



Hillsboro Title Company

10570 Hwy 21
Hillsboro, MO 63050
Phone (636)797-4222 * Fax

Transaction Identification Data for reference only:

Issuing Agent: William Whitney
Issuing Office: Hillsboro Title Company
ALTA® Universal ID:
Loan ID No.:
Issuing Office File No.: HTC-2025-12-2413-PR
Property Address: 302 +/- Acres, MO

**PROPERTY INFORMATION REPORT
SCHEDULE A**

1. Effective Date: December 15, 2025 at 7:00 a.m.
2. The estate or interest in the land described or referred to in this Report is Fee Simple.
3. Last Grantee of Record to the Fee Simple estate or interest in the land at the Effective Date is:

SCD Investments V, L.L.C.
4. The land referred to in this Report is described as follows:

See Exhibit A attached hereto and made a part hereof.

NOTE: This Property Information Report is not a commitment to insure title. The information presented herein reflects a search of the available public records applicable to the above referenced property. No examination of the documents referenced herein or provided herewith has been conducted by Hillsboro Title Company or any of its agents, employees, or contractors. The liability of Hillsboro Title Company for any errors or omissions contained in this report is expressly limited to the lower of \$1000.00 or the price paid for this Property Information Report. The use of this report to issue a title insurance commitment or policy by any person shall be deemed to be acceptance of this limitation of liability.

PROPERTY INFORMATION REPORT (Continued)

The Company's review revealed the following matters of record:

1. Real Estate Tax Information:

Parcel No. 23-1.2-12.0-0-000-006.04 (Parcel 1)
2025 Assessed Value: \$10,600.00
2025 Tax Rate: 6.1271
2025 County Real Property Taxes in the amount of \$649.48 paid

Parcel No. 23-1.2-12.0-0-000-003 (Parcel 2)
2025 Assessed Value: \$49,900.00
2025 Tax Rate: 6.1271
2025 County Real Property Taxes in the amount of \$3,057.42 paid

Parcel No. 23-1.1-01.0-0-000-043.01 (Parcel 2)
2025 Assessed Value: \$900.00
2025 Tax Rate: 6.1271
2025 County Real Property Taxes in the amount of \$55.14 paid

Parcel No. 23-1.2-12.0-0-000-012.S (Parcel 3)
2025 Assessed Value: \$1,900.00
2025 Tax Rate: 6.1271
2025 County Real Property Taxes in the amount of \$116.40 paid

Parcel No. 23-1.2-12.0-0-000-013.S (Parcels 4 and 5)
2025 Assessed Value: \$1,300.00
2025 Tax Rate: 6.1271
2025 County Real Property Taxes in the amount of \$79.65 paid

Parcel No. 23-1.2-11.0-0-000-012.S (Parcel 6)
2025 Assessed Value: \$1,300.00
2025 Tax Rate: 6.6801
2025 County Real Property Taxes in the amount of \$86.84 paid

2. DEEDS OF TRUST / MORTGAGE OF RECORD: NONE.

3. JUDGMENTS OF RECORD: NONE.

4. FEDERAL TAX LIENS: NONE.

5. STATE TAX LIENS: NONE.

6. BANKRUPTCIES: NONE.

7. OTHER LIENS: NONE.

8. CHAIN OF TITLE:

GENERAL WARRANTY DEED from Plattin Creek Ranch Development Corporation, also known as Plattin Creek Ranch Development Co. to SCD Investments V, L.L.C., a Missouri limited liability company, dated 03/15/07 and recorded 05/07/07, as Document No. 2007R-021077, in the land records of Jefferson County, Missouri.

PROPERTY INFORMATION REPORT (Continued)

The Company's review revealed the following restrictions and easements of record:

1. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid (for the year 2025, Paid. and thereafter).
2. Terms and provisions of Easement Deed with Restrictive Covenants, according to instruments recorded in Book 0654, Page 1507; Book 0674, Page 316 Book 0674, Page 320 and Book 0698, Page 1720. (affects Parcel 1)
3. Easement granted to Union Electric Company of Missouri, according to instrument recorded in Book 144, Page 97. (affects Parcel 2)
4. Restrictions, easements, dedications, building lines and set back lines which are shown on the plat of PLATTIN CREEK RANCH recorded in Plat Book 145, Page 19 and Plat Book 164 at Page 18, in the land records of Jefferson County, Missouri. (affects Parcel 2)
5. Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of roadways and access easements as shown on the plat recorded in Plat Book 164, Page 18. (affects Parcel 2)
6. Terms, conditions, covenants, restrictions and easements as set forth in instrument recorded in Book 0703 at Page 793 and Book 0867 at Page 2108, in the land records of Jefferson, Missouri. (affects Parcel 2)
7. Restrictions, easements, dedications, building lines and set back lines which are shown on the plat of MORGAN WOODS recorded in Plat Book 166 at Page 24, in the land records of Jefferson County, Missouri. (affects Parcels 5 and 6)
8. Terms, conditions, covenants, restrictions and easements as set forth in instrument recorded in Book 0893 at Page 341, in the land records of Jefferson, Missouri. (affects Parcels 5 and 6)
9. Easement granted to Union Electric Company, DBA AmerenUE, according to instrument recorded in Book 0935, Page 599. (affects Parcel 6)
10. Sewer Assessments, if any.
11. Subdivision Assessments, if any which are not shown as existing liens in the public records.
12. Rights of the upper and lower riparian owners to the free and unobstructed flow of water.
13. Rights of the United States, State of Missouri and the public in and to the navigable servitudes of the Flucom Creek and Plattin Creek.
14. Changes in the land due to accretion, avulsion, reliction or meandering of the Flucom Creek and Plattin Creek.
15. Railroad rights of way, switch tracks, spur tracks, electric, telephone and cable transmission lines and all other easements, if any, over the premises in question.

