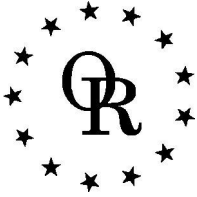


ALTA COMMITMENT FOR TITLE INSURANCE



Issued By Old Republic National Title Ins. Co.

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, Old Republic National Title Ins. Co., a Minnesota 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 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Pike County Title Company

By: Kenzie Hart
Title: Closing Agent

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

www.oldrepublictitle.com

By

President

Attest

Secretary

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;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

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.

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- (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.

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.

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SCHEDULE A ALTA COMMITMENT

1. Commitment Date: March 20, 2023 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owners Policy (06/17/06)

Proposed Insured: TO BE DETERMINED

Proposed Policy Amount: TBD

3. The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE.

4. The Title is, at the Commitment Date, vested in:

Robert D. Raab

5. The Land is described as follows:

A TRACT OF LAND BEING WITHIN U.S. SURVEY 3131 AND FRACTIONAL SECTION 21, TOWNSHIP 52 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND CAST IRON MONUMENT AT THE NORTHWEST CORNER OF U.S. SURVEY 3131; THENCE ALONG THE NORTH LINE OF U.S. SURVEY 3131, NORTH 68 DEGREES 28 MINUTES 07 SECONDS EAST 603.67 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268 AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268, NORTH 66 DEGREES 54 MINUTES 48 SECONDS WEST 158.20 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE AND ALONG AN EXISTING FENCE LINE AND ITS PROLONGATION THE FOLLOWING COURSES AND DISTANCES: NORTH 28 DEGREES 18 MINUTES 20 SECONDS EAST 43.04 FEET TO A POINT; NORTH 09 DEGREES 04 MINUTES 23 SECONDS EAST 47.07 FEET TO A POINT; NORTH 00 DEGREES 58 MINUTES 09 SECONDS EAST 69.34 FEET TO A POINT; NORTH 06 DEGREES 41 MINUTES 45 SECONDS WEST 32.96 FEET TO A POINT; NORTH 28 DEGREES 03 MINUTES 29 SECONDS WEST 42.33 FEET TO A POINT; NORTH 49 DEGREES 43 MINUTES 12 SECONDS WEST 36.70 FEET TO A POINT; NORTH 87 DEGREES 30 MINUTES 03 SECONDS WEST 127.58 FEET TO A POINT; SOUTH 80 DEGREES 35 MINUTES 45 SECONDS WEST 32.80 FEET TO A POINT; SOUTH 18 DEGREES 21 MINUTES 06 SECONDS WEST 60.04 FEET TO A POINT; AND SOUTH 08 DEGREES 33 MINUTES 55 SECONDS WEST 100.69 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268, NORTH 67 DEGREES 10 MINUTES 59 SECONDS WEST 205.25 FEET TO A POINT AND NORTH 64 DEGREES 54 MINUTES 38 SECONDS WEST 213.72 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING 20 FOOT WIDE ROAD EASEMENT AS SHOWN IN PLAT BOOK 6, PAGE 94 OF THE PIKE COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF SAID 20 FOOT WIDE ROAD EASEMENT THE FOLLOWING COURSES AND DISTANCES: NORTH 26 DEGREES 15 MINUTES 08 SECONDS EAST 58.94 FEET TO A POINT; NORTH 48 DEGREES 19 MINUTES 09 EAST 267.74 FEET TO A POINT; NORTH 52 DEGREES 45 MINUTES 32 SECONDS EAST 132.44 FEET TO A POINT; NORTH 55 DEGREES 49 MINUTES 23 SECONDS EAST 119.80 FEET TO A POINT; NORTH 50 DEGREES 18 MINUTES 57 SECONDS EAST 85.40 FEET TO A POINT; NORTH 44 DEGREES 36 MINUTES 20 SECONDS EAST 97.46 FEET TO A POINT; NORTH 41 DEGREES 10 MINUTES 23 SECONDS EAST 101.04 FEET TO A POINT; AND NORTH 36 DEGREES 10 MINUTES 03 SECONDS EAST 65.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE AFORESAID FRACTIONAL SECTION 21; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SAID FRACTIONAL SECTION 21, SOUTH 88 DEGREES 17 MINUTES 35 SECONDS EAST 2009.43 FEET TO A WOOD POST; THENCE SOUTH 86 DEGREES 27 MINUTES 00 SECONDS EAST 253.19 FEET TO A WOOD POST; THENCE SOUTH 66 DEGREES 59 MINUTES 53 SECONDS WEST 603.92 FEET TO A FOUND STONE ON THE NORTH LINE OF U.S. SURVEY 3131; THENCE ALONG THE EAST LINE OF A

