

**Bowman's Vernon County Title Company
119 E Walnut Street Nevada, MO 64772**

Phone: 417-667-7565

Fax:

File No. BVCT-260773

For questions contact: Denise McBride

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INFORMATIONAL REPORT

Effective Date: 08/03/2026

This Report is based on a search of the public records by Bowman's Vernon County Title Company. 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. Bowman's Vernon County Title Company 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.

Property Address: 1418 N. Cedar Nevada, MO 64772

Legal Description:

All of Lot Seven (7) **and** the South Twenty-five (25) feet of Lot Eight (8) of Block One (1) of Dunphy's Addition to the city of Nevada, Vernon County, Missouri, as per the recorded plat thereof

The Grantees on the last deed of conveyance, are: Susan Gail Seeley-Kiger Trust, according to Quit-Claim Deed recorded April 9, 2021 in Book 2021 at Page 949 in the Recorder's Office, Vernon County, Missouri.

The Real Estate is encumbered by the following Contracts for Deed, Federal Tax Liens, State Tax Liens, Mechanics Liens and/or Judgments: None

1. Real Estate taxes or special assessments for the years 2026, that are not yet due and payable.
2. County real estate taxes for 2025 and prior years are paid. Subject to taxes for 2026 and thereafter. The following tax figures are for information purposes only, and no liability for correctness of same is assumed:
2025 County - \$770.90 Parcel No. – 13-8.0-33-003-008-012.000
3. Any portion of described premises used for streets, alleys, rights-of-way, any building set back lines and/or easements as shown in Final Plat of Dunphy's Addition, Plat Book 4, at Page 22 in the Recorder's Office, Vernon County, Missouri.

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4. Zoning Ordinance to the City of Nevada, Missouri dated June 15, 1965 and recorded February 2, 1968 in Book 298 at Page 119 in the Recorder's Office, Vernon County, Missouri.
5. Subject to vacation of Cedar Street from Atlantic Avenue to the North limits of Dunphy's Addition recorded April 2, 1956 in Book 257 at Page 43 in the Recorder's Office, Vernon County, Missouri.
6. Subject to all matters and findings contained within survey done by Finely Engineering Company, Inc. dated May 2, 2000, Drawing No. 00-04-15.