

Commitment No.: 2502002-1

**SCHEDULE A**

1. Effective Date: February 7, 2025 at 8:00 AM
2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Ruth M. Strickland Revocable Trust U/D dated May 30, 2000, as amended and restated on October 18, 2018 and Susanne Neven and David Strickland and Mary Woodward Kreitz

4. The land referred to in the Commitment is described as follows:

Tract 1: All of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-one (31), Township Fifty-seven (57), Range Twenty-five (25), in Livingston County, Missouri.

Tract 2: All the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), and the North Half of the Southeast Quarter (SE1/4) of Section Seventeen (17), Township Fifty-six (56), Range Twenty-six (26), Caldwell County, Missouri.



Authorized Signature or Signatory

Commitment No.: 2502002-1

## SCHEDULE B

### 1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
  1. Tract references are for informational purposes only. All exceptions and requirements shown apply to all Land as described on Schedule A.
  2. General Taxes for the year 2024 and thereafter: NOW DUE AND PAYABLE, PLUS PENALTIES.  
  
Tract 1
  3. Any portion of the within described property used for LIV 403 right of way.
  4. Perpetual Easement dated April 27, 2010, recorded June 3, 2010 in Book 620, Page 134.
  5. Oil and Gas Lease dated August 15, 1918, recorded August 22, 1918 in Book 189, Page 423.
  6. Included within matters excluded by Exclusions from Coverage, Paragraph 1(a) are the consequences of any action brought under the Perishable Agricultural Commodities Act of 1930, as amended 7 U.S.C. 499 et seq., the Packers and Stockyard Act of 1921, as amended 7 U.S.C. §181 et. seq., or any similar federal or state laws.  
  
Tract 2
  7. Water Line Easement dated July 22, 1998, recorded October 2, 1998 in Book 182, Page 543.
  8. Water Line Easement dated July 23, 1998, recorded October 2, 1998 in Book 182, Page 544.
  9. Any portion of the within described property used for NE Catawba Road right of way.

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Property Information

<b>Parcel Number</b> 12-09.00-31-0-00-02.00	<b>Mailing Name &amp; Address</b> STRICKLAND (ET AL), RUTH	<b>Owner Name &amp; Address</b> STRICKLAND (ET AL), RUTH
<b>Tax Year</b> 2024		
<b>Alternate Parcel number</b>	<b>Assessed Value</b> 2,190	<b>Acreage</b> 105.5000
<b>Land Use</b> -	<b>Lot Size</b>	<b>Township</b> MOORESVILLE
<b>Property Class</b> RURLIMP - Rural	<b>Tax Code</b> 11015 - MOORS R1	<b>Tax Status</b> Taxable
<b>Net Taxable Value</b> 2,190	<b>Tax Rate</b> 7.0055	<b>Total Tax</b> \$173.92 <span style="float: right; border: 1px solid green; padding: 2px 5px;">Pay Taxes</span>
<b>Site Address</b> MO		
<b>Legal Description</b> SECTION: 31 TOWNSHIP: 57 RANGE: 25 LEGAL: NW1/4 NE1/4 AND SE1/4 NE1/4 AN D E1/2 SW1/4 NE1/4		
<b>Section/Township/Range</b> 31 / 57 / 25		

Billing

<b>Tax Billed</b>	\$153.42
<b>Penalty Billed</b>	\$20.50
<b>Cost Billed</b>	\$0.00
<b>Total Billed</b>	\$173.92
<b>Amount Paid</b>	\$0.00
<b>Total Unpaid</b>	<b>\$173.92</b>

Tax Due Amounts

If paid in...	Amount due is...
February 2025	\$173.92
March 2025	\$188.44
April 2025	\$191.77
May 2025	\$195.12
June 2025	\$198.47
July 2025	\$201.81
August 2025	\$205.16
September 2025	\$208.51
October 2025	\$208.51
November 2025	\$208.51
December 2025	\$208.51

Tax Due amounts are for all unpaid years.  
See Payment History section for year-by-year details.

**Payment History**

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$173.92	\$0.00	\$173.92	
2023	\$172.00	\$172.00	\$0.00	2/5/2024
2022	\$169.44	\$169.44	\$0.00	1/11/2023
2021	\$152.36	\$152.36	\$0.00	12/6/2021
2020	\$153.51	\$153.51	\$0.00	11/19/2020
2019	\$170.39	\$170.39	\$0.00	1/3/2020
2018	\$164.79	\$164.79	\$0.00	11/13/2018
2017	\$164.38	\$164.38	\$0.00	11/14/2017
2016	\$165.00	\$165.00	\$0.00	11/15/2016
2015	\$164.37	\$164.37	\$0.00	12/14/2015

Show 10 More (11)

