



# Commonwealth Land Title Insurance Company

## SCHEDULE A

1. Commitment Date: March 22, 2024 at 08:00 AM
2. Policy to be issued:
  - (a) ALTA Own. Policy (06/17/06)  
Buyer(s): Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.  
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 Simple estate or interest in the Land is at the Commitment Date vested in:  
Knox Capital LLC, a Limited Liability Company of the State of Missouri
5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO

## COMMONWEALTH LAND TITLE INSURANCE COMPANY

Oak Hills Title Company

By:

Cassie N. Kirchner, Agent

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(2024-144.PFD/2024-144/B)



# Commonwealth Land Title Insurance Company

## 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. For each policy to be issued as identified in Schedule A, Item 2; the company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend the commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
6. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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**SCHEDULE B**  
(Continued)

**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 of claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Any lien or right to a 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 which are not shown as existing liens by the public records.
7. The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid (for the year 2024 and thereafter).
8. Notwithstanding anything to the contrary contained herein in the legal description of the property, the amount of acreage shown is for reference purposes only, and represents no guarantee, or other undertaking by the insurer, of the actual amount of acreage contained in the policy.
9. Tenancy rights or written leases of persons in possession of the premises in question, not shown in the public records.
10. Rights of the public and private rights of others entitled thereto in and to that portion of the public road known as County Road 319.
11. Easement given to Northeast Missouri Electric Power Cooperative, dated October 6, 1948, and filed for record on February 1, 1949, in Book 194, at page 287, in the office of the Recorder of Deeds for Lewis County, Missouri.
12. Easement given to Northeast Missouri Electric Power Cooperative, dated October 6, 1948, and filed for record on February 1, 1949, in Book 194, at page 289, in the office of the Recorder of Deeds for Lewis County, Missouri.
13. Easement given to Northeast Missouri Electric Power Cooperative, dated February 1, 1973, and filed for record on June 14, 1973, in Book 273, at page 1196, in the office of the Recorder of Deeds for Lewis County, Missouri.

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**SCHEDULE B**  
(Continued)

14. Deed of Trust given by Knox Capital LLC, a Limited Liability Company of the State of Missouri, and Wedding Properties, L.L.C., a Limited Liability Company of the State of Illinois, to Mary Kay Allen, Trustee for Bank of Springfield, dated July 23, 2020, and filed for record on August 12, 2020, in Book 2020, at page 1151, in the office of Recorder of Deeds for Lewis County, Missouri.

Said Deed of Trust having been modified by Modification of Deed of Trust, dated April 13, 2022, and filed for record on April 22, 2022, in Book 2022, at page 574, in the office of Recorder of Deeds for Lewis County, Missouri.

15. Supplemental Right-of-Way Easement given to Northeast Missouri Electric Power Cooperative, dated October 13, 2021, and filed for record on November 30, 2021, in Book 2021, at page 1849, in the office of Recorder of Deeds for Lewis County, Missouri.

**FOR INFORMATIONAL PURPOSES ONLY:**

Assessor's Parcel No. 08-61-00043. County and state taxes for 2023 are unpaid, past due and delinquent. If paid within the month of March, the amount due is \$513.35. [Base Amount - \$434.63]

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### EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A tract of land lying in the West half of Section 9, Township 61 North, Range 8 West, Lewis County, Missouri and being more fully described as follows to-wit:

Beginning at a found 5/8" iron pin marking the Southwest corner of said Section, thence North 01 degree, 55 minutes and 14 seconds East along the West line of said Section 3294.82 feet to a 5/8" iron pin marking the Northwest corner of the South half of the South half of the Northwest Quarter of said Section 9; thence South 88 degrees, 47 minutes and 00 seconds East leaving said West line and along the North line of said South half 2608.45 feet to a 5/8" iron pin marking the Northeast corner of said South half, thence South 01 degree, 57 minutes and 36 seconds West leaving said North line and along the North-South centerline of said Section and along 185th Avenue 2873.48 feet to a point from which a 5/8" iron pin bears North 88 degrees, 53 minutes and 06 seconds West 47.22 feet, thence North 88 degrees, 53 minutes and 06 seconds West leaving said North-South centerline and said 185th Avenue and parallel with the South line of said Section 477.40 feet to a 5/8" iron pin; thence South 01 degree, 57 minutes and 36 seconds West parallel with the North-South centerline of said Section 417.40 feet to a 5/8" iron pin on the South line of said Section 9; thence North 88 degrees, 53 minutes and 06 seconds West along said South line 809.60 feet to a found stone marking the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section; thence North 88 degrees, 51 minutes and 25 seconds West along said South line 1319.23 feet to the Point of Beginning.

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