
Residential Assessed: \$17,520.00		
Commercial Assessed: \$0,00		
FCROP Assessed: \$0.00		
Previous Owner: DUGAN, BRENDA		
Date Acquired: 03-04-2010		
Sales Price:		
Source: O		
Last Tax Bill: \$1,025.98		
Last Tax Bill Paided: N		
Improvement Info		
Structure: Residential	Improvement Value:	
Year Built: 1970	AG Value:	\$0
Base Area: 1152	Residential Value:	\$66 ¢0
Adjusted Area: 2011	Commercial Value:	\$0

006

Rooms:

Bedrooms: 003 Condition: 65

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Value: \$66,510 \$0

\$66,510

15

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Bates County, MO Property Report Card Parcel Number: 130803400000003000 Name: HOBBS, WILLIAM K AND CARRIE J Situs Address: No Situs Address Deeded Acres: 10.00



ECORD 0.9.2.3 PAGE_41_ NDEXC14	Ø	
	(SEAL) Book: 92. Pages Recorded	IRI. BATES COUNTY, SE 7, RECORDER OF DEEOS 3 Page: 141 1: 2 Recording For Second Market

WARRANTY DEED

THIS DEED, Made and entered into this 4th day of March, A.D., 2010, by and between

James W. Dugan and Brenda Ann Dugan, husband and wife, Grantors, party or parties of the first part, AND

William K. Hobbs and Carrie J. Hobbs, husband and wife, Grantees,

party or parties of the second part (Grantee's mailing address is:)	4.4	15:x3190	Butles	W10 44730
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WITNESSETH, that the said party or parties of the First part, for and in consideration of the sum of ten dollars and other valuable considerations paid by the said party or parties of the Second part, the receipt of which is hereby acknowledged, does or do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the Second part, the following described real estate in the County of Bates, in the State of MISSOURI to-wit:,

A tract of land described as beginning at a point 30 rods South of the Northwest corner of Section Thirty-four (34), Township Forty (40), Range Thirty-one (31), thence running East 80 rods, thence South 20 rods, thence West 80 rods, thence North 20 rods to the point of beginning, EXCEPT there from all that part off the West side of said tract taken for U.S. Highway Number 71 and service road all in Bates County, Missouri.

Subject to easements, reservations, restrictions and conditions of record, if any.

Grantors further warrant that Brenda Ann Dugan and Brenda Ann Cunningham is one and the same person.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party or parties of the Second part, and to their heirs and assigns, forever; the said party or parties of the first part hereby covenanting that said premises are free and clear of any encumbrances and that said party or parties and the heirs, executors and administrators of such party or parties shall and will warrant and defend the title to the premises, unto the said party or parties of the second part, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever.

BOOK 923

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PAGE 141

Recording Fee: \$27,00 walk Whenday

Date Recorded: 3/4/2010 3:44:00 PM

PUBLIC

Bates County, MO Property Report Card 16 Au Parcel Number: 1308028000000017000 Name: FARRELL, ROGER Mail To Address: 1492 NE COUNTY RD 63 Mail To City State Zip: BUTLER MO 64730-9452 Situs Address: No Situs Address Legal Description: PT SE4 NE4 BGN @ SE COR (METED) Deeded Acres: 0.00 Book: 0586 Page: 0278 Market Value: \$27,100.00 Ag Appraised: \$0,00 Residential Appraised: \$8,600.00 Commercial Appraised: \$18,500.00 FCROP Appraised: \$0.00 Total Assessed: \$7,550.00 Ag Assessed: \$0.00 Residential Assessed: \$1,630.00 Commercial Assessed: \$5,920.00 FCROP Assessed: \$0.00 Previous Owner: Date Acquired: 02-01-1987 Sales Price: \$0.00 Source: Last Tax Bill: \$453.98 Last Tax Bill Paided: N Improvement Info Structure: Residential Improvement Value: \$3,080 Year Built: 1975 AG Value: \$0 Base Area: 312 **Residential Value:** \$3,080 Adjusted Area: 355 Commercial Value: \$0 Class: H/E-Rooms: 001 Bedrooms: 000

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Condition: 61

Bates County, MO Property Report Card Parcel Number: 130802800000017000 Name: FARRELL, ROGER Situs Address: No Situs Address


