



*Investors Title Company*

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

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## INFORMATIONAL REPORT

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DATE: March 15, 2023

TIME: 8:00 A.M.

CHARGE TO: Trophy Properties and Auction; Jason Wallinglord

TITLE HOLDER: The Estate of Jill McClelland a/k/a Jill Marie McClelland, deceased, Estate # 2211-PR01426. Letters granted under Independent Administration on March 14, 2023.

File Number: 749583

PROPERTY ADDRESS: 4648 Highway Z, O'Fallon, MO 63368

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**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.**

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### LEGAL DESCRIPTION

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..

### REQUIREMENTS/EXCEPTIONS

In the event this company were to insure, furnish this company with an Estoppel Affidavit acceptable to this Company, executed by Lamartina Real Estate Holdings LLC stating that said deed was given voluntarily to vest fee simple absolute title in Jill McClelland and that part of the consideration is the full release of the liability under the note and Deed of Trust.

In the event this company were to insure, furnish this Company with evidence that the subject property has been inventoried into the Estate of Jill McClelland a/k/a Jill Marie McClelland, Deceased, Estate # 2211-PR01426, prior to closing.

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

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. Prior Owner Lien

In the event this company were to insure, 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.

Easement granted to/for common driveway and sign 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.

Terms and provisions of consent order and judgment and judgment by default pertaining to an access easement in Cause # 04CV127816 in the Circuit Court of St. Charles County Missouri and recorded in Book 4298 Page 446 of the St. Charles County records.

Assignment and Assumption of recorded Easements, Licenses and Right of Way Agreements recorded in Book 3007 Page 1635 of the St. Charles County Records.

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

Assessments for maintenance of sanitary sewer systems, if any.

We find no judgments against Jill McClelland a/k/a Jill Marie McClelland.

The following figures are furnished for informational purposes only:

Locator # T112000083

Assessed Valuation: 21,184 (22)

Rate: 6.3294

City of New Melle Rate 0.4350