

AN EMERGENCY ORDINANCE OF THE CITY OF NEVADA, MISSOURI
AUTHORIZING AND DIRECTING THE CONFIRMATION OF TRANSFER OF A
TRACT OF REAL ESTATE TO THE NEVADA ANIMAL SHELTER CORPORATION, A
MISSOURI NONPROFIT CORPORATION, FOR USE FOR CONSTRUCTION FOR AN
ANIMAL SHELTER FOR THE CITY OF NEVADA, MISSOURI.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI
THAT:

Section 1. The Mayor and City Clerk are hereby authorized and directed to reissue for recording a warranty deed transferring the following described tract of real estate to the City of Nevada, Missouri, to the Nevada Animal Shelter Corporation, a Missouri Non-Profit Corporation, in consideration of the commitment of said corporation to exclusively develop and lease said property to the city of Nevada, for use in its effort to humanely provide for sick, abandoned, homeless and abused animals:

ALL OF LOT NINETEEN (19) OF THE NEVADA INDUSTRIAL PARK, A
SUBDIVISION IN SECTION 27, TOWNSHIP 36 NORTH, RANGE 31
WEST OF THE FIFTH PRINCIPAL MERIDIAN, VERNON COUNTY,
MISSOURI, LESS AND EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF LOT NINETEEN (19),
THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST
ALONG THE NORTH LINE OF LOT NINETEEN (19), A DISTANCE OF
260.00 FEET; THENCE NORTH 50 DEGREES 00 MINUTES 00
SECONDS EAST ALONG THE NORTH LINE OF LOT NINETEEN (19), A
DISTANCE OF 400.00 FEET; THENCE SOUTH 25 DEGREES 05
MINUTES 15 SECONDS EAST ALONG AN EXTENSION OF THE
COMMON LINE BETWEEN LOTS EIGHTEEN (18) AND LOT SIXTEEN
(16), A DISTANCE OF 142.78 FEET; THENCE SOUTH 54 DEGREES 23
MINUTES 32 SECONDS WEST, 317.10 FEET; THENCE SOUTH 80
DEGREES 57 MINUTES 33 SECONDS WEST, 136.26 FEET; THENCE
NORTH 73 DEGREES 15 MINUTES 16 SECONDS WEST, 242.79 FEET
TO A POINT ON THE WEST LINE OF LOT NINETEEN (19); THENCE
NORTH 01 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE
WEST LINE OF LOT NINETEEN (19), A DISTANCE OF 53.46 FEET TO
THE POINT OF BEGINNING. SUBJECT TO ANY PART LYING IN THE
PUBLIC ROADWAY. ALSO, SUBJECT TO ANY EASEMENTS,
RESERVATIONS AND RESTRICTIONS AFFECTING SUBJECT LAND.

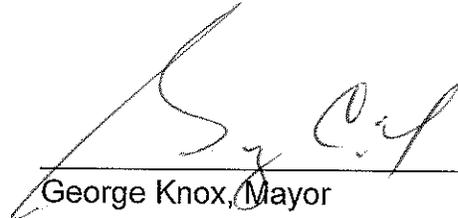
THE TRACT SURVEYED CONTAINS 11.5 ACRES, MORE OR LESS, AS DESCRIBED BY CHARLES M. FRANCIS, PLS NO. 2004017824.

SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

Section 2. The council acknowledges that a deed was previously executed and delivered on May 19, 2020, however said instrument was lost or misplaced and cannot be located for recording to perfect title on the public record. The Mayor and City Clerk are authorized and directed to execute a replacement warranty deed to permit recording and perfection of record title.

Section 4. This ordinance is an emergency ordinance in order to conclude timely an effort to seek federal loan and possibly grant assistance for the project.

PASSED, APPROVED AND ADOPTED, by the City Council of Nevada, Missouri, this 20th day of July 2021.