thraster Stalfonery Dr., 608 Walnut, Kames. City, 10. Form R16-Cir-Quit-Claim Deed Res. for Recorder of Deeds This Indenture, Made on the 25th day of February A. D., One Thousand Nine Hundred and February by and between Eighty-Seven Connie A. Farrell . State of of the County of B Missouri Bates part Y of the first part, and Roger Dewayne Farrell , State of of the County of Bates of the second part, part v Missouri (Mailing address of said first named grantee is Route 4, Box 479, Butler, MO 64730). WITNESSETH, that the said party of the first part, in consideration of the sum of --One Dollar and other good and valuable considerations----DOLLARS. paid by the said part γ of the second part (the receipt of which is hereby acknowledged) to her does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said partY of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the , to wit: Missouri Bates and State of County of All that part of the East Half of the Northeast Quarter of Section 28 in Township 40 of Range 31 lying south and east of the right-of-way of Missouri Pacific Railway Company as same is located through and across said land, EXCEPT the part thereof now taken and used as old U.S. Highway 71, and further except that part off the westerly side of the above described tract taken for Ramp No. 2 of the improvement of State Highway designated Route 71, and more particularly described in Report of Commissioners dated June 25, 1969, and recorded in the Recorder's Office of Bates County, Missouri, in Book 451 at Page 171. Together with mobile home located thereon. TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said part Y of the second part and unto his heirs and assigns forever; so that neither the said part Y of the first part nor her heirs nor any other or in her name or behalf, shall or will hereinafter person or persons, for her claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred. IN WITNESS WHEREOF, the said part Y of the first part has hereunto set her the day and year above written. and seal hand 1. Farrell (Seal) x Cignine, Signed, Sealed and Delivered in Presence of Connie A. Farrell (Scal) (Seaf)(Seal) , on this 25th Bates day In the State of Missouri , County of , 1987 , before me, the undersigned, a Nolary Public in and for said County and State, Connie A. Farrell February of . to me known to be the person described in and who executed the foregoing instrument, and ecknowledged that Bhe and with the same as her tree act and deed, and the said without be the self to be unmarried. Without the self of the unmarried. The form and for a for the self self and allized in said County and State, the day and year in this certificate The form of the self of the day and year in this certificate the form of the self of the self of the self of the self of the day and year in this certificate the self of the day and year in the self of the personally appeared 218.16 Mary Lucille Mundey ,,88 April 11 Page 278 0010 380 Page 1 of 1 Book: 586 Page: 278 QCD PUBLIC

Bates County, MO Property Report Card Parcel Number: 1308028000000016010 Name: FARRELL, ROGER		16 B.
Mail To Address: 1492 NE COUNTY RD 63		
Mail To City State Zip: BUTLER MO 64730-9452		
Situs Address: No Situs Address		
Legal Description: PT SE4 LYING W OF OLD 71 HV	WY & E OF OFF RAI	MP #2 NEW 71 HWY ^
Deeded Acres: 9.50		
Book: 0622		
Page: 0149		
Market Value: \$20,600.00		
Ag Appraised: \$0.00		
Residential Appraised: \$7,200.00		
Commercial Appraised: \$13,400.00		
FCROP Appraised: \$0.00		
Total Assessed: \$5,660.00		
Ag Assessed: \$0.00		
Residential Assessed: \$1,370.00		
Commercial Assessed: \$4,290.00		
FCROP Assessed: \$0.00		
Previous Owner:		
Date Acquired: 06-01-1991		
Sales Price: \$0.00		
Source:		
Last Tax Bill: \$340.03		
Last Tax Bill Paided: N		
Improvement Info		
Structure: Barn	Improvement Value:	
Year Built: 1970	AG Value:	\$0
Base Area: 720	Residential Value:	\$0
Adjusted Area: 830	Commercial Value:	\$3,660
Class: B-42 Rooms: 001		
Bedrooms: 000		

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Condition: 42

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Bates County, MO Property Report Card Parcel Number: 1308028000000016010

Name:FARRELL, ROGERSitus Address:No Situs AddressDeeded Acres:9.50



CHARLEN STREET HERE HERE MARKA HARANA HENRY M ADKINS & SONS LITH WARRANTY DEED A. D., One Thousand Nine Hundred and THIS DEED, Made and entered into this 24th day of Gary K. Roberts and Michelle D. Roberts, his wife, June , by and between Ninety -one party or parties of the first part, and party or parties of the second part: Roger D. Farrell (Grantea's mailing address Is:) Route 4, Box 479, Butler, MO 64730 WITNESSETH, That the said party or parties of the First part, for and in consideration of the sum of ten dollars and other valuable considerations pair by the seld party or parties of the Fest part, no and in consideration of the sum of ten consistence of the seld party or parties of the Second part, the receipt of which is hereby acknowledged, does or do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said party or parties of the Second Part, the following described real estate situated in the County of <u>Bates</u> in the State of Missouri to-wit; CENTRAL CONTRACTOR CON All that part of the southeast quarter of Section 28, All that part of the southeast quarter of Section 28, Township 40, Range 31, lying west of right-of-way of old U.S. Highway #71, and east of the east right-of-way line of off ramp #2 of New U.S. Highway #71 as established by Report of Commissioner in Book 451, Page 171, in the Office of the Recorder of Deeds, Bates County, Missouri. TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said party or parties of the Second part, and to their heirs and assigns, forever; the said party or parties of the first part hereby covenanting that said premises are free and clear of any incumbrances and that said party or parties and the heirs, executors, and administrators of such party or parties shall and will warrant and defend the title to the premises, unto the said party or parties of the second part and to their heirs and assigns of such party or parties forever against the lawful claims of all persons whomesever ŀ. and auministrators or such party or parties shan and win warrant and derend the first of the premises, once the saw party or parties of the second part, and to their heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, the said party or parties of the First Part has or have hereunto set their hand or hands the day ear first above written. 111 Kohert Robe Roberts Gorry K STATE OF MISSOURI, June 24th day of On this County of _____Bates_ Gary K. Roberts his wife before me personally appeared the day and year first above written. Butler, MO 22 my office in (ARY My term expires "0 Notary Public John L. Pursley (SEAL) SEAV STATE OF MISSOURI, day of On this County of before me personally appeared to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they free act and deed and the said executed the same as to be single and unmarried. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at the day and year first above written. my office in_ 19 My term expires Notary Public (SEAL) IN THE RECORDER'S OFFICE STATE OF MISSOURI, 55. 30 I, Recorder of said county, do hereby certily that the within instrument of writing was, at inutes ______ A., on the _____ day of ______ Access _____ Access _____ A ofclock County of 4 A.D., 19 2/, duly filed for record in this office, and has been recorded in Book 6 22, page_ Dutles my hand and affixed my official seal at IN WITNESS WHEREOF, I have hereunto set Missouri, on the day and year aforesaid. Recorder of Deeds. Deputy. Page 149 Book: 622 Page: 149 WD

