

**Ownership and Encumbrance Report**

**First American Issuing Office:** First American Title Insurance Company  
National Commercial Services  
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**Effective Date:** August 24, 2020, at 7:30 AM

**File No.:** NCS-1028586-STLO

**Prepared For:** Lathrop & Gage LLP  
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Clayton, MO 63105

**Fee:** \$500.00

**Legal Description:**

PARCEL 1:

ALL THAT PART OF MAPLE LANE, SITUATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 5 EAST, AS DEDICATED ACCORDING TO THE RIGHT OF WAY DEDICATION RECORDED IN BOOK 13187, PAGE 247 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 2:

ALL THAT PART OF MAPLE LANE, SITUATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 44 NORTH, RANGE 5 EAST, AS DEDICATED ACCORDING TO THE RIGHT OF WAY DEDICATION RECORDED IN BOOK 13187, PAGE 250 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 3:

ALL THAT PART OF MAPLE LANE AS DEPICTED AND SHOWN ON THE PLAT OF TAPAWINGO PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349, PAGE 617 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, AND IN THAT CERTAIN INDENTURE OF TRUST AND RESTRICTIONS FOR TAPAWINGO RECORDED IN BOOK 13345 PAGE 1832 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 4:

ALL THAT PART OF MAPLE LANE AS DEPICTED AND SHOWN ON THE PLAT OF TAPAWINGO PLAT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 806 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, AND IN THAT CERTAIN INDENTURE OF TRUST AND RESTRICTIONS FOR TAPAWINGO RECORDED IN BOOK 13345 PAGE 1832 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 5:

ALL THAT PART OF MAPLE LANE AS DEPICTED AND SHOWN ON THE PLAT OF TAPAWINGO PLAT FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351, PAGE 502 OF THE ST. LOUIS COUNTY,

MISSOURI, RECORDS, AND IN THAT CERTAIN INDENTURE OF TRUST AND RESTRICTIONS FOR TAPAWINGO RECORDED IN BOOK 13345 PAGE 1832 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 6:

ALL THAT PART OF MAPLE LANE AS DEPICTED AND SHOWN LYING WITHIN LOT "A" OF TAPAWINGO BOUNDARY ADJUSTMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 349, PAGE 364 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, AND IN THAT CERTAIN INDENTURE OF TRUST AND RESTRICTIONS FOR TAPAWINGO RECORDED IN BOOK 13345 PAGE 1832 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 7:

ALL THAT PART OF MAPLE LANE LYING WITHIN A TRACT OF LAND DESIGNATED AS "FUTURE DEVELOPMENT PARCEL 5" OF AN EASEMENT PLAT RECORDED IN PLAT BOOK 308, PAGE 63 AND THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 398 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

***Grantee(s) In Last Deed of Record:***

City of Sunset Hills, as to Parcels 1 and 2

Trustees of Tapawingo Plat 1, as to Parcel 3

Trustees of Tapawingo Plat 3, as to Parcel 4

Trustees of Tapawingo Plat 4, as to Parcel 5

JSB Tapawingo Holdings, LLC, a Missouri limited liability company as to Parcel 6

The Alice Anheuser Beims Moore Trust dated December 19, 1966, as to Parcel 7

Documents filed in the property records during the search period which purports to create a lien or encumbrance on the estate or interest in the land (unless such document is released or satisfied of record):

1. The lien of the general taxes for the year 2020, and thereafter.

NOTE: No taxes are assessed against Parcels 1, 2, 3, 4 or 5

General, state, county and city taxes and assessments for the year 2019 in the amount of \$39,173.98 are PAID. Parcel No. 27N140052 (Parcel 6, with other property)

General, state, county and city taxes and assessments for the year 2019 in the amount of \$632.93 are PAID. Parcel No. 27N440022 (Parcel 7, with other property)

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