

NEWTON COUNTY ABSTRACT & TITLE COMPANY

107 W. Main Street, PO Box 308
Neosho, MO 64850
Telephone: 417-451-3127 Fax: 417-451-7248

INVOICE

April 22, 2026

Jim Lievens
1708 Ankney Place
Neosho, MO 64850
Phone 417-455-5311

OUR FILE # 45504

OWNERS: DUSTY W. HENDERSON and TAMMY L. HENDERSON, husband and wife

PRODUCTS AND SERVICES RENDERED

TITLE SEARCH FEE	250.00
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TOTAL AMOUNT DUE	\$ <u>250.00</u>
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THANK YOU!
WE APPRECIATE YOUR BUSINESS.

NOTE: All fees are due and payable within thirty (30) days after closing of the transaction. If a cancellation occurs, please notify us as soon as possible. A cancellation fee in the amount of the "Search and Commitment Charges" shown above will still be due and payable for services already completed.

**NEWTON COUNTY
ABSTRACT AND TITLE CO.**
107 West Main – P. O. Box 308
Neosho, MO 64850
P: (417) 451-3127 F (417) 451-7248
www.NewtonCountyTitle.com hmitchell@ncat1.com

SCHEDULE A

1. Effective Date: April 17, 2026 at 3:00 pm
2. Policy or Policies to be issued: Amount of Insurance

INFORMATIONAL REPORT ONLY

3. The estate or interest in the land described or referred to in this Commitment is **FEE SIMPLE**
4. Title to the fee simple estate or interest in the land is at the effective date vested in:
DUSTY W. HENDERSON and TAMMY L. HENDERSON, husband and wife
5. The land referred to in this Commitment is located in the County of **Newton**, State of **MISSOURI**, and is described as follows:

See Appendix A

NEWTON COUNTY ABSTRACT AND TITLE COMPANY



Authorized Signatory

File Number: **45504**

**SCHEDULE B
PART I
REQUIREMENTS**

The following are the requirements to be complied with:

SCHEDULE B

PART II

Schedule B of the policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, which an accurate and complete survey would disclose.
3. General taxes due and payable in the year 2024 and subsequent years, and special assessments that become a lien after the date hereof.
4. Rights or claims of parties other than the titleholder in actual possession of any or all of the property.
5. Mechanic's Liens if any, not shown of record.
6. **Pole Line Permit in favor of Empire District Electric Company dated November 18, 1937 and recorded December 2, 1937 in Book 147 at Page 494.**
7. **Pole Line Permit in favor of Empire District Electric Company dated January 26, 1954 and recorded February 23, 1954 in Book 207 at Page 136.**
8. **Pole Line Permit in favor of Empire District Electric Company dated July 19, 1954 and recorded July 29, 1954 in Book 205 at Page 320.**
9. **Pole Line Permit in favor of Empire District Electric Company dated March 30, 1956 and recorded April 11, 1956 in Book 213 at Page 229.**
10. **Right of Way in favor of the State of Missouri dated December 30, 1922 and recorded March 30, 1923 in Book 115 at Page 619.**
11. **Conveyance in favor of the State of Missouri dated May 5, 1953 and recorded August 27, 1953 in Book 163 at Page 254.**
12. **Easement for rights of ingress and egress as set out in instrument recorded June 14, 1982 in Book 323 at Page 2581.**
13. **Road easement over the East 25 feet of subject property.**
14. **Right of Way Deed in favor of the City of Neosho, Missouri dated December 28, 2007 and recorded July 1, 2008 in Book 357 at Page 5230.**
15. **Future Advance Deed of Trust dated November 15, 2021 executed by Dusty W. Henderson and Tammy L. Henderson, husband and wife in favor of Norman E. Rouse, Trustee for Southwest Missouri Bank, recorded on November 15, 2021 in Book 370 at Page 10276; securing an indebtedness not to exceed \$64,000.00, and any other amounts payable under the terms thereof, and covering subject property, which Deed of Trust contains provisions for future advances pursuant to R.S. Mo 443.055**

File Number: **45504**

Tax ID No.1-5960-675

2025 County Real Estate Tax Amount \$1,556.66 DUE, plus penalties and interest

2024 County Real Estate Tax Amount \$1,526.27 DUE, plus penalties and interest

NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such, should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment; nor is the Company liable for errors or omissions in this report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary.

Appendix A

Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 25, Range 32, Newton County, Missouri, thence South along the East line of Northwest Quarter of the Northwest Quarter 655.61 feet, thence West along the North line of the South half of the Northwest Quarter of the Northwest Quarter, 719.45 feet to the point of beginning, thence West 291.27 feet, thence Southerly 151.40 feet, thence East 291.20 feet, thence North 151.40 feet to the point of beginning; EXCEPT a 25 foot road right of way on the East side thereof.{