



124 Professional Parkway  
Troy, MO 63379

FILE NAME: 23-327092-TRO

### **INFORMATIONAL REPORT**

This report was prepared for:

Meyer & Company Real Estate  
192 N. Lincoln Drive  
Troy, MO 63379

Your Reference: 98 Acres at 3249 Dyer Road, O Fallon, MO 63366

#### **Third Party Certification**

Pursuant to §381.115.8., RSMo, Title Partners Agency, LLC hereby confirms that it is in full compliance with all the rules and regulations established by the Director of the Missouri Department of Insurance, Financial Institutions and Professional Registration. We agree to provide you access to, and the right to copy, all accounts and records with respect to this Report.

#### **Disclaimer**

This report does not including Financing Statements or Security Agreements not recorded in the real estate volumes of the Recorder of Deeds, nor does it include city taxes and special assessments, unless specifically listed in this Report.

This Report is not an Abstract of Title. This Report cannot be construed as a commitment to issue title insurance. No examination of the information contained in this Report has been made for any purpose of issuing a title insurance commitment or title insurance policy. Only the person(s) for whom this Report was prepared may rely upon the information contained herein. By reliance on this Report, you agree that the liability of Title Partners Agency, LLC is limited to the amount you paid for this report.

## Search Report

1. Effective Date: 09/22/2023
2. Name Searches are specifically as listed: Patricia L. Freymuth and Ricky J. Freymuth, wife and husband, as to an undivided one-third (1/3) interest, Randell D. Keeteman and Glenda L. Keeteman, Trustees of the Keeteman Family Trust dated June 13, 2016, as to an undivided one-third (1/3) interest, and Wallace W. Keeteman and Dorothy E. Keeteman, husband and wife, as to an undivided one-third (1/3) interest
3. The estate or interest in the land described or referred to in the Report is Fee Simple
4. Title to the fee simple estate or interest in the land at Effective Date hereof appears to be vested in: Patricia L. Freymuth and Ricky J. Freymuth, wife and husband, as to an undivided one-third (1/3) interest, Randell D. Keeteman and Glenda L. Keeteman, Trustees of the Keeteman Family Trust dated June 13, 2016, as to an undivided one-third (1/3) interest, and Wallace W. Keeteman and Dorothy E. Keeteman, husband and wife, as to an undivided one-third (1/3) interest
5. The land referred to in this Report is described as follows:

A parcel of land in United States Survey Number 756, Township 48 North, Range 2 East of the 5th Principal Meridian in St. Charles County, Missouri, being more particularly described as follows: Beginning at the Southwest corner of United States Survey Number 756, a spike in a fence post; thence with the Western line of said Survey North 22 degrees 06' West 1330.90 feet to an iron pipe at the Southeastern corner of a parcel of land described as parcel number four of the George M. Dyer Estate; thence North 64 degrees 35' 30" East 3205.30 feet to an iron pipe set East of and adjacent to an old cross fence; thence South 23 degrees 31' 30" East along a line parallel to and East of said cross fence 783.80 feet to an iron pipe set East of and adjacent to said fence; thence North 72 degrees 12' East 10.95 feet to an iron pipe set 0.50 feet West of the Northwest corner of a tool shed; thence South 16 degrees 57' East 29.90 feet to an iron pipe set 0.50 feet West of the Southwest corner of said tool shed; thence along a line which is West of adjacent to and parallel to an old cross fence the following courses and distances: South 21 degrees 17' East 134.20 feet and South 20 degrees 45' East 381.70 feet to the South line of said Survey 756 from which an iron pipe bears North 20 degrees 45' West 24.60 feet; thence with the South line of said Survey South 64 degrees 35' 30" West 3222.17 feet to the point of beginning and containing 98.23 acres all according to a Survey and Plat thereof made by Pickett, Ray and Silver, Inc., during May and June 1974.

### Matters Found of Record

According to the records of the Office of the Recorder of Deeds, and the Office of the Circuit Clerk, which impact public notice of matters affecting title to real estate, the following matters appear to affect the title to the real property described in this Report:

6. **This company finds no open Deeds of Trust / Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.**
7. A Beneficiary's Deed executed by Wallace Wayne Keeteman and Dorothy E. Keeteman, husband and wife, as grantor to W. Wayne Keeteman and Dorothy E. Keeteman Revocable Trust dated

November 11, 2013, beneficiary(ies), has been recorded in Book 6134 Page 1006.

8. A Beneficiary's Deed executed by Ricky J. Freymuth and Patricia L. Freymuth, as joint tenants, as grantor to Jerrad R. Freymuth and Lori M. Hooker, as tenants in common, beneficiary(ies), has been recorded July 30, 2021 as Document No. 2021R-064095.
9. Right of way granted to Platte Pipe Line Co. according to instrument recorded in Book 246 Page 398.
10. Easement(s) granted to State of Missouri for drainage ditches or drainage structures according to instrument recorded in Book 290 Page 254.
11. Easement(s) granted to Missouri Edison Co. according to instrument recorded in Book 302 Page 45.
12. Easement(s) granted to Union Electric Company according to instrument recorded in Book 324 Page 521.
13. Right of way Contract with Service Pipe Line Co. recorded in Book 360 page 599.
14. Asn of Rights of way and Pipeline of the Mexico to Wood River Line by Williams Pipe Line Company, LLC to Williams Communications, LLC recorded in Book 5890 page 858.
15. Assignment and Conveyance of Pipelines, Easements, Licenses, Permits, Equipment, Property and Rights of Ways by Missouri Pipeline Company LLC to MoGas Pipeline LLC recorded in Book 2637 page 19.

