

**MONROE COUNTY ABSTRACT & TITLE
COMPANY, INC.**

229 NORTH MAIN STREET
P.O. BOX 248
PARIS, MISSOURI 65275

E-MAIL: abstract@parismo.net
PHONE (660) 327-4109
FAX (660) 327-4331

November 26, 2021

INFORMATIONAL REPORT

Audrain County Title
120 North Jefferson Street
Mexico, MO 65265

RE: Bauernhof, LP

Dear Sir or Madam:

At your request, this office has conducted a search of the Deed Records of Monroe County, Missouri, with an effective date of November 26, 2021, as to the following described property, to-wit:

All of the South Half of the Southwest Quarter of Section 29, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri; also all those parts or portions of the North Half of the Southwest Quarter and of the Southeast Fourth of the Northwest Quarter that lies South of the middle of the bed or main channel of the stream known as Long Branch, in Section 29, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 30, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri.

All that part of the Northeast Fourth of the Southeast Quarter and of the East Half of the East Half of the Northeast Fourth of said Southeast Quarter, lying South of the Public Road, as now located, through said tracts; the Southeast Fourth of the Southeast Quarter; all in Section 30, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri.

The property is vested in Bauernof, LP, a Missouri Limited Partnership.

Taxes for the year 2021 for Monroe County, Missouri, in the amounts of \$116.73, \$199.24 and \$2904.32 have been paid. Parcel numbers are 20-9.0-30-000-000-007.000, 20-9.0-30-000-000-005.000, 20-9.0-29-000-000-004.000.

There are no deeds of trusts, judgments, mechanic liens or materialman liens filed of record. A check of the pending suits in both Circuit and Associate Circuit Courts finds nothing pending involving the vested owner.

No search was made in the records of the United States District Courts for bankruptcy

proceedings, suits pending or unsatisfied judgments.

The liability of this search is limited to the amount paid for it and no more.

Following are recorded documents which affect the property described above:

The land abuts Monroe County Road 806 and 800 and also abuts Long Branch.

Zoning and Subdivision Regulations of Monroe County, Missouri, as filed of record December 9, 1968, in Book 147 at Pages 541+ and in Book 174 at Pages 399+; and in Book 312 at Page 1465; and, Comprehensive Development Plan of Monroe County, Missouri, as filed of record in Book 174 at Pages 176+, and amendments thereto in Book 205 at Pages 331+ and 485+; all of the Deed Records of Monroe County, Missouri.

Monroe County Code of Health Regulations dated and filed of record March 4, 1994, in Book 255 at Pages 359+ of the Deed Records of Monroe County, Missouri, regarding the construction, installation or modification of small on-site waste water treatment systems.

Subject to Mark Twain Solid Waste Management District, Intergovernmental Cooperative Agreement dated January 14, 1999, and filed of record March 26, 1999, in Book 281 at Page 1237 of the Deed Records of Monroe County, Missouri.

Monroe County Agricultural Development Ordinance dated October 28, 2013, and filed of record October 30, 2013, in Document No. 2013-1648 of the Deed Records of Monroe County, Missouri.

Rights of riparian owners and the public in and to the free unobstructed flow of any river, creek, channel, which abuts or flows through the Land without diminution or pollution.

Subject to any inconsistencies in the boundaries of the Land and/or any adverse claims to any portion of the Land created by accretions, avulsions or the meandering of any river, creek, channel.

Reference(s) to acreage in the description of the Land is/are for informational or descriptive purposes only and acreage is not insured by this commitment or policy.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa", written in dark ink.

Lisa Minor

Enclosures



* 2 0 1 9 - 1 4 7 9 4 *

2019-1479

LORI L. DECKER
MONROE COUNTY RECORDER
PARIS, MO

RECORDED ON
11/12/2019 03:51:56PM
PAGES: 4

Title: Special Warranty Deed
Date: November 8, 2019
Grantor: Meridian Land Group, L.P.
Address: 7711 Bonhomme Ave., Suite 560, St. Louis, MO 63105
Grantee: Bauernhof, LP
Address: 7711 Bonhomme Ave., Suite 560, St. Louis, MO 63105
Legal Description: See Exhibit A attached hereto

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made and entered into on this 8th day of November, 2019, by and between Meridian Land Group, L.P., a Missouri limited partnership ("Grantor"), and Bauernhof, LP, a Missouri limited partnership ("Grantee").