EXHIBIT "A"

Parcel 1:

Part of the Lands conveyed to Windsor Investment Company by deed dated September 13, 1996 and recorded in Book 783 page 727 of the Jefferson County Land Records. The tract herein described being located in Section 12, Township 39 North, Range 5 East, Jefferson County, Missouri, described as follows: Beginning at a point in the center of Flucom Creek, as physically located in April of 1998, said point being the Southeast corner of Lot 11 of Morgan's Meadow, a Subdivision recorded in Plat Book 152 pages 5 and 6 of the aforesaid records, from which point a found iron pin bears North 1 degree 37 minutes 48 seconds West 83.15 feet distant; proceed thence with the center of said Flucom Creek, North 44 degrees 55 minutes 07 seconds East 240.72 feet; thence North 58 degrees 32 minutes 07 seconds East 104.17 feet; thence North 49 degrees 42 minutes 47 seconds East 256.68 feet; thence North 34 degrees 04 minutes 27 seconds East 198.78 feet to the point of intersection of said centerline of creek with the Northern boundary line of the Southwest quarter of said Section 12; thence ; departing from the center of said creek and running with the Northern boundary line of the Southwest quarter of said Section 12, North 89 degrees 48 minutes 07 seconds East 2119.83 feet to the center of a Road and Utility Easement, 100 feet wide; thence departing from said Northern boundary line and running with the center of said Road and Utility Easement the following courses and distances: South 65 degrees 49 minutes 17 seconds West 5.79 feet; South 57 degrees 10 minutes 47 seconds West 118.83 feet; South 43 degrees 26 minutes 17 seconds West 283.62 feet; South 33 degrees 26 minutes 07 seconds West 175.35 feet; South 31 degrees 29 minutes 57 seconds West 93.36 feet; South 26 degrees 30 minutes 07 seconds West 216.26 feet; South 35 degrees 15 minutes 37 seconds West 87.82 feet; South 60 degrees 33 minutes 47 seconds West 64.11 feet; South 80 degrees 22 minutes 27 seconds West 59.37 feet; South 88 degrees 39 minutes 47 seconds West 141.42 feet; North 78 degrees 13 minutes 53 seconds West 83.75 feet; North 61 degrees 22 minutes 13 seconds West 156.94 feet; North 63 degrees 52 minutes 13 seconds West 113.47 feet; North 76 degrees 32 minutes 43 seconds West 137.97 feet; North 81 degrees 30 minutes 53 seconds West 221.10 feet; North 71 degrees 58 minutes 23 seconds West 119.04 feet; North 70 degrees 49 minutes 33 seconds West 98.83 feet; North 79 degrees 12 minutes 23 seconds West 136.26 feet; North 72 degrees 26 minutes 13 seconds West 361.04 feet; North 84 degrees 16 minutes 13 seconds West 91.84 feet; South 71 degrees 34 minutes 07 seconds West 94.37 feet; South 56 degrees 19 minutes 57 seconds West 255.81 feet to a point from which a set iron pin bears South 88 degrees 22 minutes 12 seconds West 30.00 feet distant; thence departing from the center of said Road and Utility Easement and running South 88 degrees 22 minutes 12 seconds West 84.45 feet to the place of beginning, LESS AND EXCEPTING that portion of the above described tract within the right of way of the abandoned railroad.

Parcel 2:

Lots 1 thru 18, inclusive, Lots 19 thru 41, inclusive, of Plattin Creek Ranch Revised, according to the plat thereof recorded in Plat Book 164 pages 18 and 19 of the Jefferson County, Missouri, Records.

Parcel 3:

The surface rights only, in and to a strip of land 100.00 feet wide situated in US Survey No. 2138 in Jefferson County, Missouri, said strip being all that portion of that certain strip of land described in General Warranty Deed dated December 14, 1888, to the St. Joseph Land Company (predecessor to the Missouri Pacific Railroad Company) recorded in said Jefferson County Records June 25, 1889 in Book 32 page 365, that extends Southwesterly from the North line to the West line of said US Survey No. 2138.

Parcel 4:

A strip of land 100.0 feet situated in the Northwest 1/4 of Section 12, Township 39 North, Range 5 East in Jefferson County, Missouri, said strip being all of that certain strip of land described in General Warranty Deed

Issuing Office File No.: HTC-2025-12-2413-PR

dated December 1, 1888, to the St. Joseph Land Company (predecessor to the Missouri Pacific Railroad Company), recorded in said Jefferson County Records on June 25, 1889 in Book 32 page 364.

Parcel 5:

The surface rights only, in and to a strip of land 100.0 feet situated in the Southwest 1/4 of Section 12, Township 39 North, Range 5 East in Jefferson County, Missouri, said strip being all of that certain strip of land described in General Warranty Deed dated November 26, 1888, to the St. Joseph Land Company (predecessor to the Missouri Pacific Railroad Company), recorded in said Jefferson County Records on June 25, 1889 in Book 33 page 262.

Parcel 6:

The surface rights only, in and to a strip of land 100.0 feet situated in the Southwest 1/4 of Section 12, Township 39 North, Range 5 East in Jefferson County, Missouri, said strip being all of that certain strip of land described in General Warranty Deed dated December 8, 1888, to the St. Joseph Land Company (predecessor to the Missouri Pacific Railroad Company), recorded in said Jefferson County Records on June 25, 1889 in Book 32 page 363.