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SCHEDULE A

(Continued)

TRACT OF LAND DESCRIBED IN BOOK 324, PAGE 3649 OF SAID RECORDS, SOUTH 21 DEGREES 31 MINUTES 16 SECONDS EAST 190.94 FEET TO A SET IRON ROD; THENCE LEAVING SAID EAST LINE, SOUTH 72 DEGREES 23 MINUTES 29 SECONDS WEST 1234.17 FEET TO A SET IRON ROD; THENCE SOUTH 04 DEGREES 17 MINUTES 37 SECONDS EAST 338.86 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268, NORTH 54 DEGREES 19 MINUTES 30 SECONDS WEST 47.20 FEET TO A POINT AND NORTH 66 DEGREES 54 MINUTES 48 SECONDS WEST 555.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.88 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH 2023.

A TRACT OF LAND BEING WITHIN U.S. SURVEY 3131, TOWNSHIP 52 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAST IRON MONUMENT AT THE NORTHWEST CORNER OF U.S. SURVEY 3131; THENCE ALONG THE NORTH LINE OF U.S. SURVEY 3131, NORTH 68 DEGREES 28 MINUTES 07 SECONDS EAST 603.67 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268 THE FOLLOWING COURSES AND DISTANCES: SOUTH 66 DEGREES 54 MINUTES 48 SECONDS EAST 555.96 FEET TO A POINT; SOUTH 54 DEGREES 19 MINUTES 30 SECONDS EAST 155.14 FEET TO A POINT; AND SOUTH 40 DEGREES 09 MINUTES 49 SECONDS EAST 155.65 TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE CONTINUING ALONG SAID CENTERLINE: SOUTH 40 DEGREES 09 MINUTES 49 SECONDS EAST 371.18 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 222.74 FEET AND WHOSE CHORD BEARS SOUTH 64 DEGREES 20 MINUTES 25 SECONDS EAST 182.46 FEET, AN ARC LENGTH DISTANCE OF 187.99 FEET TO A POINT; SOUTH 88 DEGREES 31 MINUTES 07 SECONDS EAST 249.05 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 389.83 FEET AND WHOSE CHORD BEARS NORTH 84 DEGREES 10 MINUTES 22 SECONDS EAST 99.19 FEET, AN ARC LENGTH DISTANCE OF 99.46 FEET TO A POINT; NORTH 76 DEGREES 51 MINUTES 49 SECONDS EAST 190.02 FEET TO A POINT; NORTH 85 DEGREES 03 MINUTES 21 SECONDS EAST 155.70 FEET TO A POINT; SOUTH 88 DEGREES 39 MINUTES 58 SECONDS EAST 134.17 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 145.22 FEET AND WHOSE CHORD BEARS SOUTH 52 DEGREES 36 MINUTES 54 SECONDS EAST 180.44 FEET, AN ARC LENGTH DISTANCE OF 194.70 FEET TO A POINT; SOUTH 11 DEGREES 51 MINUTES 22 SECONDS EAST 75.72 FEET TO A POINT; AND SOUTH 08 DEGREES 25 MINUTES 12 SECONDS EAST 219.76 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 333, PAGE 3161 OF THE PIKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 68 DEGREES 34 MINUTES 21 SECONDS WEST 1794.59 FEET TO A SET IRON ROD; THENCE LEAVING SAID SOUTH LINE, NORTH 01 DEGREES 29 MINUTES 51 SECONDS EAST 1196.29 FEET TO A SET IRON ROD; THENCE NORTH 53 DEGREES 12 MINUTES 03 SECONDS EAST 277.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.55 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH 2023.

A TRACT OF LAND BEING WITHIN U.S. SURVEY 3131, TOWNSHIP 52 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAST IRON MONUMENT AT THE NORTHWEST CORNER OF U.S. SURVEY 3131; THENCE ALONG THE NORTH LINE OF U.S. SURVEY 3131, NORTH 68 DEGREES 28 MINUTES 07 SECONDS EAST 603.67 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268 THE FOLLOWING COURSES AND DISTANCES: SOUTH 66 DEGREES 54 MINUTES 48 SECONDS EAST 555.96 FEET TO A POINT; SOUTH 54 DEGREES 19 MINUTES 30 SECONDS EAST 155.14 FEET TO A POINT; AND SOUTH 40 DEGREES 09 MINUTES 49 SECONDS EAST 155.65 TO A POINT; THENCE LEAVING SAID CENTERLINE, SOUTH 53 DEGREES 12 MINUTES 03 SECONDS WEST 277.69 FEET TO A SET IRON ROD; THENCE SOUTH 01 DEGREES 29 MINUTES 51 SECONDS WEST 1196.29 FEET TO A SET IRON ROD ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 333, PAGE 3161 OF THE PIKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 68 DEGREES 34 MINUTES

