

Ste. Genevieve County Abstract Company, Inc.

26 South Third Street, P.O. Box 308, Ste. Genevieve, MO 63670

Phone (573) 883-5610 Fax (573) 883-7930

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Title Report

File No.: 0625-010

STE. GENEVIEVE COUNTY ABSTRACT COMPANY, INC. has performed a Full Title Search of the Public Records of Ste. Genevieve County, Missouri up to and including the date of June 13, 2025 @ 8:00 a.m., for the purpose of preparing this Title Report on the following described property situated in the County of Ste. Genevieve, State of Missouri, to wit:

Tract #1: Twenty-nine Hundredths (0.29) of an acre being part of the Northeast quarter of the Southwest quarter of Section 33, Township 39 North, Range 6 East, described as follows: Beginning at a point in the Northern boundary line of said Northeast quarter of the Southwest quarter of Section 33, said point being located North 89 degrees 20 minutes West 1146 feet distant from the Northeast corner thereof; proceed thence North 89 degrees 20 minutes West 144.6 feet to a point in the center of the County Road; thence with the center of said County Road South 26 degrees 30 minutes East 193.79 feet; thence departing from the center of said County Road and running North 18 degrees 40 minutes East 181.38 feet to the place of beginning.

Tract #2: All of the West half of Lot 2 of the Northeast quarter and all of Lot 2 of the Northwest quarter except 33 acres conveyed to Mrs. Anton Sewald as shown by instrument recorded in Book 100 at Page 74, all in Section 4, Township 38 North, Range 6 East, and all of the Southwest quarter of Section 33, Township 39 North, Range 6 East, except 1.25 acres conveyed to Marie Margret Southgate as shown by instrument recorded in Book 140 at Page 435, Except that part to Joseph Boyer and wife by Book 266 Page 250, and except 62.98 acres conveyed to Anton F. Sewald as shown by instrument recorded in Book 73 at Page 146 of the Land Records of Ste. Genevieve County, Missouri.

LESS AND EXCEPT all that part conveyed to Eugene Roderique and Mary Ellen Roderique, his wife, recorded in Book 207 at Page 309 of the land records of Ste. Genevieve County, Missouri.

Also excepting therefrom that part conveyed to Donald R. Henry and Elizabeth M. Henry, husband and wife, by deed recorded as Document No. 2013-0552.

We report according to the Ste. Genevieve County records, the record owner of said property is:

iFarm, LLC, a Missouri Limited Liability Company

Subject to the following:

This company finds no open Deeds of Trust of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.

Easement granted Southwestern Bell Telephone Company in Book 204 at Page 148 and in Book 431 at Page 15 of the land records of Ste. Genevieve County, Missouri.

Easement granted Union Electric Company in Book 204 at Page 148 of the land records of Ste. Genevieve County, Missouri.

Title to that portion of the premises in question within the bounds of any County Road.

Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Dry Fork Creek extending through the subject land, without diminution or pollution.

Easement as set out in Document #2013-0694 of the land records of Ste. Genevieve County, Missouri.

JUDGMENTS: NONE

MECHANIC LIENS: NONE

FEDERAL TAX LIENS: NONE

REQUEST FOR NOTICE OF SALE: NONE

PROPOSED BUYER: NONE

TAXES:

General taxes for 2024 amount to: \$57.22; Assessed value: \$1,260.00

LN: 01040000 PN: 04-2.0-004-00-000-0004.00

General taxes for 2024 are paid; 2025 are a lien, but not yet due and payable.


General taxes for 2024 amount to: \$1,256.07; Assessed value: \$27,660.00

LN: 01566000 PN: 03-8.0-033-00-000-0007.00

General taxes for 2024 are paid; 2025 are a lien, but not yet due and payable.

This Title Report attempts to make no statement as to restrictions defined in any zoning ordinance or amendments thereto. This Title Report is furnished for informational purposes and is not a commitment for title insurance. As this Title Report is furnished for a nominal charge, STE. GENEVIEVE COUNTY ABSTRACT COMPANY, INC. assumes no liability beyond the amount paid for this report.