PUBLIC

Bates County, MO Property Report Card Parcel Number: 1308028000000017010 Name: MO FARM LOAN LLC Mail To Address: PO BOX 86 Mail To City State Zip: BUTLER MO 64730-0086 Situs Address: ~ Legal Description: PT SE4 NE4 BGN 138' N OF SE/COR (METED) Deeded Acres: 0.00 Book: 1042 Page: 1447 Market Value: \$4,100.00 Ag Appraised: \$0.00 Residential Appraised: \$4,100,00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$780.00 Ag Assessed: \$0.00 Residential Assessed: \$780.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0,00 Previous Owner: MISSOURI FARM LOAN COMPANY Date Acquired: 12-17-2019 Sales Price: Source: O Last Tax Bill: \$45.67 Last Tax Bill Paided: N Improvement Info

Data contained within this web site was created from record research provided by the county and/or city. Bates County, Missouri does not guarantee any accuracies to the data or attribute information displayed, queried, or printed from this web site. This web site is only intended for informational purposes.

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Bates County, MO Property Report Card Parcel Number: 130802800000017010 Name: MO FARM LOAN LLC Situs Address: ~ Deeded Acres: 0.00



Recorded in Bates County, Missouri Recording Date/Time: 12/17/2019 at 03:24:43 PM Book: 1042 Page: 1447 Instr #: 201902551 Pages: 4 Fee: \$33.00 \$ 20190001615 Danyelle Baker Recorder of Deeds

WARRANTY DEED

THIS DEED, made and entered into this17th day of December, 2019, by and between MISSOURI FARM LOAN COMPANY, a Missouri corporation, Grantor, and MO FARM LOAN, LLC, Grantee. Grantee's mailing address is 16 North Delaware Street, Butler, Missouri 64730.

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee the following described real estate, to-wit:

Tract 1: That part of the Southeast Quarter of the Northeast Quarter of Section 28, Township 40 North, Range 31 West of the 5th Principal Meridian in Bates County, Missouri, described as follows: Commencing at the Southeast corner of said Quarter Quarter Section; thence on an assumed bearing of North along the East line of said Quarter Quarter a distance of 138.00 feet to the point of beginning of the land to be described; thence continuing on North a distance of 159.50 feet; thence South 89 degrees 52 minutes 00 seconds West a distance of 90.00 feet; thence South 20 degrees 31 minutes 00 seconds West a distance of 170.08 feet; thence on a bearing of East a distance of 149.61 feet to the point of beginning. Subject to easement for public road off the East and subject to all easements of record.

Tract 2: The South 1 feet of the following described tract of land, to-wit: All of a tract bounded and described as follows: Beginning at a point 298.78 feet East and 665 feet North of the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 22, in Township 40, of Range 31, and running thence North 143.5 feet, thence East 140.78 feet, more or less to the West line of Conklin and Wells Addition to Butler, thence South 143.5 feet, thence West 140.78 feet, more or less to the point of beginning, exception 23.40 feet, more or less, off the North side of said tract being part of Vine Street, all in the City of Butler, Bates County, Missouri.

Tract 3: All of Lot 14 and all of Lot 13, except the West 5 feet thereof, in Block 1, of Wyatt's Addition to the City of Butler, Bates County, Missouri. ALSO, beginning 5 feet East of the Northwest corner of Lot 13, Block 1, Wyatt's Addition, running thence South 75 feet, thence East 15 feet, thence North 75 feet, thence West 15 feet to the point of beginning.

Tract 4: All of a tract bounded and described as follows: Beginning at a point on the Westerly right-of-way line of Old U.S. Highway 71 (also known as Business Route 71) where the same is intersected by a line running East and West 15 rods North of the South line of the North Half of the Southwest Quarter of Section 22, Township 40, Range 31, thence running Northeasterly, along

18 × . . Bates County, MO **Property Report Card** Parcel Number: 1308027000000031000 TARANTO, MICHAEL P & ELIZABETH Name: Mail To Address: 1399 NE KELLY DR Mail To City State Zip: BUTLER MO 64730-4531 No Situs Address Situs Address: LOT 7 EVERGREEN ADD^& N 200' OF S 682.8' OF LOT 14 & N200' OF S 682.8' OF W 50' Legal Description: Deeded Acres: 0.00 Book: 0804 Page: 0099 Market Value: \$152,300.00 Ag Appraised: \$0.00 Residential Appraised: \$152,300.00 Commercial Appraised: \$0,00 FCROP Appraised: \$0.00 Total Assessed: \$28,940.00 Ag Assessed: \$0.00 Residential Assessed: \$28,940.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: Date Acquired: 10-31-2003 Sales Price: Source: Q Last Tax Bill: \$1,694.76 Last Tax Bill Paided: N Improvement Info Improvement Value: \$132,300 Structure: Residential \$0 AG Value: Year Built: 1983 \$132,300 Residential Value: Base Area: 1597 Commercial Value: \$0 Adjusted Area: 3019 H/D+ Class: Rooms: 5ýý Bedrooms: 2ýý

