

ALL COUNTY TITLE COMPANY  
20 Manor Dr., P.O. Box 250  
Troy, Missouri 63379  
Phone (636) 528-7256  
Fax (636) 528-2295

**INFORMATIONAL  
COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A**

**File #6522**

1. Effective Date July 10, 2024 @ 8:00 am
2. Policy or Policies to be issued: Amount
  - (a) ALTA Owner Policy, (06-17-06) Informational  
Proposed Insured:
  - (b) ALTA Loan Policy, (06-17-06) Informational  
Proposed Insured:
3. The estate or interest in the land described or referred to in the Commitment and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

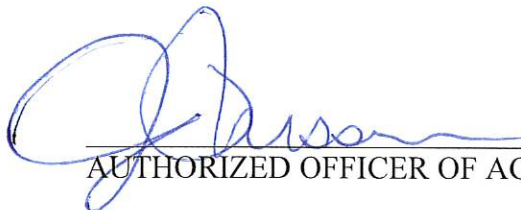
**Lilley Heritage Farms, LLC A Missouri Limited Liability Company**

4. The land referred to in this Commitment is situated in the County of Lincoln, State of Missouri, and described as follows:

See Attached Exhibit

Property Address: 3499 N Highway 79 and 3503 N Highway 79, Elsberry MO 63343

COUNTERSIGNED

  
\_\_\_\_\_  
AUTHORIZED OFFICER OF AGENT

Valid only if Schedule B is attached

**SCHEDULE B-SECTION I**

**File #6522**

The following are the requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to-wit:

NOTE: THIS INFORMATIONAL COMMITMENT IS NOT AN ABSTRACT OR OPINION OF TITLE, NOR IS IT A COMMITMENT TO INSURE TITLE. THIS COMMITMENT 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. IF TITLE INSURANCE COVERAGE IS DESIRED, APPLICATION SHOULD BE MADE FOR A TITLE INSURANCE COMMITMENT IN A SPECIFIED AMOUNT AND IDENTIFYING THE PROPOSED INSURED.

Limitation of Liability

**IMPORTANT – READ CAREFULLY:** This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion of title, title insurance commitment or preliminary report, or any form of title insurance guaranty. This report is issued exclusively for the benefit of the applicant therefore and may not be used or relied upon by any person. This report may not be reproduced in any manner without All County Title's prior written consent. All County Title does not represent or warranty that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that All County Title's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that All County Title would not have issued this report but for the Limitation of Liability described above. All County Title makes no representation or warranty as to the legality or propriety of recipient's use of the information herein

2. Pay the full consideration to, or for the account of, the grantors, or mortgagors.
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

**TRACT 1**

LOCATOR NUMBER 02-50-16-000-000-006.000

2023 REAL ESTATE TAXES: \$636.94 paid

2023 SPECIAL TAXES: \$1588.37 paid.

**TRACT 2**

LOCATOR NUMBER 02-50-16-000-000-005.000

2023 REAL ESTATE TAXES: \$1844.34 paid

2023 SPECIAL TAXES: none

**EXCEPTIONS**

Schedule B of the policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

**STANDARD EXCEPTIONS**

1. Rights or claims of parties in possession not shown by public records.
2. Encroachments, overlaps, boundary line disputes, and any matters that would be disclosed by an accurate survey and inspection of the premises.
3. Easements, or claims of easements, not shown by public records.
4. 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; and
5. Taxes or special assessments that are not shown as existing liens by the public records.

**SPECIAL EXCEPTIONS**

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquired for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. General taxes due and payable in the year shown below and subsequent years, and special assessments that become a lien after the date hereof. Year: 2024 and thereafter.
3. Easement to Southwestern Bell Telephone company as recorded in Book 217 page 98, Lincoln County Deed Records, Tract 1.
4. Right of Way Easement to Missouri Edison Company as recorded in Book 183 page 551, Lincoln County Deed Records.
5. Permanent Easement for Ingress and Egress as recorded in Book 2341 page 541, Lincoln County Deed Records. Benefits Tract 2 through Tract 1.
6. Easement to Central Electric Power Cooperative as recorded in Book 2476 page 402, Lincoln County Deed Records. Tract 2
7. Right of Way to the State of Missouri for Highway 79. Tract 1 and 2.
8. Easements, conditions and restrictions as designated on Private Survey by Tri County Engineering and Surveying, Inc, as recorded in Survey Record Book H1 page 10, Lincoln County Survey Records.

**NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PRE-PRINTED EXCEPTION:**

1. Rights or claims of parties other than insured in actual possession of any or all the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanic's or materialmen's liens.

## Exhibit A.

TRACT 1: The South half of lots number Eleven (11) and Fourteen (14) of the Mullanphy Tract in US Survey 1706, Township 51 North, Range 2 East, containing 101 acres. Also the South half of Lot 115 and the South half of the West half of Lot No. 18, both lots being of the Mullanphy Tract in US Survey 1706, Township 51 North, Range 2 East, containing 75 acres, more or less, excepting therefrom right of way of the Elsberry Drainage District and also an undivided 1/2 interest in and to a strip of land twenty feet wide off of the South side of the North half of Lot 14 of the Mullanphy Tract in US Survey 1706, Township 51 North, Range 2 East, running from East line of said lot in a Westerly direction to the East line of the Chicago, Burlington & Quincy Railroad right of way, which strip contains about 56/100 acres.

Excepting therefrom the following: From a 8 inch steel post of the corner of Lots 9, 10, 11 and 12 of the Mullanphy Tract in US Survey 1706, Township 51 North, Range 2 East; thence North 61 degrees 15' East along the South line of said Lot 11, being also the South line of property of John T. and Ethel Mae Lilley, in Deed Book 214 page 334 in the Recorder's Office at Troy, Missouri, 1429.43 feet to a point on the West right of way of U.S. Highway 79; thence North 11 degrees 50' West along said West right of way 575 feet; thence South 79 degrees 30' West 163 feet to the point of beginning; thence North 22 degrees 35' West 122 feet; thence North 45 degrees 35' West 344 feet; thence South 65 degrees 20' West 229 feet to a fence corner; thence South 34 degrees 50' East 433 feet, more or less; thence North 67 degrees 25' East 278 feet more or less to the point of beginning, containing 2.66 acres, more or less.

TRACT 2: From an 8 inch steel post of the corner of Lots 9, 10, 11 and 12 of the Mullanphy Tract in US Survey 1706, Township 51 North, Range 2 East; thence North 61 degrees 15' East along the South line of said Lot 11, being also the South line of property of John T. and Ethel Mae Lilley, in Deed Book 214 page 334 in the Recorder's Office at Troy, Missouri, 1429.43 feet to a point on the West right of way of U.S. Highway 79; thence North 11 degrees 50' West along said West right of way 575 feet; thence South 79 degrees 30' West 163 feet to the point of beginning; thence North 22 degrees 35' West 122 feet; thence North 45 degrees 35' West 344 feet; thence South 65 degrees 20' West 229 feet to a fence corner; thence South 34 degrees 50' East 433 feet, more or less; thence North 67 degrees 25' East 278 feet more or less to the point of beginning, containing 2.66 acres, more or less.