

# PREFERRED LAND TITLE, LLC

12 West First Street P.O. Box 708

Farmington, MO 63640

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MEMBER: AMERICAN LAND TITLE ASSOCIATION & MISSOURI LAND TITLE ASSOCIATION

PROVIDING TITLE INSURANCE, CLOSING, AND ESCROW SERVICES THROUGHOUT MISSOURI

WWW.PREFERREDLT.COM EMAIL: FARMINGTON@PREFERREDLT.COM

March 25, 2011

Dave Campbell

109 Rainbow Drive #921

Livingston, TX 77399-1009



Dear Dave:

PREFERRED LAND TITLE, LLC has examined the records of the office of the Recorder of Deeds for the County of Washington and State of Missouri, and HEREBY CERTIFIES that the last owner(s) of record to the following described Tract of Land situated in the County of Washington, State of Missouri, to-wit:

**All of Lot Four (4) Block Two (2), Woodland Lakes Section 11, as shown on a plat thereof, recorded in Plat Book 6 at page 25 of the Land Records of Washington County, Missouri.**

**is Maurcette Aileen Range**

whose record address according to said deed is 200 North Jackson Street, Apt. #7, Belleville, IL 62220.

**NOTE: Purchased by Dave & Dawn Campbell at Tax Sale in 2010**

In accordance with R.S. Mo. 140.405 there are no Deeds of Trusts, mortgages, leases, liens or claims upon said real estate.

That we find no Federal Tax Lien on record as of the date of this report.

That according to the Tax Records for the County of Washington, County Taxes for the year 2009 and prior years are paid.

County taxes for 2010 are DELINQUENT.

There are no Special Taxes.

Notice of Assessment Lien filed by Woodland Lakes Trusteeship, Inc. in the amount of \$54.15 recorded in Deed of Trust Book 103 at page 502.

There are no Attachments, Judgments, Lis Pendens or Mechanics' Liens abstracted in said office against said owners of Record that are liens thereon.

### THIRD PARTY CERTIFICATION

Prusuant to Section 381.115.8, RSMo., Preferred Land Title, 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 include Financing Statements or Security Agreements not recorded in the real estate volumes of the Recorder of Deeds.

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 the 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 Preferred Land Title, LLC is limited to the amount you paid for this report.

Dated this 23rd day of March, 2011 at 8:00 A.M.

PREFERRED LAND TITLE, LLC

By *Cara L. Detring* President

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JLW