Bates County, MO Property Report Card

Parcel Number: 1308027000000031000

Name: TARANTO, MICHAEL P & ELIZABETH Situs Address: No Situs Address Deeded Acres: 0.00



FILE RECORD ENTERED BOOK NO. 804 PAGE COMPAREDINDEX 54		¢)	
Mck P 27	SEAL COUNT		at o'clock 48 minut In the records of this office in Boo In Witness Whereof, 11 and affixed my official	iting was on the 21_0 day of uly filed for record in this office rises P_0 M and is recorded

WARRANTY DEED

THIS DEED, made and entered into this 31st day of October, 2003, by and between KEVIN UMSTATTD and KRISTY A. UMSTATTD, husband and wife, Grantors, and MICHAEL P. TARANTO and ELIZABETH TARANTO, husband and wife, Grantees. Grantees' mailing address is 108 Kelly Drive, Butler, Missouri 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate situate in the County of Bates, in the State of Missouri, to-wit:

All of Lot 7 of Evergreen Estates, a subdivision of Bates County, Missouri, as shown in Plat shown in Bates County Recorder of Deeds, Plat Book 4, Page 11.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

RISTOA. UNSTATT

STATE OF MISSOURI)

155

COUNTY OF BATES)

On this 31st day of October, 2003, before me personally appeared KEVIN UMSTATTD and KRISTY A. UMSTATTD, husband and wife, to me known to be the persons who executed the foregoing Warranty Deed and acknowledged to me that they executed the same as their free act and deed.

BOOK 804

PAGE 99

PUBLIC

Book: 804 Page: 99 WD

Bates County, MO [9] Property Report Card
Parcel Number:130802700000025000Name:MULLINS, MELODY & DANIEL BRENT
Mail To Address: 2 CIR DR
Mail To City State Zip: BUTLER MO 64730-9467
Situs Address: No Situs Address
Legal Description: LOT 4 EVERGREEN ADDN [^]
Deeded Acres: 0.00
Book: 1003
Page: 0141
Market Value: \$135,700.00
Ag Appraised: \$0.00
Residential Appraised: \$135,700.00
Commercial Appraised: \$0,00
FCROP Appraised: \$0,00
Total Assessed: \$25,780.00
Ag Assessed: \$0.00
Residential Assessed: \$25,780.00
Commercial Assessed: \$0.00
FCROP Assessed: \$0.00
Previous Owner: SCHOWENGERDT, MELODY & MULLINS
Date Acquired: 07-22-2016
Sales Price:
Source: O
Last Tax Bill: \$1,509.70
Last Tax Bill Paided: N
Improvement Info Structure: Residential Improvement Value: \$126,350
Year Built: 1988 AG Value: \$0
Base Area: 1667 Residential Value: \$126,350
Adjusted Area: 2808 Commercial Value: \$0
Class: H/D+

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Rooms: 8ýý Bedrooms: 4ýý Condition: 83

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Bates County, MO Property Report Card Parcel Number: 130802700000025000

 Name:
 MULLINS, MELODY & DANIEL BRENT

 Situs Address:
 No Situs Address

 Deeded Acres:
 0.00



FILE RECORD	STATE OF MISSOURI, BATES COUNTY, SS
ENTERED BOOK NO. 1003 PAGE 14	LUCILLE MUNDEY, RECORDER OF DEEDS
COMPAREDINDEX_M/J	Book: 1003 Page: 141
MCNABB, PURSLEY & ASSOCIATES	Receipt *: 93540
1 NORTH MAIN	Peges Recorded: 2
BUTLER, MO 64730	Date Recorded: 7/22/2016 1D:48:00 AM
Ctr 2 a7	

WARRANTY DEED

THIS DEED, made and entered into this 22 day of ______, 2016, by and between MELODY MULLINS and DANIEL BRENT MULLINS, wife and husband, Grantors, and MELODY MULLINS and DANIEL BRENT MULLINS, wife and husband, Grantees. Grantees' mailing address is 2 Circle Drive, Butler, Missouri 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees, the following described real estate, to-wit:

All of Lot 4 in Evergreen, a Subdivision in Bates County, Missouri. Subject to easements, reservations, and restrictions of record.

Grantors warrant that MELODY MULLINS and MELODY SCHOWENGERDT are one and the same person.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors has hereunto set their hand the day and year first above written.