**STE. GENEVIEVE COUNTY ABSTRACT
COMPANY, INC.**

By: 
David G. Weber, President

STE. GENEVIEVE PAID TAX RECEIPT
2024 REAL ESTATE

Lisa Marschel, Collector
P.O. Box 448
Ste. Genevieve, MO 63670
573-883-5492, option 5
OWNER: IFARM LLC

DUPLICATE PAID TAX RECEIPT
TAX BILL NO. 5169.0
PARCEL NO. 03-8.0-033-00-000-0007.00
ACCOUNT NO. 01566000
TOTAL ASSESSED 27,660

IFARM LLC
5684 DRY FORK RD
FESTUS, MO 63028

ACCOUNT NO. 01566000
LOCATION
LEGAL DESCRIPTION
PT SW1/4
Acres: 94.38
S-T-R: 33-39-6
ASSESSED VALUATION
Agland 4,200
Residential 23,460
Total Assessed Value 27,660
It is the taxpayer's obligation to see that their property is properly described and assessed, and that their account has the correct mailing address. FOR INQUIRIES ON PROPERTY DESCRIPTION AND ASSESSED VALUATION, CONTACT THE COUNTY ASSESSOR AT (573) 883-2333, OPTION 4. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due. The late payment interest and penalty is calculated based on the date of payment receipt or on the USPS postmark of the payment envelope. Non-clearance of payment voids receipt.

Table with 2 columns: Item, Amount. Rows include State (8.30), County (77.25), Rd 1 (68.37), Ambulance (17.01), Library (12.58), County Health (26.16), Mental Health (26.16), Senior Citizens (8.16), Senate Bill 40 (26.16), Ste. Gen Hospital (43.92), R-2 Ste. Geneviev (942.00), and TOTAL TAX (1,256.07).

Table with 6 columns: DATE PAID - BY WHOM, PMT MTHD - REF, CL RECEIPT #, TAX PAID, INTEREST FEES & PENALTY, TOTAL PAID. Row 1: 12/04/2024 -BROCHTRUP JAMES AND 2 - 2014/J BRO, 202484, 1,256.07, 0.00, 1,256.07. Row 2: TOTAL PAID, 1,256.07, 0.00, 1,256.07.

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT
Lisa Marschel, County Collector

Signature area for Lisa Marschel, Ste. Genevieve County Collector. Includes text: REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES and If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the County Assessor.

STE. GENEVIEVE PAID TAX RECEIPT
2024 REAL ESTATE

Lisa Marschel, Collector
P.O. Box 448
Ste. Genevieve, MO 63670
573-883-5492, option 5
OWNER: IFARM LLC

DUPLICATE PAID TAX RECEIPT
TAX BILL NO. 2401.0
PARCEL NO. 04-2.0-004-00-000-0004.00
ACCOUNT NO. 01040000
TOTAL ASSESSED 1,260

IFARM LLC
5684 DRY FORK RD
FESTUS, MO 63028-5132

Table with 2 main sections: ACCOUNT INFORMATION and ITEMIZATION OF TAX. ACCOUNT INFORMATION includes account number, location, legal description, acres, assessed valuation, and S-T-R. ITEMIZATION OF TAX lists various taxes like State, County, Rd, Ambulance, Library, etc., with their respective amounts.

Table with 5 columns: DATE PAID - BY WHOM, PMT MTHD - REF, CL RECEIPT #, TAX PAID, FEES & PENALTY, INTEREST, TOTAL PAID. It shows payment details for 12/04/2024 by BROCHTRUP JAMES AND 2, with a total paid of 57.22.

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT
Lisa Marschel, County Collector

Signature area for Lisa Marschel, Ste. Genevieve County Collector. Includes a dotted line for signature and a note about REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES.