

Commitment No.: 2409050-1

SCHEDULE A

1. Effective Date: September 16, 2024 at 8:00 AM

2. Policy or Policies to be issued:

Amount

a.

((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured:

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 Effective Date vested in:

Midland Trust Co. as Custodian FBO Bryce Evans #1633239

5. The land referred to in the Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.



Authorized Signature or Signatory

EXHIBIT "A"

DESCRIPTION TRACT 1:

An irregular shaped tract of land situated in Fractional Section Six (6) AND Section Five (5), Township Fifty-three (53) North, Range Twenty (20) West of the Fifth Principal Meridian, Carroll County, Missouri, being more particularly described as follows:

Commencing at an existing 1½" Pipe found at the Southeast corner of Section Six (6), Township Fifty-three (53) North, Range Twenty (20) West; Thence N 00°43'58" E, along the East line of Section Six (6), a distance of 1954.17 feet to an existing 5/8" bar and cap, said point being the True point of beginning for the following described tract of land; Thence continuing N 00°43'58" E, along the aforesaid line, a distance of 60.46 feet to a set ½" bar and cap at the Northeast corner of a tract of land conveyed to Kurt Ahrens and Joy Ahrens, recorded in Book 755 at page 751; Thence in a Westerly direction along the Northerly line of the aforesaid tract of land the following described courses; Thence N 71°55'23" W, a distance of 189.06 feet to an existing ½" bar and cap; Thence N 59°32'22" W, a distance of 199.34 feet to an existing ½" bar and cap; Thence N 51°54'39" W, a distance of 640.87 feet to an existing ½" bar and cap; Thence N 63°51'18" W, a distance of 558.31 feet to an existing ½" bar and cap; Thence N 75°56'45" W, a distance of 125.91 feet to an existing ½" bar and cap; Thence S 86°18'11" W, a distance of 153.45 feet to an existing ½" bar and cap; Thence S 74°52'50" W, a distance of 1223.08 feet to a set ½" bar and cap on the presently located (September 5, 2024) High Bank of Grand River; Thence in an Easterly direction along the presently located High Bank of Grand River the following described courses; Thence N 25°42'11" E, a distance of 220.06 feet; Thence N 19°17'17" E, a distance of 576.86 feet; Thence N 46°48'23" E, a distance of 352.71 feet; Thence N 63°04'18" E, a distance of 414.25 feet; Thence N 79°50'33" E, a distance of 258.16 feet; Thence N 87°28'04" E, a distance of 118.77 feet; Thence S 81°24'05" E, a distance of 256.42 feet; Thence S 66°36'46" E, a distance of 190.60 feet; Thence S 55°21'33" E, a distance of 381.66 feet; Thence S 39°07'44" E, a distance of 304.88 feet; Thence S 28°25'59" E, a distance of 652.52 feet; Thence S 32°05'41" E, a distance of 172.24 feet; Thence S 45°25'14" E, a distance of 485.21 feet; Thence S 58°07'19" E, a distance of 292.56 feet; Thence S 71°07'06" E, a distance of 202.26 feet; Thence S 79°18'03" E, a distance of 185.81 feet; Thence S 72°51'17" E, a distance of 206.02 feet to a set ½" bar and cap on the West line of a tract of land described as Tract E conveyed to Kurt Ahrens and Joy Ahrens in Book 751 at page 108; Thence S 04°56'55" E, along the aforesaid West line, a distance of 8.89 feet to an existing ½" bar and cap; Thence S 63°51'14" E, a distance of 752.55 feet to an existing bar and cap; Thence S 64°01'27" E, a distance of 1084.70 feet to an existing bar and cap on the East line of the Southwest Quarter of Section Five (5); Thence S 00°57'00" W, along the aforesaid line, a distance of 33.11 feet to an existing bar and cap at the Northeast corner of a tract of land described in Book 819 at page 823; Thence in a Westerly direction along the centerline of an existing line and the North line of the aforesaid Book 819 at page 823 the following described courses; Thence N 64°01'27" W, a distance of 1098.75 feet to an existing bar and cap; Thence N 63°51'14" W, a distance of 734.50 feet existing bar and cap; Thence N 72°12'39" W, a distance of 250.76 feet existing bar and cap; Thence N 83°38'29" W, a distance of 88.43 feet existing bar and cap; Thence N 80°13'32" W, a distance of 646.06 feet existing bar and cap; Thence N 72°26'09" W, a distance of 16.00 feet to the point of beginning and containing within the above described boundaries 51.33 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises. Together with and subject to a Thirty (30) feet wide easement recorded Book 751 at page 108 in the Office of the Recorder of Deeds, Carroll County, Missouri, AND a perpetual access easement for ingress, egress and utilities recorded in Book 750 at page 956 in the Office of the Recorder of Deeds, Carroll County, Missouri, AND a perpetual easement over a tract of land described in Book 755 at page 751 in the Office of the Recorder of Deeds, Carroll County, Missouri, which will only be used for ingress and egress for hunting purposes.

