

*Cover page for:*

# **Preliminary Title Insurance Schedules** **(with copies of recorded exception documents)**

*Preliminary title insurance schedules prepared by:*

**Town & Country Abstract Co. Inc.**

**File Number: Wilmoth-Audrain2 (May 6, 2025)**

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## **Auction Tracts 9 & 10**

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*For September 16, 2025 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Shirley A. Wilmoth Trust dated December 2, 2016**



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Town & Country Abstract Co. Inc.
Issuing Office: 541 West Coates, Moberly, Missouri 65270
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: WILMOTH-AUDRAIN2
Issuing Office File No.: WILMOTH-AUDRAIN2
Property Address: Audrain Road 125, Sturgeon, MO 65284
Revision No.:

SCHEDULE A

- 1. Commitment Date: May 6, 2025 at 08:00 AM
2. Policy to be issued:
a. ALTA Own. Policy 7/01/2021
Proposed Insured: TO BE DETERMINED
Proposed Amount of Insurance:
Premium:
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmoth Trust dated December 2, 2016.
5. The Land is described as follows:

The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 8, Township 52 North, Range 11 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

TOWN & COUNTRY ABSTRACT CO. INC.

By: Sarah Swallow
Authorized Signatures

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A, Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B25 Sch. A

ALTA Commitment for Title Insurance (07-01-2021)w-MO Mod

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**SCHEDULE B, PART I - Requirements**

Commitment No.: WILMOTH-AUDRAIN2

File No. WILMOTH-AUDRAIN2

All of the following Requirements must be met

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed from Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmouth Trust dated December 2, 2016 to TO BE DETERMINED
5. We will require a current Trust Certification of the Shirley A. Wilmouth Trust in Compliance with RSMo.456.10-1013. Include any amendments thereto. Upon receipt and review, additional requirements may be made.
6. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
7. Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

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27C170B25 Sch. B

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**SCHEDULE B**  
(Continued)

Commitment No.: WILMOTH-AUDRAIN2

File No. WILMOTH-AUDRAIN2

**SCHEDULE B, PART II - Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and taxes due in 2025 and thereafter. Tax I.D. 08-3-08-0-000-008  
2024 County taxes were paid in the amount of \$139.20.
8. Water Line Easement to the Public Water Supply District No. 10 of Boone County, Missouri, recorded June 12, 1987 in Book 256 at page 577.
9. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).
10. NOTE: This informational commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

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(WILMOTH-AUDRAIN2.PFDWILMOTH-AUDRAIN2/5)

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Robert C. Wright and Marjorie L. Wright, husband and wife of the County of Audrain, State of Missouri, hereinafter designated as Grantor (herein so styled, whether one or more) for and in consideration of the sum of \$1.00 and other valuable consideration, paid and delivered by Public Water Supply District No. 10 of Boone County, Missouri, hereinafter referred to as the Grantee, organized under the laws of the State of Missouri; the receipt of which is hereby acknowledged, hereby Grants; Bargains; Sells and Conveys to said Grantee the perpetual easement and right to enter upon the lands of Grantor; situated in the County of Audrain in the State of Missouri, described as follows:

A tract of land

The North and West one hundred(100') feet of the following described real estate, viz:

The North Half of the Southwest Quarter of Section Eight(8), Township Fifty-two(52), Range Eleven(11), Audrain County, Missouri.

and to erect, construct, install, lay, operate, survey, inspect, maintain, repair, rebuild, replace, remove and patrol on or over or under said lands, and in and upon all streets, roads, or highways abutting said lands, pipes or tiles for the transmission of water, and all appliances necessary in connection therewith, together with the perpetual right to go in and upon said land for said purposes. The water line easement hereby granted shall be 25 feet in width, the center line thereof to be located across said land as installed.

TO HAVE AND TO HOLD said easement and rights unto said Grantee forever.

It is understood and agreed that the consideration herein stated shall be the full consideration due to Grantor from said Grantee for going upon said lands and laying of said water pipe line, and that said Grantee shall be liable for such damages to crops as may incur in the original construction of said water line, or that may accrue in the future by virtue of the same being located upon said above described lands.

Title to said water pipeline shall be and remain in said Grantee.

Grantor covenants to and with said Grantee that subject to existing easements, if any, for public highways or roads, railroads, laterals, ditches, pipelines and electrical transmission or distribution lines and telephone and telegraph lines covering the land herein described, Grantor is lawfully seized and possessed of said lands, has a good and lawful right and power to sell and convey them and that they are free and clear of all liens and encumbrances, except as herein stated and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

In the event of a prior lien upon said lands, the Grantor agrees to secure a subordination or release from the holder of such lien, in the event it is requested by Grantee, so that this easement shall be first or prior to such lien.

Grantor further agrees that all checks or warrants that may be paid under the provisions of this easement, may be made payable to the Grantor and the holder of such lien.

IN WITNESS WHEREOF, we have set our hands this 19<sup>th</sup> day of May, 19 87.

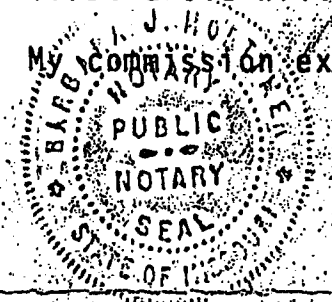
Robert C. Wright  
Robert C. Wright  
Marjorie L. Wright  
Marjorie L. Wright

STATE OF MISSOURI }  
COUNTY OF Boone } ss

On this 19<sup>th</sup> day of May, 19 87, before me, a Notary Public in and for the County of Boone, in the State of Missouri, personally appeared Robert C. Wright and Marjorie L. Wright, husband & wife to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

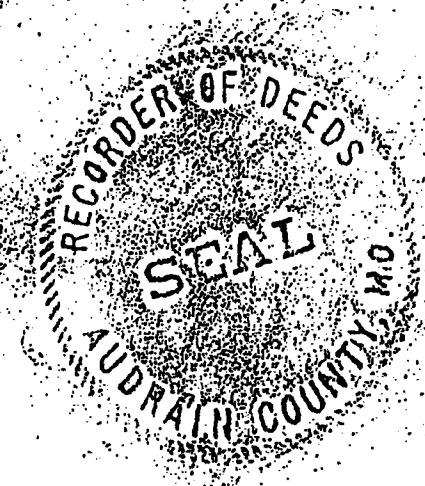
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the State and County aforesaid the day and year first above written.

My commission expires 6-17-88.



Barbara J. Montimer  
Notary Public

Barbara J. Montimer



**RECORDER'S INFORMATION**

State of Missouri, Country of Audrain, ss.  
Filed for record at 9 o'clock 56 min.  
A M. Recorded in book 256 page 577  
12 Day Jun Month 19 87 /

Witness my hand and seal of office

Virginia Pehle, Recorder  
Virginia Pehle  
By Wilanda Kelsey  
Deputy