FOR INFORMATIONAL PURPOSES ONLY:

PARCEL ID NUMBER: 2-0132-0756-00-0004.0000000 / 287280A000

2022 TAX RATE: 5.8576

2022 CITY RATE: unincorporated

2022 ASSESSED VALUE: \$14,028.00 (agriculture)

THE 2022 REAL ESTATE TAXES ARE PAID IN THE AMOUNT OF: \$821.71

THE CITY OF O FALLON GENERAL TAXES ARE INCLUDED IN THE ABOVE AMOUNTS.

\$0.00 ANNUAL SEWER LATERAL IS INCLUDED IN THE ABOVE AMOUNTS.

ADDRESS: 98 Acres at 3249 Dyer Road, O Fallon, MO 63366

EXAMINED BY: Marian Sullivan

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Chain of Title:

The subject property having been conveyed to Patricia L. Freymuth and Ricky J. Freymuth, wife and husband, as to an undivided one-third (1/3) interest, Randell D. Keeteman and Glenda L. Keeteman, husband and wife, as to an undivided one-third (1/3) interest, and Wallace W. Keeteman and Dorothy E. Keeteman, husband and wife, as to an undivided one-third (1/3)

interest from Randell D Keeteman etal, by Quit Claim Deed dated April 19, 2013, and recorded April 22, 2013 in Book 6002 Page 477.

The subject property having been conveyed to Randell D. Keeteman and Glenda L. Keeteman, Trustees of the Keeteman Family Trust dated June 13, 2016 from Randell D. Keeteman and Glenda L. Keeteman, husband and wife, by Warranty Deed dated June 13, 2016, and recorded June 13, 2016 in Book 6554 Page 2111.

### **ASSESSMENT AND TAX INFORMATION**

According to the records of the Offices of the Assessor and Collector of Revenue, we note the above tax information regarding the above described property. We assume no liability for the correctness of the same.

**NOTE:** Taxes for the year become a lien on January 1, but are neither due nor payable until November 1 and become delinquent on January 1 of the subsequent year.

Title Partners Agency, LLC  
124 Professional Parkway  
Troy, MO 63379

By:   
Authorized Officer or Agent

**Title Partners Agency, LLC**  
**PRIVACY STATEMENT**

Title Partners Agency, LLC, is committed to safeguarding your personal information. In order to best serve you, we must obtain information that may be of a personal or financial nature. Title Partners Agency, LLC, believes relationships with our clients must be based on trust, and therefore, would like to make you aware of how we use personal information and to whom that information is disclosed.

During the course of our business, we may collect the following personal information about you from the following sources:

- Your transactions with, or from services that we are performing, our affiliates, or others;
- From applications or other forms that we receive from you or your authorized representatives;
- From public records that are maintained by governmental entities, or from our affiliates, vendors, or others;
- From other reporting agencies;
- Information from our web site;
- If we are facilitating your closing transaction, escrow or settlement services, we may collect your social security number and other information from third parties, which may include: credit reports, land surveys, property appraisals, escrow account balances, mortgage applications, and bank account numbers, to facilitate the transaction.

Title Partners Agency, LLC, maintains physical, electronic and procedural safeguards to protect your personal information from unauthorized use and access. Access to this personal information is limited to only employees who require access to that information in connection with providing our services to you or for other necessary business purposes.

Title Partners Agency, LLC, may share your personal information with the following:

- Affiliates, vendors and other related agencies;
- When required by law, when there is suspicion of fraud or other criminal activity, or to others whom you direct or give permission;
- To brokers, agents, title companies and other representatives in connection with the services to which you have requested and Title Partners Agency, LLC, is providing;
- In connection with recording documents recorded in the public records, such as deeds, mortgages, and other documents, as applicable.
- We may disclose personal information when otherwise permitted by privacy laws, as applicable, for example, when disclosure is necessary to enforce Title Partners Agency, LLC's rights that have arisen out of an agreement, transaction or relationship with you.

Our Privacy Policy applies to you even if you are no longer a client of Title Partners Agency, LLC.

Certain states allow you the right to access your personal information, and under certain circumstances, allow you ascertain to whom your information has been disclosed. Further, certain states afford you the right to request amendment, correction, or deletion of personal information. Title Partners Agency, LLC, reserves the right, as permitted by applicable laws, to charge a reasonable fee associated with responding to requests.

Requests must be made in writing to the following:

Title Partners Agency, LLC  
Attn: Privacy Compliance Officer  
124 Professional Parkway  
Troy, MO 63379