

Hendricks Abstract & Title Company
17 Public Square
Stockton, MO 65785

Phone: 417-276-5455

Fax: 417-276-5602

File No. 260247-HATM

INFORMATIONAL REPORT
Part A

Effective Date: **January 23, 2026**

This Report is based on a search of the public records by Hendricks Abstract & Title. No certification is made herein as to the accuracy of the public records or the effective date thereof. This Report is not a title examination, title opinion, title insurance commitment, or title insurance policy. Hendricks Abstract & Title shall not be responsible or liable for any claims, demands, injuries, damage actions, or causes of action caused by inaccuracies contained herein arising from any acts of negligence by its servants, agents or employees and does not include errors, omissions or negligent acts committed by the party to whom such report is given.

This report is not a guarantee or warranty of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the amount paid for this report.

1. Property Address: 14762 E 676 Rd, Stockton, MO 65785
2. The Land is described in Exhibit "A" attached hereto.
3. The Grantees on the last deed of conveyance are: **Fergy and Sons LLC** as shown by Warranty Deed 2017 at Page 971 filed 5-15-17, Recorder's Office, Cedar County, Missouri
4. Unsatisfied Deeds of Trust: **None**
5. The Real Estate is encumbered by the following Contracts for Deed, Federal Tax Liens, State Tax Liens, Mechanics Liens and/or Judgments:
Stipulated Consent Judgment filed 11-13-25 in Book 2025 at Page 2376, Recorder's Office, Cedar County, Missouri
6. The following tax figures are for information purposes only and no liability for correctness of same is assumed. County real estate taxes for 2025 in amount of \$106.76 have been paid.
Parcel No. 06-0.5-16-000-000-025.01

Dated: February 20, 2026
Hendricks Abstract & Title Co

By: *Kimberly A Haver*
Authorized Signor

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Exhibit "A"
Legal Description

Tract 1:

All that part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Thirty-five (35) North, Range Twenty-six (26) West of the 5th P.M., Cedar County, Missouri, within the following boundaries: Beginning Sixty (60) feet South of the Northeast corner of said SW1/4 of the SE1/4, thence West along the present iron bridge across the Sac River to the West end of said bridge; thence South to the North wall of the mill building; thence East to the Northeast corner of said mill building wall; thence South along the East side of the mill wall to the Southeast corner of the mill wall; thence South along the riverbank at the water's edge following the meandering of the water's edge to a point where the West or South bank of said river crosses the East line of the SW1/4 of the SE1/4; thence North to the place of beginning.

Tract 2:

A tract of land situated in the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Thirty-five (35) North, Range Twenty-six (26) West of the 5th P.M., Cedar County, Missouri, more particularly described as follows: Beginning at the Southeast corner of the NE1/4 of the SW1/4 of the SE1/4 of Section 16; thence N 46°22'20" W 236.24 feet; thence N 1°49'27" E 471.24 feet to a line parallel with and 60 feet South of the North line of said E1/2 of the SW1/4 of the SE1/4 of Section 16; thence N 88°1'10" W along said line 347.21 feet; thence S 0°52'53" W 65.01 feet to the North side of mill building wall; thence Easterly along said North side of mill building wall to the Northeast corner thereof; thence Southerly along the East side of said mill building wall to the Southeast corner thereof located on the Southerly (left) bank of Sac River; thence in a Southeasterly direction upstream along said Southerly (left) bank of Sac River approximately 880 feet to the East line of said E1/2 of the SW1/4 of the SE1/4; thence Northerly along said East line to the point of beginning.

Less and Except a tract of land situated in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Thirty-five (35) North, Range Twenty-six (26) West of the 5th P.M., Cedar County, Missouri, more particularly described as follows: Commencing at an existing iron pin at the Northeast corner of said SW-1/4 SE-1/4; thence N 88°31'21" W along the North line of said SW-1/4 SE-1/4, a distance of 61.19 feet; thence S 03°14'49" W, 58.25 feet to an iron pin set at the point of beginning of the tract herein described; thence S 03°14'49" W, 43.75 feet to the Southeast corner of a concrete curb stop; thence S 74°49'50" W, 23.88 feet to the South face of a concrete retaining wall; thence along said South face the following courses: N 88°43'00" W, 42.32 feet; thence S 00°56'27" W, 11.00 feet; thence N 85°08'24" W, 27.80 feet; thence S 39°16'01" W, 13.81 feet; thence S 45°03'15" W, 15.73 feet; thence S 51°30'42" W, 4.86 feet; thence S 62°17'53" W, 22.33 feet; thence S 70°10'26" W, 14.83 feet; thence S 76°02'58" W, 16.72 feet; thence S 85°32'25" W, 44.54 feet; thence S 69°14'29" W departing said South face of the concrete retaining wall, 12.29 feet to the Southeast corner of the dam; thence N 85°24'00" W, 214.15 feet to the Southeast corner of the mill building wall; thence N 06°43'55" E, 27.85 feet to the Northeast corner of said mill building wall; thence N 82°34'48" W along the North wall of said mill building, 70.03 feet; thence N 03°57'40" E to the North side of the present iron bridge across the Sac River; thence S 87°51'41" E along said North side and the Easterly projection of said North side, 500.07 feet to the point of beginning.

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PART B

ADDITIONAL MATTERS OF RECORD

1. Easement in favor of United States of America filed 1-31-89 in Book 205 at Page 3A, Recorder's Office, Cedar County, Missouri.

24-month chain of title

| Document | Date | Grantor | Grantee | Book | Page |
|-----------------|-------------|---|--------------------|-------------|-------------|
| Warranty Deed | 5-15-2017 | Justin Cody Johnson and Kristopher Battey, a married couple | Fergy and Sons LLC | 2017 | 971 |