Jullins

DANIEL BRENT MULLINS

Bates County, MO		
Property Report Card	2.0	
Parcel Number: 130802700000032000	6-0	
Name: HEDRICK, CHANCE PAGE & SHANYA-		
Mail To Address: 207 N LYON ST		
Mail To City State Zip: BUTLER MO 64730-2184		
Situs Address: No Situs Address		
_ .	D ርርጋ አለም የድር ርሳ	DR LOT 12 TH N 330.30' FOR TRUE P(
Deeded Acros: 1.29	D COMMAN DE CO	NEUT 12 THIN 330.30 FOR TRUE PC
Book: 1011		
Page: 0120		
Market Value: \$115,600.00		
Ag Appraised: \$0,00		
Residential Appraised: \$115,600.00		
Commercial Appraised: \$0,00		
FCROP Appraised: \$0,00		
Total Assessed: \$21,960.00		
Ag Assessed: \$0,00		
Residential Assessed: \$21,960.00		
Commercial Assessed: \$0.00		
FCROP Assessed: \$0.00		
Previous Owner: WELLS FARGO BANK NA		
Date Acquired: 03-07-2017		
Sales Price:		
Source: O		
Last Tax Bill: \$1,286.00		
Last Tax Bill Paided: N		
Improvement info		
Structure: Residential	Improvement Value:	\$107.670
Year Built: 1984	AG Value:	\$0
Base Area: 1506	Residential Value:	\$107,670
Adjusted Area: 2201	Commercial Value:	\$0
Class: H/D+		
Rooms: 007		
Bedrooms: 003		
Condition: 87		

Bates County, MO Property Report Card Parcel Number: 130802700000032000 Name: VERMILLION, WAYNE & JENNY Situs Address: No Situs Address Deeded Acres: 1.29



 Recorded in Bates County, Missourl

 Recording Date/Time: 01/03/2022
 at 02:28:58 PM

 Book:
 1046
 Page: 646

 Instr #:
 202200020
 SEAL

 Pages:
 2

 Fee:
 \$27.00 S

 Electronically Recorded
 Danyelle Baker Recorder of Deeds

WARRANTY DEED

THIS DEED, made and entered into this 3rd day of January, 2022, by and between CHANCE PAGE HEDRICK and SHANYA-MARIE ZOYA HEDRICK, husband and wife, Grantors, and WAYNE VERMILLION and JENNY VERMILLION, husband and wife, Grantees. Grantees' mailing address is P. O. Box 196, Butler, Missouri 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

Tract 1

All of Lot 8, Evergreen Estates, a Subdivision in the City of Butler, Bates County, Missouri.

Tract 2

That part of the Southwest Quarter of Section 27, Township 40 North, Range 31 West of the 5th Principal Meridian in Bates County, Missouri, described as follows: Commencing at the Southeast corner of Lot 12 in Evergreen, a subdivision in said Bates County, Missouri; thence on an Evergreen Subdivision Plat bearing of North 06 degrees 25 minutes 00 seconds West along the East line of said Evergreen Subdivision for the true point of beginning of the land to be described; thence continuing North 06 degrees 25 minutes 00 seconds West along the East line of said Evergreen Subdivision for the true point of beginning of the land to be described; thence continuing North 06 degrees 25 minutes 00 seconds West along the East line of said Evergreen Subdivision 152.50 feet to the Southeast corner of Lot 7 in said Evergreen Subdivision thence North 83 degrees 56 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds West a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 194.80 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 152.50 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 152.50 feet; thence South 83 degrees 56 minutes 00 seconds West a distance of 194.80 feet to the true point of beginning (otherwise described as the North 152.50 feet of the South 482.80 feet of Lot 14 of Evergreen and the North 152.50 feet of the South 482.50 feet of the East 494.00 feet of the Northwest Quarter of said Southwest Quarter).

Together with the right to share in the use of mutual non-exclusive easement for ingress and egress as recorded in Book 804 at Page 102 and Book 914 at page 193, in the Office of Recorder of Deeds of Bates County, Missouri.

Except and Subject to easements, restrictions and assessments of record, and all the taxes and assessments that may be levied, imposed or become payable hereafter.

i land 21 Bates County, MO Property Report Card Parcel Number: 130802700000020000 BARTH, SHANNON BD Name: Mail To Address: 1461 NE KELLY DR Mail To City State Zip: BUTLER MO 64730-4532 Situs Address: No Situs Address ALL LOT 6 LYING S & E KELLY DRIVE EVERGREEN ADD^ Legal Description: Deeded Acres: 0.00 Book: 1005 Page: 189ü Market Value: \$101,200.00 Ag Appraised: \$0.00 Residential Appraised: \$101,200.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$19,230.00 Ag Assessed: \$0.00 Residential Assessed: \$19,230.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: TOWNLEY, CURTIS & PENNY Date Acquired: 09-23-2016 Sales Price: Source: O Last Tax Bill: \$1,126.12 Last Tax Bill Paided: N Improvement Info Improvement Value: \$90,370 Structure: Residential \$0 AG Value: Year Built: 1978 \$90,370 **Residential Value:** Base Area: 1179 Commercial Value: \$0 Adjusted Area: 2028 H/D Class: 7ýý Rooms: Bedrooms: 3ýý