WITNESSETH that Grantor, as a distributive transfer to Grantee, without consideration, does by these presents, Grant, Convey, and Confirm to the Grantee, Grantee's successors, representatives, and assigns, all of its right, title and interest in the lots, tracts, or parcels of land lying, being and situated in the County of Monroe and State of Missouri, described on Exhibit A hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same with all the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the Grantees and unto Grantee's successors, representatives, and assigns forever; that Grantor will warrant and defend the title to the premises unto the Grantee and unto Grantee's successors, representatives, and assigns forever, against the lawful claims and demands of all persons claiming under Grantor, but none other; provided, however, that the grant made herein is subject to easements, conditions and restrictions of record as of the date hereof; general taxes for the calendar year 2019 and thereafter; and special taxes becoming a lien after the date of this Deed.

Williams Farm
Monroe County

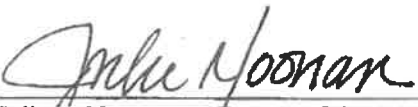
111219

IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto set their hands the day and year above written.

GRANTOR:

Meridian Land Group, L.P., a Missouri limited partnership

By: Select Harvest, L.L.C., a Missouri limited liability company, General Partner of Grantor

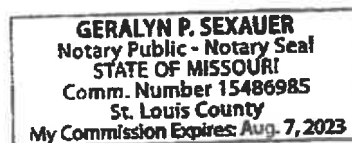
By: 
Julie B. Noonan, as Trustee of the
Julie M. Baudendistel Revocable Living
Trust U/T/A dated 2/21/2002, as amended
Sole Member of Select Harvest, L.L.C.

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 8th day of November, 2019, before me appeared Julie B. Noonan, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the Julie M. Baudendistel Revocable Living Trust U/T/A dated 2/21/2002, as amended, the Sole Member of Select Harvest L.L.C., a Missouri limited liability company, which is a General Partner of Meridian Land Group, L.P., a Missouri limited partnership, and that said instrument was signed on behalf of said limited partnership by authority of its Second Amendment to the Agreement of Limited Partnership and said person acknowledged said instrument to be the free act and deed of said limited partnership.

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


Notary Public



Williams Farm
Monroe County

111219

IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto set their hands the day and year above written.

GRANTOR:

Meridian Land Group, L.P., a Missouri limited partnership

By: Hectare, L.L.C., a Missouri limited liability company, General Partner of Grantor

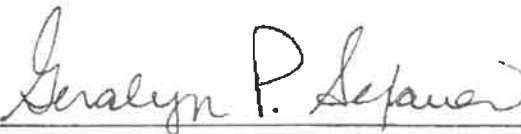
By:

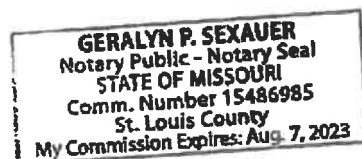

Lisa B. Suntrup
Sole Member of Hectare, L.L.C.

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 8th day of November, 2019, before me appeared Lisa B. Suntrup, to me personally known, who, being by me duly sworn, did say that she is the Sole Member of Hectare, L.L.C., a Missouri limited liability company, a General Partner of Meridian Land Group, L.P., a Missouri limited partnership, and that said instrument was signed on behalf of said limited partnership by authority of its Second Amendment to the Agreement of Limited Partnership and said person acknowledged said instrument to be the free act and deed of said limited partnership.

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


Notary Public



Williams Farm
Monroe County

111219

EXHIBIT A
Legal Description

20-9.0-36 7

All that part of the Northeast Fourth of the Southeast Quarter and of the East Half of the East Half of the Northwest Fourth of said Southeast Quarter, lying South of the public road, as now located, through said tracts; the Southeast Fourth of the Southeast Quarter; all in Section 30, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and State of Missouri.