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SCHEDULE A

(Continued)

21 SECONDS WEST 427.30 FEET TO A FOUND STONE ON THE WEST LINE OF U.S. SURVEY 3131; THENCE ALONG SAID WEST LINE, NORTH 20 DEGREES 32 MINUTES 08 SECONDS WEST 1667.54 FEET TO A FOUND CAST IRON MONUMENT AT THE NORTHEAST CORNER OF U.S. SURVEY 1708; THENCE CONTINUING ALONG THE WEST LINE OF U.S. SURVEY 3131, NORTH 21 DEGREES 11 MINUTES 24 SECONDS WEST 174.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.28 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH 2023.

A TRACT OF LAND BEING WITHIN U.S. SURVEY 3131, TOWNSHIP 52 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CAST IRON MONUMENT AT THE NORTHWEST CORNER OF U.S. SURVEY 3131; THENCE ALONG THE NORTH LINE OF U.S. SURVEY 3131, NORTH 68 DEGREES 28 MINUTES 07 SECONDS EAST 603.67 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268 THE FOLLOWING COURSES AND DISTANCES: SOUTH 66 DEGREES 54 MINUTES 48 SECONDS EAST 555.96 FEET TO A POINT AND SOUTH 54 DEGREES 19 MINUTES 30 SECONDS EAST 47.20 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE LEAVING SAID CENTERLINE, NORTH 04 DEGREES 17 MINUTES 37 SECONDS WEST 338.86 FEET TO A SET IRON ROD; THENCE NORTH 72 DEGREES 23 MINUTES 29 SECONDS EAST 1234.17 FEET TO A SET IRON ROD ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 324, PAGE 3649 OF THE PIKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE, SOUTH 21 DEGREES 31 MINUTES 16 SECONDS EAST 1631.50 FEET TO A SET IRON ROD ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 333, PAGE 6886 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 67 DEGREES 58 MINUTES 22 SECONDS WEST 159.41 FEET TO A POINT IN THE CENTERLINE AS TRAVELED OF COUNTY ROAD 268; THENCE ALONG THE CENTERLINE AS TRAVELED, MORE OR LESS, OF COUNTY ROAD 268 THE FOLLOWING COURSES AND DISTANCES: NORTH 08 DEGREES 25 MINUTES 12 SECONDS WEST 197.29 FEET TO A POINT; NORTH 11 DEGREES 51 MINUTES 22 SECONDS WEST 75.72 FEET TO A POINT; ALONG A CURVE TO THE LEFT WITH A RADIUS OF 145.22 FEET AND WHOSE CHORD BEARS NORTH 52 DEGREES 36 MINUTES 54 SECONDS WEST 180.44 FEET, AN ARC LENGTH DISTANCE OF 194.70 FEET TO A POINT; NORTH 88 DEGREES 39 MINUTES 58 SECONDS WEST 134.17 FEET TO A POINT; SOUTH 85 DEGREES 03 MINUTES 21 SECONDS WEST 155.70 FEET TO A POINT; SOUTH 76 DEGREES 51 MINUTES 49 SECONDS WEST 190.02 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS 389.83 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 10 MINUTES 22 SECONDS WEST 99.19 FEET, AN ARC LENGTH DISTANCE OF 99.46 FEET TO A POINT; NORTH 88 DEGREES 31 MINUTES 07 SECONDS WEST 249.05 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 222.74 FEET AND WHOSE CHORD BEARS NORTH 64 DEGREES 20 MINUTES 25 SECONDS WEST 182.46 FEET, AN ARC LENGTH DISTANCE OF 187.99 FEET TO A POINT; NORTH 40 DEGREES 09 MINUTES 49 SECONDS WEST 526.83 FEET TO A POINT; AND NORTH 54 DEGREES 19 MINUTES 30 SECONDS WEST 107.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.59 ACRES AS PER SURVEY BY FRAZIER LAND SURVEYING DURING MARCH 2023.