**No Assessments**

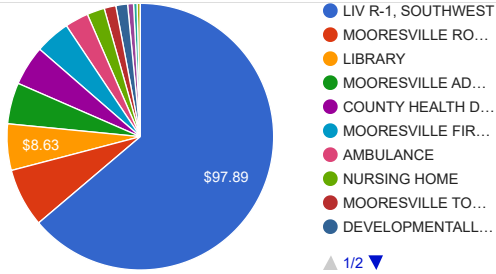
Corrected Value	Land	Building	Total
<b>Agriculture</b>	2,190	0	2,190
<b>Commercial</b>	0	0	0
<b>Residential</b>	0	0	0
<b>Total</b>	<b>2,190</b>	<b>0</b>	<b>2,190</b>

**Owner Information**

	Name	Relationship	Status	Document
+	STRICKLAND (ET AL), RUTH	PARCEL OWNER	CURRENT	
+	STRICKLAND, RUTH		CURRENT	

☰ Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.4700	\$97.89
MOORESVILLE ROAD & BRIDGE	0.4980	\$10.91
LIBRARY	0.3941	\$8.63
MOORESVILLE ADDED ROAD & BRIDGE	0.3500	\$7.67
COUNTY HEALTH DEPARTMENT	0.3389	\$7.42
MOORESVILLE FIRE DISTRICT	0.2988	\$6.54
AMBULANCE	0.1999	\$4.38
NURSING HOME	0.1495	\$3.27
MOORESVILLE TOWNSHIP	0.0996	\$2.18
DEVELOPMENTALLY DISABLED	0.0997	\$2.18
LIV CO SR SERVICE BOARD	0.0498	\$1.09
STATE	0.0300	\$0.66
COUNTY	0.0272	\$0.60
<b>TOTAL</b>	<b>7.0055</b>	<b>\$153.42</b>



Disclaimer

The information on the website is for informational purposes only. It is believed to be reliable, but we do not warrant its completeness, timeliness, or accuracy. If you require additional information about a particular account or if you have questions about the use of this site, please call our office at 660-646-8000, Opt. 7.

**CALDWELL COUNTY TAX STATEMENT  
2024 REAL ESTATE**

BETH LARKINS  
COLLECTOR-TREASURER  
49 E MAIN, PO BOX 127  
KINGSTON MO 64650-0127

Telephone 816-586-2781

PARCEL # 08-4-17----9.00-  
BILL # 9039.0

STRICKLAND, RUTH M REV TRUST &  
STRICKLAND, RUTH ETAL  
887 OVERHOLT RD  
NEWPORT, TN 37821

TOTAL ASSESSED 5,760

PROPERTY DESCRIPTION		ITEMIZATION OF TAX	
Legal Description:		State	1.73
17-56-26 SE NE / N		County	13.66
1/2 SE.		Health Unit	12.78
		Ambulance	5.36
		Golden Age Nursing Hom	17.60
		Shoal Creek Fire Distr	17.28
		Fairview Twp	5.54
		Fairview Rd & Brdg	47.83
		Braymer C-4	216.00
		County Library	6.40
		Senior Services Tax	2.88
Agriculture	5,760		
Acres: 123.54			
Total Assessed	5,760	<b>TOTAL TAX</b>	<b>347.06</b>
<b>AMOUNT TO PAY IF PAID IN</b>		Payable upon receipt. DUE in office or postmarked by December 31, 2024	
January 2026	\$465.12		
February 2025	\$393.42		
March 2025	\$412.16		
April 2025	\$419.73		
May 2025	\$427.30		
June 2025	\$434.87		
July 2025	\$442.43		
August 2025	\$450.00		
Sept-Dec 2025	\$457.56		

RSMo 140.110 MANDATES THAT ALL DELINQUENT TAXES BE PAID BEFORE CURRENT TAXES. IF PAYING AFTER December 31ST, CALL FOR CORRECT BALANCE DUE.

Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay taxes when due. If you have questions concerning property values, contact the County Assessor (816) 586-5261. Non-clearance of check VOIDS receipt.

-----PLEASE DETACH AND RETURN BOTTOM PORTION WITH PAYMENT-----  
CALDWELL COUNTY 2024 REAL ESTATE TAX STATEMENT

\*2024009039.0\*

Pay Online @[www.caldwellco.missouri.org](http://www.caldwellco.missouri.org)

PARCEL # 08-4-17----9.00-

You may pay your taxes by credit card.  
See form on back.

STRICKLAND, RUTH M REV TRUST &  
STRICKLAND, RUTH ETAL  
887 OVERHOLT RD  
NEWPORT, TN 37821

**Total Tax Due 393.42**  
**MAKE CHECKS PAYABLE TO:**  
Caldwell County Collector  
49 E Main, PO Box 127  
Kingston MO 64650-0127