(This description is intended to include, but not be limited to, all the property described in certain instruments recorded on January 8, 2004, in Book 305 at Page 496 in the records of the recorder of deeds for the County of Monroe, State of Missouri)

Williams Farm
Monroe County



* 2 0 1 9 - 1 4 8 0 4 *

2019-1480

LORI L. DECKER
MONROE COUNTY RECORDER
PARIS, MO

RECORDED ON
11/12/2019 03:57:35PM
PAGES: 4

Title: Special Warranty Deed
Date: November 8th 2019
Grantor: Meridian Land Group, L.P.
Address: 7711 Bonhomme Ave., Suite 560, St. Louis, MO 63105
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Taghon Farm
Monroe County

111219


IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto set their hands the day and year above written.

GRANTOR:

Meridian Land Group, L.P., a Missouri limited partnership

By: Select Harvest, L.L.C., a Missouri limited liability company, General Partner of Grantor

By:




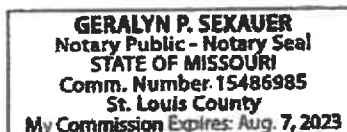
Julie B. Noonan, as Trustee of the
Julie M. Baudendistel Revocable Living
Trust U/T/A dated 2/21/2002, as amended
Sole Member of Select Harvest, L.L.C.

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 8th day of November, 2019, before me appeared Julie B. Noonan, to me personally known, who, being by me duly sworn, did say that she is the Trustee of the Julie M. Baudendistel Revocable Living Trust U/T/A dated 2/21/2002, as amended, the Sole Member of Select Harvest L.L.C., a Missouri limited liability company, which is a General Partner of Meridian Land Group, L.P., a Missouri limited partnership, and that said instrument was signed on behalf of said limited partnership by authority of its Second Amendment to the Agreement of Limited Partnership and said person acknowledged said instrument to be the free act and deed of said limited partnership.

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


Notary Public



Taghon Farm
Monroe County

11/12/19

IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto set their hands the day and year above written.

GRANTOR:

Meridian Land Group, L.P., a Missouri limited partnership

By: Hectare, L.L.C., a Missouri limited liability company, General Partner of Grantor

By:



Lisa B. Suntrup
Sole Member of Hectare, L.L.C.

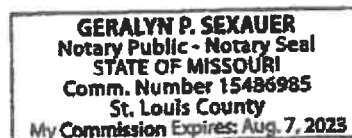
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 8th day of November, 2019, before me appeared Lisa B. Suntrup, to me personally known, who, being by me duly sworn, did say that she is the Sole Member of Hectare, L.L.C., a Missouri limited liability company, a General Partner of Meridian Land Group, L.P., a Missouri limited partnership, and that said instrument was signed on behalf of said limited partnership by authority of its Second Amendment to the Agreement of Limited Partnership and said person acknowledged said instrument to be the free act and deed of said limited partnership.

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



Notary Public



Taghon Farm
Monroe County

EXHIBIT A
Legal Description

20-9.0-29 4
20-9.0-30 5

TRACT 1: All of the South Half of the Southwest Quarter of Section 29, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and State of Missouri; also, all those parts or portions of the North Half of the Southwest Quarter and of the Southeast Fourth of the Northwest Quarter that lies South of the middle of the bed or main channel of the stream known as Long Branch, in Section 29, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and State of Missouri.

TRACT 2: The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter; all in Section 30, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and State of Missouri.

(This description is intended to include, but not be limited to, all the property described in certain instruments recorded on February 2, 2004, in Book 305 at Page 1102 in the records of the recorder of deeds for the County of Monroe, State of Missouri)

Taghon Farm
Monroe County

All of the South Half of the Southwest Quarter of Section 29, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri; also all those parts or portions of the North Half of the Southwest Quarter and of the Southeast Fourth of the Northwest Quarter that lies South of the middle of the bed or main channel of the stream known as Long Branch, in Section 29, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri

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All that part of the Northeast Fourth of the Southeast Quarter and of the East Half of the East Half of the Northeast Fourth of said Southeast Quarter, lying South of the Public Road, as now located, through said tracts; the Southeast Fourth of the Southeast Quarter; all in Section 30, Township 53 North, Range 10 West of the Fifth Principal Meridian, in the County of Monroe and the State of Missouri.