DESCRIPTION TRACT 2:

An irregular shaped tract of land situated in Fractional Section Six (6) AND Section Seven (7), Township Fifty-three (53) North, Range Twenty (20) West AND in Section One (1) AND Section Twelve (12), Township Fifty-three (53) North, Range Twenty-one (21) West of the Fifth Principal Meridian, Carroll County, Missouri, being more particularly described as follows:

Commencing at an existing 1½" Pipe found at the South Quarter (S¼) corner of Section Six (6), Township Fifty-three (53) North, Range Twenty (20) West; Thence N 88°45'34" W, along the South line of Section Six (6), a distance of 1580.73 feet

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SCHEDULE A
(Continued)

to an existing ½" bar and cap in the centerline of County Road Number 230, at the Southwest corner of a tract of land conveyed to Robert Kilgore, recorded in Book 819 at page 252 in the Office of the Recorder of Deeds, Carroll County, Missouri, said point being the True point of beginning for the following described tract of land; Thence in a Westerly direction leaving the aforesaid centerline and along a line being Twenty (20) feet Southerly of the existing centerline of County Road Number 230 as described in Tracts A and B, recorded in Book 818 at page 860, the following described courses; Thence S 62°12'12" W, a distance of 67.87 feet; Thence S 66°43'16" W, a distance of 68.70 feet; Thence S 58°56'37" W, a distance of 162.86 feet; Thence S 61°30'41" W, a distance of 65.70 feet; Thence S 69°03'15" W, a distance of 117.49 feet; Thence S 74°48'38" W, a distance of 368.46 feet to an existing ½" bar and cap at a point on the West line of Section Seven (7), Township Fifty-three (53) North, Range Twenty (20) West; Thence S 74°48'38" W, a distance of 63.62 feet; Thence S 82°40'46" W, a distance of 96.39 feet; Thence N 81°47'04" W, a distance of 84.78 feet; Thence N 66°55'53" W, a distance of 97.00 feet; Thence N 54°21'55" W, a distance of 95.78 feet; Thence N 47°04'24" W, a distance of 128.04 feet; Thence N 54°14'35" W, a distance of 69.05 feet to an existing ½" bar and cap at the Southeast corner of a tract of land described in Book 819 at page 251; Thence in a Northwesterly direction along the Easterly line of the aforesaid tract of the land the following described courses; Thence N 45°30'27" W, a distance of 138.16 feet to a set ½" bar and cap; Thence N 63°22'03" W, a distance of 286.63 feet to a set ½" bar and cap; Thence N 71°17'48" W, a distance of 173.05 feet to an existing ½" bar and cap; Thence N 19°54'04" E, leaving the aforementioned tract of land, a distance of 41.39 feet to an existing ½" bar and cap at the Northeast corner of a tract of land described in Book 822 at page 788; Thence in a Northwesterly direction along the Northeasterly line of the aforesaid tract of land the following described courses; Thence N 72°10'54" W, a distance of 343.70 feet to an existing ½" bar and cap; Thence N 55°43'55" W, a distance of 495.24 feet to an existing ½" bar and cap; Thence N 89°03'38" W, a