



# HIETT LAND TITLE, LLC

610 S. Grand Ave.  
Houston, MO 65483

Phone: (417) 967-0238  
Fax: (417) 967-0324

DATE: 5/15/2020

Fred C. Moon  
fax: 1-417-888-0778

re: Legacy Quartz Sand Company, LLC, Debtor  
Case Number 18-61082-CAN-7

Please see the following title search report.

Let me know if you have any questions or if you need any copies of the recorded documents.

Thank you,

Scott Stillwell  
Hiett Land Title, LLC

[sstillwell@hiettlandtitle.com](mailto:sstillwell@hiettlandtitle.com)

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# HIETT

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### INVOICE

Date: 05/15/2020

TITLE SEARCH (20-53616 LEGACY QUARTZ SAND CO., LLC)

Title Search:	\$ 200.00
Deed Research (no report):	\$
Owner' Title Exam:	\$
Owner's Title Insurance Premium:	\$
Lender's Title Exam:	\$
Lender's Title Insurance Premium:	\$
Closing:	\$
Seller Closing Protection Letter:	\$
Borrower Closing Protection Letter	\$
Recording Fee:	\$
Courier:	\$
Outgoing wire (if applicable)	\$
Total \$ 200.00	

Please let us know if you have any questions.

Thank you.

Scott Stillwell  
stillwell@hiettlandtitle.com

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**TITLE SEARCH**

**File No. 20-53616**

- 1. Effective dates: 04/27/2020
- 2. Fee Simple interest in the land described in this current owner title search is owned at the effective date by:

**LEGACY QUARTZ SAND COMPANY, LLC**

**AS SET FORTH IN THE MISSOURI WARRANTY DEED DATED JUNE 27, 2017, AND RECORDED AS INSTRUMENT #20180925, OF THE DEED RECORDS OF DENT COUNTY, MISSOURI.**

- 3. The land referred to in the current owner title search is described as follows:

**BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION SIX (6), TOWNSHIP THIRTY TWO (32) NORTH, RANGE SEVEN (7) WEST, RUN NORTH ONE HUNDRED (100) YARDS, THENCE WEST DOWN THE BLUFF TO PIGEON CREEK CROSSING THE CREEK EIGHT (8) YARDS SOUTH OF A DOUBLE ELM TREE, THENCE WEST WITH DITCH AND FENCE TO THE COUNTY ROAD AS NOW LOCATED, THENCE SOUTH ALONG COUNTY ROAD TO THE LINE BETWEEN SECTIONS SIX (6) AND SEVEN (7), THENCE CONTINUE SOUTH AND EAST ALONG COUNTY ROAD TO BEAN CREEK, THENCE IN A SOUTHEASTERLY DIRECTION ALONG BEAN CREEK TO PIGEON CREEK, THENCE NORTH AND EAST ALONG PIGEON CREEK TO THE LINE BETWEEN SECTIONS SIX (6) AND SEVEN (7), THENCE EAST ON SAID LINE TO THE TRUE POINT OF BEGINNING. ALL OF THE ABOVE LAND BEING LOCATED IN SECTIONS SIX (6) AND SEVEN (7), TOWNSHIP THIRTY TWO (32) NORTH, RANGE SEVEN (7) WEST.**

Countersigned  
Hiatt Land Title, LLC  
By: Scott Stillwell  
Scott Stillwell

File No. 20-53616

**Title Search**

THIS TITLE SEARCH AND HAS BEEN ISSUED AS A REPORT AS TO THE STATUS OF TITLE AS OF 04/27/2020 AND AS SUCH SHOULD NOT BE RELIED UPON FOR A REAL ESTATE TRANSACTION. THIS IS NOT AN ABSTRACT OR OPINION OF TITLE NOR IS IT A COMMITMENT TO INSURE TITLE. THIS TITLE SEARCH IS FURNISHED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES WHEN ACQUIRING OR CONVEYING AN INTEREST IN THE LAND. IT MAY NOT BE RELIED UPON AS A COMMITMENT TO INSURE TITLE TO THE LAND IDENTIFIED HEREIN. LIABILITY FOR THIS COMMITMENT IS LIMITED TO THE PRICE PAID FOR THIS COMMITMENT. IF A COMMITMENT FOR TITLE INSURANCE IS DESIRED, THE IDENTITY OF THE ENTITIES TO BE INSURED AND POLICY AMOUNTS MUST BE DISCLOSED TO THIS COMPANY AND THIS COMPANY WILL ISSUE A COMMITMENT FOR TITLE INSURANCE DISCLOSING ALL REQUIREMENTS FOR ISSUANCE OF THE POLICY AS WELL AS ANY ADDITIONAL EXCEPTIONS WHICH MAY BE TAKEN.