Condition: 83

Bates County, MO Property Report Card

Parcel Number: 130802700000020000

Name:BARTH, SHANNON BDSitus Address:No Situs AddressDeeded Acres:0.00



FILE RECORD ENTERED BOOK NO. 1005 PAGE / COMPARED INDEX M

MCNABB, PURSLEY & ASSOCIATES 1 NORTH MAIN BUTLER, MO 64730

DER OF	STATE OF LUCILLE	IISSOURI, BATES WNDEY, RECORDE	COUNTY, SS R OF DEEDS	
(SEAL)	Book:	1005 Page:	189	
SEAL	Receipt 4: 8 Pages Record	4323 Md: 2	Recording	Fee: \$27.00
COUNT COUNT	i sêse treevre		du	all Munday
Date	Recorded:	8/23/2016	1:51:00 F	- m

27# 19762

WARRANTY DEED

THIS DEED, made and entered into this 23rd day of September, 2016, by and between CURTIS TOWNLEY and PENNY TOWNLEY, husband and wife, Grantors, and SHANNON BARTH, Grantee. Grantee's mailing address is 805 Gregory Boulevard, Butler, Missouri 64730.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantee, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantee the following described real estate, to-wit:

All of a tract bounded and described as follows: Beginning at the Northwest corner of the Northwest Quarter of the Southwest Quarter, and running thence North 83 degrees 56 minutes East, and along the North line of Quarter Quarter Section, a distance of 681.2 feet, thence South 6 degrees 25 minutes East a distance of 107.6 feet to the true point of beginning, thence running South 6 degrees 25 minutes East a distance of 320.8 feet, thence South 83 degrees 56 minutes West a distance of 132.5 feet, thence North 3 degrees 45 minutes East a distance of 325.9 feet, thence North 83 degrees 56 minutes East a distance of 75.9 feet to the point of beginning, all of the above tract being in Section 27, in Township 40 of Range 31. Otherwise known and described as Lot Six (6) of Evergreen Subdivision in Bates County, Missouri as shown by Plat Book 4, Page 11, Bates County Recorder's Office. Subject to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee and to her heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantee, and to the heirs and assigns of such party forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

own CURTIS TOWNLEY

NLEY PENNY TOW

Book: 1005 Page: 189 WD

PUBLIC

22a Bates County, MO Property Report Gard Parcel Number: 1308027000000026000 LOOMIS, JAMES A & MARY C Name: Mail To Address: 8103 HASKINS ST Mail To City State Zip: LENEXA KS 66215-2536 Situs Address: No Situs Address Legal Description: LOT 16 EVERGREEN ADD.^ Deeded Acres: 0,00 Book: 1042 Page: 1342 Market Value: \$141,400.00 Ag Appraised: \$0.00 Residential Appraised: \$141,400.00 Commercial Appraised: \$0,00 FCROP Appraised: \$0.00 Total Assessed: \$26,870.00 Ag Assessed: \$0.00 Residential Assessed: \$26,870.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: MILLER, STEPHEN L & TALIA M Date Acquired: 12-03-2019 Sales Price: Source: O Last Tax Bill: \$1,573.53 Last Tax Bill Paided: N Improvement info Structure: Residential AG Value: Year Built: 1980 **Residential Value:** Base Area: 2179 Adjusted Area: 3249 Class: H/D+ Rooms: 6ýý Bedrooms: 3ýý

Condition: 74

Improvement Value: \$126,620 \$0 \$126,620 Commercial Value: \$0

Bates County, MO Property Report Card Parcel Number: 130802700000026000

Name: LOOMIS, JAMES A & MARY C Situs Address: No Situs Address Deeded Acres: 0.00



Recorded in Bates County, Missouri Recording Date/Time: 12/03/2019 at 02:30:42 PM Book: 1042 Page: 1342 Instr #: 201902446 SEAL Pages: 2 Fee: \$27.00 \$ 20190001496 Denvelle Baker

Recorder of Deeds

WARRANTY DEED

THIS DEED, made and entered into this 3rd day of December, 2019, by and between STEPHEN L. MILLER and TALIA M. MILLER, husband and wife, Grantors, and JAMES A. LOOMIS and MARY C. LOOMIS, husband and wife, Grantees. Grantees' mailing address is 8103 Haskins Street, Lenexa, Kansas 66215.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

TRACT I: Lot 16, Evergreen, a subdivision in Butler, Bates County, Missouri. Subject to restrictions, reservations, and easements of record, if any.

TRACT II: All of Lot 5, in Evergreen Estates, a subdivision of Bates County, Missouri, as shown in Plat Book 4, Page 11 in Deed Records of Bates County, Missouri. EXCEPT a tract described as follows: Commencing at the Northeast corner of Lot 1 for the point of beginning of the land to be described; thence on a plat bearing of North 83 degrees 56 minutes 00 seconds East a distance of 75.00 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 125.00 feet; thence South 50 degrees 08 minutes 06 seconds West a distance of 89.88 feet to the Southwest corner of said Lot 1; thence North 06 degrees 25 minutes 00 seconds West a distance of 175.00 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever, the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

Book: 1042 Page: 1342 WD

Bates County, MO

Property Report Card

Parcel Number: 130802700000021000

Name: LOOMIS, JAMES A & MARY C

Mail To Address: 70 NE CEDAR DR

Mail To City State Zip: BUTLER MO 64730-2222

Situs Address: No Situs Address

Legal Description: ALL LOT 5 & PT LOT 6 LYING W KELLY DRIVE EVERGREEN ADD^EXC PART OF LO