George Knox, Mayor


ATTEST:

Michele Bailey, City Clerk

Recorded in Vernon County, Missouri



Recording Date/Time: 07/26/2021 at 01:57:41 PM

Book: 2021 Page: 2265

Instr #: 2021R02284

Pages: 3

Fee: \$30.00 S 20210002053

CITY OF NEVADA



TITLE OF DOCUMENT: Ordinance No. 8430 Real estate transfer to Animal Shelter

DATE OF DOCUMENT: 07/20/2021

GRANTOR(S) : NEVADA ANIMAL SHELTER CORPORATION
A MISSOURI NON-PROFIT CORPORATION

GRANTEE(S): CITY OF NEVADA MISSOURI

LEGAL DESCRIPTION:

ALL OF LOT NINETEEN(19) OF THE NEVADA INDUSTRIAL PARK, A
SUBDIVISION IN SECTION 27, TOWNSHIP 36 NORTH, RANGE 31 WEST OF THE
FIFTH PRINCIPAL MERIDIAN, VERNON COUNTY, MISSOURI LESS AND
EXCEPT
AS STATED IN ATTACHED DOCUMENTS

REFERENCE BOOK AND PAGE(S):



Recording Date/Time: 07/26/2021 at 01:57:42 PM

Book: 2021 Page: 2266

Instr #: 2021R02285

Pages: 2

Fee: \$27.00 S 20210002053

CITY OF NEVADA



Shelly Baldwin
Recorder of Deeds

GENERAL WARRANTY DEED

THIS INDENTURE, made on the 20th day of July, 2021, by and between The City of Nevada Missouri, a Missouri Home Rule Charter Municipality, GRANTOR, and The Nevada Animal Shelter Corporation, a Missouri nonprofit corporation, GRANTEE, c/o Mark Mitchell, 110 South Ash Street, Nevada, Missouri 64772,

WITNESSETH, that the said Grantor, in consideration of the sum of GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, does by the presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, and unto its successors and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Vernon, State of Missouri, to-wit:

ALL OF LOT NINETEEN (19) OF THE NEVADA INDUSTRIAL PARK, A SUBDIVISION IN SECTION 27, TOWNSHIP 36 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, VERNON COUNTY, MISSOURI, LESS AND EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF LOT NINETEEN (19), THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT NINETEEN (19), A DISTANCE OF 260.00 FEET; THENCE NORTH 50 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF LOT NINETEEN (19), A DISTANCE OF 400.00 FEET; THENCE SOUTH 25 DEGREES 05 MINUTES 15 SECONDS EAST ALONG AN EXTENSION OF THE COMMON LINE BETWEEN LOTS EIGHTEEN (18) AND LOT SIXTEEN (16), A DISTANCE OF 142.78 FEET; THENCE SOUTH 54 DEGREES 23 MINUTES 32 SECONDS WEST, 317.10 FEET; THENCE SOUTH 80 DEGREES 57 MINUTES 33 SECONDS WEST, 136.26 FEET; THENCE NORTH 73 DEGREES 15 MINUTES 16 SECONDS WEST, 242.79 FEET TO A POINT ON THE WEST LINE OF LOT NINETEEN (19); THENCE NORTH 01 DEGREES 59 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF LOT NINETEEN (19), A DISTANCE OF 53.46 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY PART LYING IN THE PUBLIC ROADWAY, ALSO, SUBJECT TO ANY EASEMENTS, RESERVATIONS AND RESTRICTIONS AFFECTING SUBJECT LAND.

THE TRACT SURVEYED CONTAINS 11.5 ACRES, MORE OR LESS, AS DESCRIBED BY CHARLES M. FRANCIS, PLS NO. 2004017824.

SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

TO HAVE AND TO HOLD the premises aforesaid, with all singular, the rights, privileges, appurtenances and immunities thereto belonging, or in any wise appertaining, unto the said Grantee, and unto its successors and assigns forever; the said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has

good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it, or those under whom they claim; and that it will warrant and defend the title to the said premises unto the said Grantee, and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

The City of Nevada Missouri

By: George Knox
George Knox, Mayor

SEAL
ATTEST:

Michelle Bailey
Michelle Bailey, City Clerk

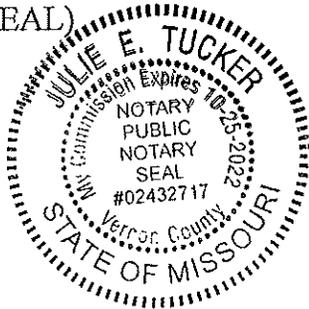
ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF VERNON)

On this 20th day of July, 2021, before me personally appeared George Knox, to me personally known, who, being by me duly sworn did say that he is the Mayor of the City of Nevada, Missouri, and Michelle Bailey, to me personally known, who, being by me duly sworn did say that she is the Deputy City Clerk of the City of Nevada, Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said municipality, and that said instrument was signed and sealed in behalf of said municipality by authority of and at the direction of its City Council, and further acknowledged said instrument to be the free act and deed of said municipality.

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

(SEAL)



Julie E. Tucker
Notary Public, State of Missouri

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE
 Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

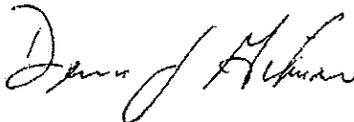
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: **Bowman's Vernon County Title Co.** Issuing Office: **119 E. Walnut Street Nevada, MO 64772**
ALTA @ Universal ID: **0001707** Loan ID No.:
Commitment No.: **2107031F** Issuing Office File No.: **2107031F**
Property Address: **XXX S 1610 S Road, Nevada, MO 64772**
Revision No.:

SCHEDULE A

1. Commitment Date: **July 16, 2021 at 8:30 a.m.**
2. Policy to be issued:
 - (a) **ALTA® Owner's Policy (06-17-06)**
Proposed Insured: **Nevada Animal Shelter Corporation**
Proposed Policy Amount: **\$27,000.00**
 - (b) **ALTA® Loan Policy (06-16-06)**
Proposed Insured:
Proposed Policy Amount: **\$**
 - (c) **ALTA® Policy**
Proposed Insured:
Proposed Policy Amount: **\$**
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**
4. Title to the **Fee** estate or interest in the Land is at the Commitment Date vested in:
City of Nevada Missouri
5. The Land is described as follows:
See Schedule "A" (Cont'd) for Legal Description

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A (cont'd)	

LEGAL DESCRIPTION

All of Lot Nineteen (19) of Nevada Industrial Park, a subdivision in Section Twenty-seven (27), Township Thirty-Six North (36N), Range Thirty-One West (31W), Vernon County, Missouri, **except a tract as described as follows:**

Beginning at the Northwest corner of Lot Nineteen (19); thence S80°00'00"E along the North line of Lot Nineteen (19), a distance of 260.00 feet; thence N50°00'00"E along the North line of Lot Nineteen (19), a distance of 400 feet; thence S25°05'15"E along an extension of the common line between Lots Eighteen (18) and Sixteen (16), a distance of 142.78; then S54°23'32"W, 317.10 feet; thence S80°57'33"W, 136.26 feet; thence N73°15'16"W, 242.79 feet to a point of the West line of Lot Nineteen (19); thence N01°59'53"E along the West line of Lot Nineteen (19), a distance of 53.46 feet to the point of beginning.

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI	

File No. 2107031F.

**SCHEDULE B, PART I
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. An Ordinance stating the City of Nevada, Missouri may transfer subject property to Nevada Animal Shelter Corporation.
6. The Title Company requires the following in regard to the **City of Nevada**:
 - A Resolution approving the transaction, authorizing and directing officers by name and title to execute documents.
7. A proper Deed of Conveyance executed by **City of Nevada Missouri**, conveying the fee simple title to subject property to **Nevada Animal Shelter Corporation**.
8. Provide this Company with a properly executed and completed Owner's Affidavit.