**MATTERS FOUND OF RECORD AS FROM 04/27/2020 THAT AFFECT SUBJECT PROPERTY:**

1. SUBJECT TO THE RIGHTS OF THE PUBLIC TO ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 6010, AND ANY ENCROACHMENTS OR LIMITATIONS IT MAY MAKE ON SUBJECT PROPERTY.
2. CONSEQUENCES OF ONE OR MORE BOUNDARIES OF LAND REFERRING TO A RIVER, CREEK, STREAM OR ANY OTHER WATER BOUNDARY ("THE BOUNDARY") INCLUDING BUT NOT LIMITED TO: DECREASE IN AREA OF LAND BY EROSION AND/OR THE CONSEQUENCES OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BOUNDARY; ANY INCONSISTENCIES IN ANY BOUNDARY AND/OR ANY ADVERSE CLAIM TO ANY PORTION OF LAND CREATED BY ACCRETIONS, AVULSIONS, RELICTIONS OR MEANDERING OF THE BOUNDARY; ANY QUESTION AS TO THE LOCATION OF THE SPECIFIC WATER BOUNDARY REFERENCED IN THE LEGAL DESCRIPTION OF THE LAND.
3. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF WATER OF THE PIGEON CREEK AND BEAN CREEK EXTENDING THROUGH A PORTION OF THE PROPERTY HEREIN DESCRIBED WITHOUT DIMINUTION OR POLLUTION.
4. NO TITLE IS OR WILL BE INSURED TO ANY LAND LYING BELOW THE PRESENT OR FORMER HIGH WATER LINE OF PIGEON CREEK AND BEAN CREEK.
5. RIGHTS OF THE UNITED STATES, STATE OF MISSOURI, COUNTY OF TEXAS AND THE PUBLIC TO THAT PART OF THE LAND DESCRIBED HEREIN FALLING IN THE BED OF, ERODED BY, OR SUBMERGED UNDER THE WATERS OF PIGEON CREEK AND BEAN CREEK, ITS SLOUGHS OR BACKWATERS, AS WELL AS TO THAT PORTION, IF ANY, THAT MAY HAVE BEEN FORMED BY ACCRETIONS OR RELICTIONS.
6. THE CONSEQUENCES OF THE USE OF MONUMENTS (INCLUDING BUT NOT LIMITED

TO "BLUFF", "PIGEON CREEK", "DOUBLE ELM TREE", "DITCH AND FENCE", OR "BEAN CREEK") AS BOUNDARIES OR CALLS IN THE LEGAL DESCRIPTIONS OF THE LAND WHICH MONUMENTS ARE NOT DEFINITE, OR ARE SUBJECT TO MORE THAN ONE INTERPRETATION OR HAVE OR COULD HAVE BEEN RELOCATED, INCLUDING BUT NOT LIMITED TO THE INABILITY TO LOCATE THE BOUNDARIES OF THE LAND AND ANY DISPUTE REGARDING THE LOCATION OF SAID BOUNDARIES.

7. SUBJECT TO THE TERMS AND CONDITIONS OF THE TRANSMISSION LINE EASEMENT IN FAVOR OF SHO-ME POWER CORPORATION, BY INSTRUMENT FILED NOVEMBER 29, 1960, IN BOOK 111 AT PAGE 141, OF THE DEED RECORDS OF DENT COUNTY, MISSOURI, AND ANY ENCROACHMENTS OR LIMITATIONS IT MAY MAKE ON SUBJECT PROPERTY.
8. SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION IN FAVOR OF SHO-ME POWER ELECTRIC COOPERATIVE, ET AL. RECORDED ON DECEMBER 13, 2019, AS INSTRUMENT #20192269, OF THE DEED RECORDS OF DENT COUNTY, MISSOURI.

**The following Judgments, Liens, or Pending Court Cases are showing of record:**

1. CHAPTER 7 TRUSTEE'S NOTICE OF ENTRY OF UNITED STATES BANKRUPTCY COURT ORDER AFFECTING TITLE TO REAL ESTATE PURSUANT TO 11 U.S.C. SECTION 541 AND SECTIONS 547.(b) AND 548, RECORDED AS INSTRUMENT #20200714, OF THE DEED RECORDS OF DENT COUNTY, MISSOURI WHICH DECLARED THE DEED OF TRUST RECORDED AS INSTRUMENT #20180926 NULL AND VOID.
2. DELINQUENT 2018 AND 2019 DENT COUNTY REAL ESTATE TAXES.

---End of Report---