Deeded Acres: 2.60

Book: 1042

Page: 1342

Market Value: \$4,700.00

Ag Appraised: \$0.00

Residential Appraised: \$4,700.00

Commercial Appraised: \$0.00

FCROP Appraised: \$0.00

Total Assessed: \$890.00

Ag Assessed: \$0.00

Residential Assessed: \$890.00

Commercial Assessed: \$0.00

FCROP Assessed: \$0,00

Previous Owner: MILLER, STEPHEN L & TALIA M

Date Acquired: 12-03-2019

Sales Price:

Source: O

Last Tax Bill: \$52.13

Last Tax Bill Paided: Y

Improvement Info

Bates County, MO Property Report Card Parcel Number: 1308027000000021000





WARRANTY DEED

THIS DEED, made and entered into this 3rd day of December, 2019, by and between STEPHEN L. MILLER and TALIA M. MILLER, husband and wife, Grantors, and JAMES A. LOOMIS and MARY C. LOOMIS, husband and wife, Grantees. Grantees' mailing address is 8103 Haskins Street, Lenexa, Kansas 66215.

WITNESSETH, That the said Grantors, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations paid by the said Grantees, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain and Sell, Convey and Confirm, unto the said Grantees the following described real estate, to-wit:

TRACT I: Lot 16, Evergreen, a subdivision in Butler, Bates County, Missouri. Subject to restrictions, reservations, and easements of record, if any.

TRACT II: All of Lot 5, in Evergreen Estates, a subdivision of Bates County, Missouri, as shown in Plat Book 4, Page 11 in Deed Records of Bates County, Missouri. EXCEPT a tract described as follows: Commencing at the Northeast corner of Lot 1 for the point of beginning of the land to be described; thence on a plat bearing of North 83 degrees 56 minutes 00 seconds East a distance of 75.00 feet; thence South 06 degrees 25 minutes 00 seconds East a distance of 125.00 feet; thence South 50 degrees 08 minutes 06 seconds West a distance of 89.88 feet to the Southwest corner of said Lot 1; thence North 06 degrees 25 minutes 00 seconds West a distance of 175.00 feet to the point of beginning.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantees and to their heirs and assigns, forever; the said Grantors hereby covenanting that said premises are free and clear of any incumbrances and that said Grantors and the heirs, executors, and administrators of such Grantors shall and will warrant and defend the title to the premises, unto the said Grantees, and to the heirs and assigns of such parties forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

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Book: 1042 Page: 1342 WD

Bates County, MO Property Report Card Parcel Number: 1308027000000024000 COCHRAN, MATT P & KAREN L Name: Mail To Address: 48 NE INCH CIR Mail To City State Zip: BUTLER MO 64730-4530 Situs Address: No Situs Address LOT 3 EVERGREEN ADD^ Legal Description: Deeded Acres: 0.00 Book: 0720 Page: 0046 Market Value: \$82,600.00 Ag Appraised: \$0.00 Residential Appraised: \$82,600.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$15,690.00 Ag Assessed: \$0.00 Residential Assessed: \$15,690.00 Commercial Assessed: \$0,00 FCROP Assessed: \$0.00 Previous Owner: CANTRELL, TERESA L Date Acquired: 05-24-1999 Sales Price: Source: O Last Tax Bill: \$918.83 Last Tax Bill Paided: N Improvement Info Structure: Residential Year Built: 1985 Base Area: 1320 Adjusted Area: 1633 H/D Class: Rooms: 6ýý Bedrooms: 3ýý

Condition: 88

Improvement Value:\$72,760AG Value:\$0Residential Value:\$72,760Commercial Value:\$0

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Bates County, MO Property Report Card Parcel Number: 130802700000024000 Name: COCHRAN, MATT P & KAREN L Situs Address: No Situs Address Deeded Acres: 0.00





GENERAL WARRANTY DEED (Individual)

This Deed, Made and entered into this 24th day of May, 1999, by and between Teresa L. Cantrell, A Single Woman of the County of Bates, State of Missoari, party or parties of the first part, and Matt P. Cochran and Karen L. Cochran, Hutband and Wife of the County of Henry, State of Missoari party or parties of the second part.

At 4, Bal 486, Butle 4/10 64730 Grantees Malling Address:_

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other vahiable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of Bates and State of Missouri, to wit:

AB of Lot 3 of Evergreen, a subdivision in Bates County, Missouri, as shown in plat, recorded in Plat Book 4, Page 11, Deed Records of Bates County, Missouri, EXCEPT for exsements of record.

TO HAVE AND TO HOLD the same, together with all tights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

party or parties of the second part, and to the heirs and assigns of such party or parties forever. The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WAHRANT AND DEFEND the tille to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1999 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WEINESS WHEREOF, the said party or parties of the first part has or have hereunio set their hand or hands the day and year first above written.

Artsl (SEAL)

(SEAL)

STATE OF MISSOURI County of Bates

On this 24th day of May, 1999.

before me personally appeared Teresa L. Cantrell, a single person to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Grantor herein, Teresa L. Cantrell for ther declares herself to be single and unmarried.

55.

