



**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Oak Hills Title Company  
Issuing Office: 309 Lewis Street, Canton, MO 63435  
Issuing Office's ALTA® Registry ID: 1051068  
Loan ID No.:  
Commitment No.: 2025-608  
Issuing Office File No.: 2025-608  
Property Address: County Road 149, Kahoka, MO 63445  
Revision No.:

**SCHEDULE A**

1. Commitment Date: September 8, 2025 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Own. Policy (07/01/21)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.  
Proposed Amount of Insurance:  
Premium:  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Caleb Yates and Jamie L. Yates.
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

**OAK HILLS TITLE COMPANY**

By:

  
Mary Kay Allen, Agent

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

81C170B25 Sch. A

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2025-608.PFD/2025-608/3)



## SCHEDULE B, PART I - Requirements

Commitment No.: 2025-608

File No. 2025-608

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 Deed of Trust 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

81C170B25 Sch. B

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2025-608.PFD/2025-608/5)

**SCHEDULE B**  
(Continued)

Commitment No.: 2025-608

File No. 2025-608

**SCHEDULE B, PART II - Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions 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 or claims of easements, not shown by the public records.
4. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment 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. 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.
8. Tenancy rights or written leases of persons in possession of the premises in question, not shown in the public records.
9. Rights of the public and private rights of others entitled thereto in and to that portion of the public road known as County Road 149.
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 178.
11. Utility Easement given to the City of Kahoka, filed for record on June 18, 1985, in Drawer 14M at card 659, in the office of Recorder of Deeds for Clark County, Missouri.
12. Right-of-Way Contract given to Stanolind Pipe Line Co., filed for record on May 11, 1936, in Book 100, at page 138, in the office of Recorder of Deeds for Clark County, Missouri.
13. Deed of Trust given by Caleb Yates and Jamie Yates, husband and wife, to Dennis W. Smith, Trustee for Bank of Monticello, dated January 13, 2022, and filed for record on January 14, 2022, in Book 2022, at page 83, in the office of Recorder of Deeds for Clark County, Missouri.
14. Deed of Trust given by Caleb Yates and Jamie Yates, husband and wife, to Dennis W. Smith, Trustee for Bank of Monticello, dated July 29, 2022, and filed for record on August 1, 2022, in Book 2022, at page 1028, in the office of Recorder of Deeds for Clark County, Missouri.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

81C170B25 Sch. B

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2025-608.PFD/2025-608/5)

## SCHEDULE B

(Continued)

Commitment No.: 2025-608

File No. 2025-608

15. Deed of Trust given by Caleb Yates and Jamie Yates, husband and wife, to Dennis W. Smith, Trustee for Bank of Monticello, dated July 17, 2023, and filed for record on July 18, 2023, in Book 2023, at page 707, in the office of Recorder of Deeds for Clark County, Missouri.
16. Fence line encroachments which are depicted on Survey #2025-009364 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during September of 2025.

FOR INFORMATIONAL PURPOSES ONLY:

Assessor's Parcel No. 1-11-06-13-00-00-002.00. County and state taxes for 2024 are unpaid, past due and delinquent. If paid within the months of September-December, the amount due is \$281.85. [Base Amount - \$210.45] [Parent Tract]

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

81C170B25 Sch. B

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(2025-608.PFD/2025-608/5)



## EXHIBIT A

Commitment No.: 2025-608

File No. 2025-608

A tract of land lying in the East Half of the Northwest Quarter of Section 13, Township 65 North, Range 8 West, Clark County, Missouri and being more fully described as follows to-wit:

Beginning at a 5/8" iron pin marking the Northwest Corner of the East Half of the Northwest Quarter of said Section 13; thence South 87 degrees, 32 minutes and 12 seconds East along the North line of said Section 775.90 feet to a found 5/8" iron pin; thence South 02 degrees, 27 minutes and 58 seconds West leaving said North line 623.00 feet to a found 5/8" iron pin; thence South 86 degrees, 55 minutes and 58 seconds East 1112.44 feet to the centerline of Clark County Route #149, from which a 5/8" iron pin bears North 86 degrees, 55 minutes and 58 seconds West 21.54 feet; thence South 02 degrees, 31 minutes and 38 seconds West along said centerline 132.81 feet; thence South 06 degrees, 36 minutes and 45 seconds East along said centerline 192.78 feet to a point from which a 5/8" iron pin bears North 86 degrees, 55 minutes and 58 seconds West 22.00 feet; thence North 86 degrees, 55 minutes and 58 seconds West leaving said centerline 1911.65 feet to a 5/8" iron pin on the West line of the East Half of the Northwest Quarter of said Section; thence North 02 degrees, 02 minutes and 15 seconds East along said West line 937.79 feet to the Point of Beginning, containing 25.0 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2025-009364 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during September of 2025.