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SCHEDULE B-I ALTA COMMITMENT

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. 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.
6. Pursuant to §381.412 RSMo., effective August 28, 1996, real estate settlement funds must be in the form of a cashier's check, certified check, teller's check or wire transfer. If this company is preparing a HUD1 Settlement Statement in connection with this commitment, we must receive figures at least 24 hours in advance of closing.
7. Execute and return to this Company the Affidavit by Owner. If any problems are disclosed by said Affidavit or it is not properly executed, this Company reserves the right to make additional requirements and/or exceptions.
8. CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted by this company, we require all monies due from the purchaser to be in the form of a cashier's check, certified check or wire transfer. If the sale proceeds or any "payoffs" pursuant to the closing require "good funds" then monies received by us for such must be by bank or wire transfer. The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over funds "one the wire" we cannot accept financial responsibility for delays in the clearing of funds.
9. Record for public record the Judgment Determining Heirship dated March 20, 2023 in Lincoln County Circuit Court, Cause No. 23L6-PR00005.
10. We reserve the right to make such further requirements when the identity of the purchaser and the sale price are known, as the title company may deem necessary.
11. Cancellation or release of Future Advance Deed of Trust executed by Robert D. Raab, unmarried, to Tarquad Corporation, Trustee for U.S. Bank, National Association N.D., dated 04/15/04 and recorded in Book 328, Page 326 on 06/03/04, Deed Records of Pike County, Missouri, securing the principal sum of \$65,000.00. In addition, we require that the line of credit be terminated.

A substitution recorded Book 333 Page 7665 of Millsap & Singer, P.C. as trustee under the Deed of Trust recorded Book 328 Page 326.
12. Satisfaction of State of Missouri individual income tax lien #16PI-MC00184 against Robert D. Raab in the original amount of \$1,302.51.

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SCHEDULE B-I

(Continued)

For informational purposes only, we submit the following tax information. We assume no liability for the correctness of same. Delinquent taxes plus all interest and penalties due to the date of payment must be paid in full.

Tax locator #21-05-21-000-000-008.000

2022 Assessed Value: \$22,440.00

2022 County Tax: \$1,350.38 - NOT PAID

2021 County Tax: \$1,348.92 - NOT PAID

2022 City Tax: N/A

Situs: 24250 Pike 268 (99.32 ac), Eolia, MO 63344

Tax locator #21-05-21-000-000-008.000

2022 Assessed Value: \$280.00

2022 County Tax: \$17.67 - NOT PAID

2021 County Tax: \$17.65 - NOT PAID

2020 County Tax: \$17.69 - NOT PAID

2022 City Tax: N/A

Situs: 32.0 ac., Pike 268, Eolia, MO 63344

Consequences of any allegation or determination that the transfer to the insured is a preference, fraudulent transfer or otherwise avoidable, under bankruptcy or insolvency laws. (Note: No search has been made in the Federal Courts or Bankruptcy Courts for pending bankruptcy proceedings.)

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SCHEDULE B-II ALTA COMMITMENT

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.

Standard Exceptions

2.
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
 - (d) 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.
 - (e) General taxes for the year 2020 and thereafter, now due and payable.

Special Exceptions

3. Title to and easements in that portion of the Land within Pike 268 or its right of way.
4. Easement to Missouri Edison Company recorded in Book 260 Page 281, Pike County Deed Records.
5. 20' roadway as shown in Warranty Deed recorded in Book 243 Page 112, Pike County Deed Records, and on the Boundary Survey performed by Dennis C. Frazier, P.L.S. 2002000247-MO dated 03/15/2023.
6. Boundary Survey performed by William J. Shea, Jr., P.L.S. #2080-MO dated 12/30/1994 and filed as Plat 6-94, Pike County Deed Records.
7. Boundary Survey performed by William J. Shea, Jr., P.L.S. #2080-MO dated 03/15/2001 and filed as Plat 6-392, Pike County Deed Records.
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a Boundary Survey performed by Dennis C. Frazier, P.L.S. 2002000247-MO dated 03/15/2023, designated as Project No. 23-7917:
 1. Fence encroaches into property along the northwest property line of 38.88 acre tract;
 2. Fence encroaches into property at the northwest corner, and along the west and south lines of 32.28 acre tract;
 3. Fence encroaches into property along south line of 28.55 acre tract;

This page is only part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

(Continued)

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Pike County Title Company – Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- * Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- * Information about your transactions with us, our affiliated companies, or others; and
- * Information we receive from a consumer-reporting agency.

Use of Information


We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

 OLD REPUBLIC TITLE		
FACTS		WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information		Does Old Republic Title Share?
For our everyday business purposes - such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		Yes
For our marketing purposes - to offer our products and services to you		No
For joint marketing with other financial companies		No
For our affiliates' everyday business purposes - information about your transactions and experiences		Yes
For our affiliates' everyday business purposes - information about your creditworthiness		No
For our affiliates to market to you		No
For non-affiliates to market to you		No
		Can you limit this sharing?
		No
		We don't share
		We don't share
		No
		We don't share
		We don't share
		We don't share
Go to www.oldrepublic.com (Contact Us)		

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law..</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title and Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company	Old Republic Branch Information Services, Inc.
Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana
Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract and Settlement , LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		