distance of 295.70 feet to an existing ½" bar and cap at the Northwest corner of the aforementioned tract of land; Thence N 01°38'49" W, along the East line of a tract of land described in Book 819 at page 251, a distance of 204.39 feet to a set ½" bar and cap on the presently located (September 5, 2024) High Bank of Grand River; Thence in an Easterly direction along the presently located High Bank of Grand River the following described courses; Thence N 76°11'28" E, a distance of 330.98 feet; Thence N 59°47'39" E, a distance of 143.66 feet; Thence N 67°37'44" E, a distance of 195.76 feet; Thence N 78°15'27" E, a distance of 51.43 feet; Thence N 63°32'58" E, a distance of 276.51 feet; Thence N 41°32'21" E, a distance of 24.83 feet; Thence N 69°40'56" E, a distance of 91.38 feet; Thence N 77°26'44" E, a distance of 224.57 feet; Thence S 88°37'02" E, a distance of 160.27 feet; Thence N 84°59'23" E, a distance of 120.50 feet; Thence S 89°01'48" E, a distance of 224.74 feet; Thence S 85°49'41" E, a distance of 220.57 feet; Thence S 88°58'48" E, a distance of 679.51 feet; Thence N 86°36'33" E, a distance of 190.20 feet; Thence N 75°34'56" E, a distance of 448.77 feet; Thence N 63°39'39" E, a distance of 359.22 feet; Thence N 43°18'58" E, a distance of 326.94 feet; Thence N 62°14'57" E, a distance of 115.26 feet; Thence N 26°50'10" E, a distance of 50.10 feet; Thence N 44°46'40" E, a distance of 202.30 feet to the West line of a tract of land conveyed to Kurt Ahrens and Joy Ahrens recorded in Book 755 at page 751; Thence leaving the aforesaid high bank in a Southerly direction and along the West line of the aforesaid tract of land the following described courses; Thence S 14°59'19" E, a distance of 217.00 feet to an existing ½" bar and cap; Thence S 02°34'02" E, a distance of 152.12 feet to an existing ½" bar and cap; Thence S 12°48'44" W, a distance of 141.06 feet to an existing ½" bar and cap; Thence S 66°21'54" W, a distance of 122.46 feet to an existing ½" bar and cap; Thence N 89°08'30" W, a distance of 352.53 feet to an existing ½" bar and cap; Thence S 46°56'47" W, a distance of 528.34 feet to an existing ½" bar and cap; Thence S 21°11'26" W, a distance of 307.55 feet to an existing ½" bar and cap; Thence S 83°26'30" E, a distance of 159.59 feet to a set ½" bar and cap; Thence along a 03°17'34" curve to the right, having a radius of 1740.00 feet, an arc length of 911.34 feet to the point of beginning and containing within the above described boundaries 86.67 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises.

Together with a perpetual access easement for ingress, egress and utilities recorded in Book 750 at page 956 in the Office of the Recorder of Deeds, Carroll County, Missouri, AND a perpetual easement over a tract of land described in Book 755

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SCHEDULE A
(Continued)

at page 751 in the Office of the Recorder of Deeds, Carroll County, Missouri, which will only be used for ingress and egress for hunting purposes.