IN TESTIMONY WHEREOF, I have hereinto set my hand and affixed my official seal in Butler the County and State aforesaid, the day and year first above written.

es S. Port ά. Ny term expires: January 23, 2003 ر د_{ور}ی 0# \$C 5

Will Vielos Form \$0001500 Feey, 05/05/94

BOOK 720

PAGE 46

PUBLIC

Book: 720 Page: 46 WD

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EXHIBIT 4

The following is a map of the Cooperative's current service territory. Pursuant to this Territorial Agreement, the Cooperative's electric service area shall be this map referenced in Exhibit 4, EXCLUDING the property and territory referenced in Exhibit 1 (the City's corporate boundaries) and Exhibits 2 and 3 (the property and territory being added to the City's electric service area pursuant to this Territorial Agreement)

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Osage Valley Electric Cooperative is a member-owned rural electric utility providing service in Bates, Cass, Henry, Johnson, Benton, St. Clair and Vernon Counties.



EXHIBIT 5

The following is a property report, map, and deed for the property, located outside of the City's corporate boundaries and within the Cooperative's service territory that the City is representing and warranting that Cooperative shall continue to be the electric supplier of regardless of whether the City annexes it in the future.

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Bates County, MO Property Report Card Parcel Number: 130601300000004000 CASKEY, DORENDA K BD Name: Mail To Address: PO BOX 45 Mail To City State Zip: BUTLER MO 64730-0045 Situs Address: No Situs Address W 1/2 SW 1/4 (EXC TR BGN 30' E OF SW COR) & S 1/2 SW 1/4 NW 1/4(EXC N^208.7' W 4 Legal Description: Deeded Acres: 78.00 Book: 1011 Page: 0180 Market Value: \$13,100.00 Ag Appraised: \$13,100.00 Residential Appraised: \$0.00 Commercial Appraised: \$0.00 FCROP Appraised: \$0.00 Total Assessed: \$1,570.00 Ag Assessed: \$1,570.00 Residential Assessed: \$0.00 Commercial Assessed: \$0.00 FCROP Assessed: \$0.00 Previous Owner: CASKEY, DORENDA K Date Acquired: 03-14-2017 Sales Price: Source: O Last Tax Bill: \$91.95 Last Tax Bill Paided: Y Improvement Info

Bates County, MO Property Report Card Parcel Number: 130601300000004000

Name: CASKEY, DORENDA K BD Situs Address: No Situs Address Deeded Acres: 78.00



FILE RECORD

ENTERED DOOK NO. 1011 PAGE 180 COMPARED INDEX JL

CASKEY EDUCATIONAL & PARALEGAL SERVICE 8 N DELAWARE P.O. BOX 405 BUTLER, MO 64730

27 #1117

STATE OF MISSOURI, BATES COUNTY, SS Lucille Mundey, recorder of deeds Book: 1011 Page: 180 SEAL Recording Fee: \$27.00 acelpt #; 96263 ageé Recorded; 2 Level Wyendery-Date Recorded: 3/14/2017 2:57:00 PM

BENEFICIARY DEED

THIS DEED, made this 14 day of March, 2017, wherein OWNER-GRANTOR, DORENDA K. CASKEY a/k/a KAY CASKEY, a single person of PO Box 45, Butler, Missouri 64730, without consideration does by these presents GRANT AND ASSIGN, CONVEY AND CONFIRM unto GRANTEE BENEFICIARY named as follows:

Kyle J. Caskey, and his lineal descendants per stirpes.

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

The South 15 2/3 feet of the North 21 feet of the South 1/3 of Lot 3 in Block 10 in the Original Town of Butler, Missouri.

A tract of land described as beginning at a point 19 feet 8 inches North of the Southeast corner of Lot Three (3), Block Ten (10), in the Original Town of Butler, running thence North 15 feet 8 inches, thence West 100 feet to an alley in the rear of said Block, thence South 15 feet 8 inches, thence East to the point of beginning, all in the City of Butler, Missouri.

Three (3) feet off the South side of Lot One (1) and Twenty (20) feet off the North side of Lot Two (2) all in Block Ten (10) of the Original Town, now City of Butler, Missouri.

The South 100 feet of the West 60 feet of Lot 6, Block 2, Montgomery's 3rd Addition to the City of Butler, Missouri.

The West Half of the Southwest Quarter, except a tract bounded and described as follows: Beginning 30 feet East of the Southwest corner of the said West Half of the Southwest Quarter, and running thence North 1320 feet, thence East 660 feet, thence South 1320 feet, thence West 660 feet to the point of beginning.

Also, the South Half of the Southwest Quarter of the Northwest Quarter except therefrom a tract bounded and described as follows: Beginning at the Northwest corner of the said South Half of the Southwest Quarter of the Northwest Quarter and running thence East 417.4 feet, thence South 208.7 feet, thence West 417.4 feet, thence North 208.7 feet to the place of beginning, all of the above described land being in Section 13, Township 40 of Range 31.

My undivided one-half interest to: The Northeast Quarter of the Southwest Quarter and 31 acres off the South side of the Southeast Quarter of the Northwest Quarter of Section 31, Township 40, Range 31, Except a strip containing ½ acre lying along the South side of the cemetery, said strip being in the Northwest corner of said 31 acres; also 4 acres lying East and adjoining the cemetery and being in the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 31 Township 40, Range 31.

Dorenda K. Caskey was continuously married to Harold L. Caskey until his date of death on October 1, 2015, having never been divorced.