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	First American Title™	ALTA Commitment for Title Insurance
		ISSUED BY First American Title Insurance Company
Schedule BII		

File No. 2107031F

SCHEDULE B, PART II - Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. The lien of the General Taxes for the year 2021 and thereafter.
8. **County real estate taxes for 2020 and prior years are paid. The following tax figures are for information purposes only, and no liability for correctness of same is assumed:**

**2020 County - \$0.00 are PAID (currently tax exempt)
Parcel No. - 13-8.0-27-000-000-002.050**

(CONTINUED)

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 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BII	

File No. 2107031F

SCHEDULE B, PART II (cont'd)

Exceptions

9. Deed to State of Missouri for highway purposes dated May 19, 1925 and recorded July 22, 1925 in Book 178 at Page 121 in the Recorder's Office, Vernon County, Missouri.
10. Deed to State of Missouri for highway purposes dated December 17, 1965 and recorded March 17, 1966 in Book 288 at Page 204 in the Recorder's Office, Vernon County, Missouri.
11. Abutter's rights of direct access per State Highway Conveyance No. 5 recorded March 17, 1966 in Book 288 at Page 204, in the Recorder's Office, Vernon County, Missouri.
12. Ordinance No. 3780 executed by the City of Nevada, Missouri, which annexes subject property and other lands into the City of Nevada. Said ordinance was recorded December 18, 1991 in Book 391 at Page 412 in the Recorder's Office, Vernon County, Missouri.
13. Telephone line easement in favor of Southwestern Bell Telephone Company dated March 7, 1973 and recorded May 14, 1973 in Book 312 at Page 376 in the Recorder's Office, Vernon County, Missouri.
14. 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.
15. Lot lines, setback lines, streets, easements and other servitudes shown on the Plat of Nevada Industrial Park to the City of Nevada, Vernon County, Missouri, dated and recorded December 4, 1991 in Plat Book 6 at Pages 57-60 in the Recorder's Office, Vernon County, Missouri.
16. Rights-of-way for railroads, switch tracks, spur tracks, railway facilities, and other related easements, if any, on and across the Land.
17. Inconsistencies in the boundary of the Land and/or any adverse claims to any portion of the Land created by accretions, avulsion, relictions or the meandering of Sulphur Springs Branch.
18. Land now, formerly or in the future lying below the normal high water mark of Sulphur Springs Branch.
19. Rights of riparian owners and the public in and to the free and unobstructed flow of Sulphur Springs Branch, which abuts or flows through the Land without diminution or pollution.

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20. Rights of the United States, State of Missouri, County of Vernon and the public to that part of the land described herein falling in the bed of, eroded by, or submerged under the waters of Sulphur Springs Branch, its sloughs or backwaters, as well as to that portion, if any, that may have been formed by accretions or relictions.
21. Any part lying in Industrial Parkway along the West side thereof, as shown on the Assessor's Map of Vernon County, Missouri.
22. Records show subject property to be tax exempt as of the date of this commitment. This should not be construed as to insuring the future tax exempt status of said property.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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BOWMAN'S VERNON COUNTY TITLE CO.
 119 E. WALNUT STREET, NEVADA, MO 64772
 TEL: (417) 667-7565 • FAX: (417) 667-7995

INVOICE

BILL TO City of Nevada, Missouri 110 South Ash Nevada MO 64772 ATTN: Ref #:	DATE	INVOICE #
	7/21/2021	8591

ORDER INFORMATION	
Buyer/Seller:	Nevada Animal Shelter Corporation/City of Nevada Missouri
Escrow #:	2107031F Title#: 2107031F
Closing Date:	8/31/2021
Property:	XXX S 1610 S Road Nevada MO 64772
Parcel #'s:	13-8.0-27-000-000-002.050

Date	Description	Liability	Charge
7/21/2021	Owner's Premium Title - Owner's Premium	\$27,000.00	\$38.00
7/21/2021	Title Exam Fee Title - Title Exam Fee Owner's Policy		\$300.00
		Balance:	\$338.00

Office Copy - Original