



Investors Title Company

219 S CENTRAL AVENUE
CLAYTON, MO 63105
PHONE (314) 862-0303

INFORMATIONAL REPORT

DATE: March 15, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Jason Wallinglord

TITLE HOLDER: Trustee or Successor Trustees of The Jill M. McClelland and Revocable Living Trust dated August 3, 2010; Subject to the interest of Jill M. McClelland dying after July 20, 2012 (Parcel 1)

The Estate of Jill Marie McClelland deceased Estate#2211-PR01426. Letters granted under Independent Administration on February 7, 2023 (Parcel 2)

File Number: 749582

PROPERTY ADDRESS: 4646 Highway Z, Wentzville, MO 63385

NOTE: THIS SEARCH IS FURNISHED FOR INFORMATIONAL PURPOSES ONLY AND IS FURNISHED FOR A NOMINAL FEE. THE COMPANY ASSUMES NO LIABILITY BEYOND THE AMOUNT PAID FOR THIS REPORT.

LEGAL DESCRIPTION

PARCEL 1: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH RANGE 1 EAST, ST CHARLES COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT MARKED BY AN OLD IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY Z, 60 FEET WIDE, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF THE NEW MELLE COMMUNITY CLUB PER DEED IN BOOK 445 PAGE 142 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE NORTH 01 DEGREE 48 MINUTES 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE 83.74 FEET TO A POINT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 332.90 FEET, A CENTRAL ANGLE OF 19 DEGREES 48 MINUTES 38 SECONDS ARC LENGTH OF 115.10 FEET TO A OLD IRON PIPE; THENCE SOUTH 66 DEGREES 56 MINUTES 42 SECONDS EAST 172.96 FEET TO A IRON ROD; THENCE SOUTH 08 DEGREES 49 MINUTES 29 SECONDS WEST 150.11 FEET TO A IRON ROD; THENCE NORTH 81 DEGREES 20 MINUTES 00 SECONDS WEST 125.39 FEET TO THE POINT OF BEGINNING OF SAID TRACT

PARCEL 2: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 46 NORTH RANGE 1 EAST, ST CHARLES COUNTY, MISSOURI, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT MARKED BY AN OLD IRON PIPE ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY Z, 60 FEET WIDE, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND

NOW OR FORMERLY OF THE NEW MELLE COMMUNITY CLUB PER DEED IN BOOK 445 PAGE 142 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE SOUTH 81 DEGREES 20 MINUTES 00 SECONDS WEST 125.39 FEET TO THE POINT OF BEGINNING, SAID POINT BEING MARKED BY AN IRON ROD; THENCE NORTH 08 DEGREES 49 MINUTES 29 SECONDS EAST 150.11 FEET TO AN IRON ROD; THENCE SOUTH 66 DEGREES 56 MINUTES 42 SECONDS EAST 147.50 FEET TO AN OLD IRON PIPE; THENCE SOUTH 79 DEGREES 12 MINUTES 07 SECONDS EAST 511.20 FEET TO AN IRON ROD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 95.50 FEET TO A 1 INCH SQUARE IRON BOLT; THENCE NORTH 81 DEGREES 20 MINUTES 00 SECONDS WEST 668.63 FEET TO THE POINT OF BEGINNING.

PARCEL 1: 4646 Highway Z

PARCEL 2: 4648 Highway Z

REQUIREMENTS/EXCEPTIONS

In the event this company were to insure. Furnish this Company with an affidavit as to the death of Jill M. McClelland, stating that the Grantor died after the recording date of the Beneficiary Deed recorded on July 20, 2012, in Book 5818 Page 344.(Parcel 1)

In the event this company were to insure. Furnish this Company with a Certificate of Trust as provided in R.S.Mo.456.10-1013, to be executed by the serving Trustee(s). Should the original Trustees thereunder be deceased or incompetent, the Company reserves the right to make further requirements. (Parcel 1)

In the event this company were to insure. Furnish this company with an affidavit as to tenancy by the entireties stating that James L. McClelland, deceased spouse of Jill M. McClelland, died prior to August 8, 2022. (Parcel 2)

The lien of all taxes and assessments for the year 2023 and all subsequent years. TAXES FOR THE YEAR(S) 2022 ARE DELINQUENT. (Parcel 1: 4646 Highway Z)

The lien of all taxes and assessments for the year 2023 and all subsequent years. TAXES FOR THE YEAR(S) 2022 ARE DELINQUENT.(Parcel 2: 4648 Highway Z)

City of New Melle General and Special taxes being examined.

Proper Satisfaction and Release of Deed of Trust properly executed by Lamartina Real Estate Holdings, LLC to Mitchell A. Margo, trustee for Jill McClelland, dated January 30, 2012 and recorded February 3, 2012 in Book 5719 Page 399, securing \$12,500.00 and interest evidenced by one note payable as set forth in said note. (Parcel 2)

Proper Satisfaction and Release of Deed of Trust properly executed by JILL M. MCCLELLAND, A SINGLE PERSON to KUSNETZKY, SCHWARTZ, ROSENFELD, SAILLER & LILLA, PC, trustee for ANHEUSER-BUSCH EMPLOYEES' CREDIT UNION, dated December 24, 2018 and recorded January 2, 2019 in Book 7021 Page 1283, securing \$133,000.00 and interest evidenced by one note payable as set forth in said note. (Parcel 1)

We find of record a Beneficiary Deed wherein Jill M. McClelland, a single and unmarried person is/are the party(ies) of the first part and The then acting Qualified Trustees or Successor Trustees of The Jill M. McClelland Revocable Living Trust dated August 3, 2010 is/are the party(ies) of the second part, according to instrument recorded on July 20, 2012 in Book 5818 Page 344. (Parcel 1)

Furnish this Company with a written statement from the MOHealthNet Division releasing the subject property from any claims the State of Missouri may have for reimbursement of MOHealthNet benefits, premiums, or any such costs due under law, if any.

Furnish this company with an affidavit stating that all funeral expenses and the expenses of the last illness of Jill M. McClelland, deceased, have been paid and that there are no other outstanding debts of decedent whereby claims have been made against the subject property.

Easement granted to/for Public Water Supply District No. 2 as recorded in Book 1975 Page 1495 of the Recorder's Office, in and for the County of Saint Charles and State of Missouri Records.(Parcel 1)

Easement granted to/for ingress and egress as recorded in Book 4298 Page 446 of the Recorder's Office, in and for the County of Saint Charles and State of Missouri Records. (Parcel 1)

Easement granted to/for common driveway as recorded in Book 5719 Page 405 of the Recorder's Office, in and for the County of Saint Charles and State of Missouri Records. (Parcel 1 and 2)

Subject to the right of way of Highway Z over that part of the subject property embraced therein.

Assessments for maintenance of sanitary sewer systems, if any.

Assessments by trustees of said subdivision as provided by the restrictions referenced above, if any.

We find no judgments against James L. McClelland and Jill M. McClelland

The following figures are furnished for informational purposes only:

Locator #603450A000 4646 Highway Z

Assessed Valuation: 35,082 (22)

Rate: 6.3294

City of New Melle Rate .4350

The following figures are furnished for informational purposes only:

Locator #T112000083 4648 Highway Z

Assessed Valuation: 14,653 (22)

Rate: 6.3294

City of New Melle Rate .4350