



Issuing Agent: Kayna Cameron
Nodaway County Abstract Co.
501 North Market
Maryville, MO 64468

Informational Report

File No: 2509-06477G

1. Effective Date: October 2nd, 2025 @ 8:00 AM
2. FEE SIMPLE interest in the land described in this Informational Report is owned, at the effective date, by:

Terry L. Guess

3. The land referred to in this Informational Report is situated in the County of Gentry, State of Missouri, and described as follows:

Lot One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Twelve (12), Thirteen (13), Nineteen (19), Lee's Lake Subdivision, all being situated in Gentry County, Missouri, and being a portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Thirty (30), Township Sixty-three (63), Thirty (30), according to Plat filed in Book 2, Page 33 in Gentry County Recorder's Office in Albany, Missouri.

Lots Twenty (20) and Twenty-one (21), Lee's Lake Subdivision Plat II, a Subdivision situate in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Sixty-three (63), Thirty (30), Gentry County, Missouri.

Nodaway County Abstract & Title Company

By: Kayna Cameron
Kayna Cameron, Title Agent

The following figures were obtained from the County and/or City Collector's Records. They are being provided only for information and we assume no liability for the correctness of these figures. THE INFORMATION MUST BE VERIFIED BEFORE USING IT FOR PRORATION FOR CLOSING OR FOR ESCROW

Parcel No: 08-09-30-48 (Lot 1)

Taxes for the year 2024 in the amount of \$are PAID.

Commonly known as: 336th Street Albany, MO 64402

Parcel No: 08-09-30-49 (Lot 2)

Taxes for the year 2024 in the amount of \$48.72 are PAID.

Commonly known as: 336th Street Albany, MO 64402

Parcel No: 08-09-30-50 (Lot 3)

Taxes for the year 2024 in the amount of \$50.24 are PAID.

Commonly known as: 336th Street Albany, MO 64402

Parcel No: 08-09-30-46 (Lot 4)

Taxes for the year 2024 in the amount of \$43.39 are PAID.

Commonly known as: Lee's Lake Albany, MO 64402

Parcel No: 08-09-30-45 (Lot 5)

Taxes for the year 2024 in the amount of \$39.59 are PAID.

Commonly known as: Lee's Lake Albany, MO 64402

Parcel No: 08-09-30-51 (Lot 6)

Taxes for the year 2024 in the amount of \$47.20 are PAID.

Commonly known as: 336th Street Albany, MO 64402

Parcel No: 08-09-30-52 (Lot 7)

Taxes for the year 2024 in the amount of \$47.20 are PAID.

Commonly known as: 336th Street Albany, MO 64402

Parcel No: 08-09-30-44 (Lot 8)

Taxes for the year 2024 in the amount of \$39.59are PAID.

Commonly known as: Lee's Lake Albany, MO 64402

Parcel No: 08-09-30-43 (Lot 9)

Taxes for the year 2024 in the amount of \$39.59 are PAID.

Commonly known as: Lee's Lake Albany, MO 64402

Parcel No: 08-09-30-42 (Lot 12)

Taxes for the year 2024 in the amount of \$39.59 are PAID.

Commonly known as: Lee's Lake Albany, MO 64402

Parcel No: 08-09-30-41 (Lot 13)

Taxes for the year 2024 in the amount of \$39.59 are PAID.

Commonly known as: Lee's Lake Albany, MO 64402

Parcel No:08-09-30-58 (Lot 19)

Taxes for the year 2024 in the amount of \$513.10 are PAID.

Commonly known as: 5615 337th Street Albany, MO 64402

Parcel No: 08-09-30-65.01 (Lot 20)

Taxes for the year 2024 in the amount of \$42.63 are PAID.

Commonly known as: 336th Street Albany, MO 64402

Parcel No: 08-09-30-65.02 (Lot 21)

Taxes for the year 2024 in the amount of \$42.63 are PAID.

Commonly known as: 336th Street Albany, MO 64402

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. Any lien or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or Damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final policy.
7. General Taxes for the year 2025 and all subsequent years; none now due and payable.
8. Right of Way for State Highway 85 along the East side of property.
9. Subject to streets, easements, rights of way and restrictions as shown on the Plat and Dedication of Lee's Lake Subdivision to Gentry County, Missouri.
10. Any dues or fees that may be assessed under any unrecorded homeowner's association, covenants, restrictions, declarations or agreements that may now be due and payable.
11. Grant of Easement for Right-of-Way Purposes dated September 14, 1973 and filed of record September 17, 1973 in Book 227 at Page 276.
12. Perpetual Water Line Easement dated December 13, 2017 and filed of record December 14, 2017 in Book 489 at Page 135.
13. We find lack of access to the property described in Schedule A hereof without benefit of ownership of adjoining parcels; therefore, we do not insure as to loss, claim, or damages arising from lack of access if adjoining property which provides access were to be sold. (Lots 4, 5, 8)
14. Any possible additional tax assessment and any penalties and interest, because of construction and improvements.
15. Deed of Trust dated September 3, 1997 to Trustee for benefit of Bank Midwest, N.A. securing promissory note of even date in principal amount of \$12,400.00 with Future Advances in amount not to exceed \$12,400.00 pursuant to R.S.Mo 443.055 executed by Terry Lee Guess, a single person and filed of record September 8, 1997 in **Book 373 at Page 65**. (Lot 19)

- Note: No search is made in connection with Bankruptcies, as there are no bankruptcy records in Gentry County, Mo. You should satisfy yourself in that regard.
- Note: No search of the State or County records regarding UCC Financing Statements has been made. You should satisfy yourself in that regard.
- Note: The liability under this report is limited to the amount paid for said report, and that maximum liability is limited to the Customer who placed the order with Nodaway County Abstract and Title Company.
- Note: This is an Informational Report. This Informational Report is not an abstract or opinion of title, nor is it a commitment to insure title. This Informational Report is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.