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SCHEDULE B

1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. General Taxes for the year 2024 and thereafter: NONE NOW DUE AND PAYABLE.
 2. Any portion of the within described property used for CR 230 right of way.
 3. Real estate lies within the boundaries of Public Water Supply District No. 1 of Carroll County, Missouri.
 4. Land is within the Dewitt Drainage and Levee District, we make no search as to assessments which have been or may be due.
 5. Drainage District Easement, recorded July 26, 1976 in Book 413 at Page 12.
 6.
 - a) No title will be insured to any land now or formerly lying in the bed of the Grand River.
 - b) Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Grand River extending through the subject land, without diminution or pollution.
 - c) No title will be insured to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills.
 - d) Navigation servitudes and all other statutory and regulatory rights and powers of the United States, State of Missouri, County of Carroll, and the Public, over the Grand River and its shore lands extending to the ordinary high-water line thereof and which may be exercised without obligation for compensation to the riparian owners.
 - e) The consequence of any past or future change in the location of the Grand River, or any disputes arising over the location of the Grand River or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.

2023 Carroll County Real Estate Tax Receipt

PAID on Thursday, December 14, 2023



Mailing Address:

MIDLAND TRUST COMPANY
401 N OUTER RD
CONCORDIA, MO 64020-7354
USA

Megan Endicott, Collector of Revenue

8 S. Main Street, Suite #2
Carrollton, MO 64633
Phone: (660) 542-1977

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM

Website: <https://www.carrollcountycollector.org>

Tax Receipt: 2312140000129642 DA

Statement: R23003930

Parcel/Tax ID: 113105000003

Property Description

Legal Description:
LONG NARROW TRACT ALONG N LINE OF SW 1/4
Acres: 9.63
Sect/Twn/Range: 055320

Assessors Valuation:

Residential:	0
Agriculture:	110
Commercial:	0
Total Valuation:	110

Payment Details

Payment	12/14/2023	\$6.31
Posted: December 14, 2023 11:37:22		
Total Payments:		\$6.31

Itemization of Taxes

Taxes based on Master Tax District: 12RB

Taxing Entity	Levy Rate	Tax Amount
DEWITT TOWNSHIP	0.4398	\$0.48
STATE OF MISSOU	0.0300	\$0.03
COUNTY OF CARRO	0.2751	\$0.30
SENATE BILL #40	0.0957	\$0.11
HEALTH DEPARTME	0.0957	\$0.11
AMBULANCE DISTR	0.1975	\$0.22
JOHNSON GRASS	0.0099	\$0.01
BRUNSWICK BR-2	4.2500	\$4.68
VOTED DEWITT TO	0.3368	\$0.37
Total Amount Due:	5.7305	\$6.31

Generated: 6/14/2024 12:43:27 PM

Paid in Full December 14, 2023 11:37:22 AM

Total Due: \$0.00

RETURN OR CANCELLATION OF PAYMENTS WILL RESULT IN RECEIPT CANCELLATION AND REPORTING TO THE DEPARTMENT OF REVENUE

Questions about your taxes:

Property / Vehicles listed, values, address change, or corrections to tax bills contact: Assessors Office at (660) 542-2184

Payment(s) Contact: Collectors Office at (660) 542-1977

2023 Carroll County Real Estate Tax Receipt

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Mailing Address:

MIDLAND TRUST COMPANY
401 N OUTER RD
CONCORDIA, MO 64020-7354
USA

Megan Endicott, Collector of Revenue

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Carrollton, MO 64633
Phone: (660) 542-1977

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM

Website: <https://www.carrollcountycollector.org>

Tax Receipt: 2312140000129641 DA

Statement: R23003946

Parcel/Tax ID: 11320600000101

Property Description

Legal Description:

ALL OF SEC 6 LYING N OF RIVER AND THAT PORTION S OF RIVER EXCEPT FOR TWO TRACTS CONTAINING 59.15 AC AND 144.59 AC EXCEPT

Acres: 125.32

Sect/Twn/Range: 065320

Assessors Valuation:

Residential:	0
Agriculture:	1100
Commercial:	0
Total Valuation:	1100

Payment Details

Payment	12/14/2023	\$63.03
Posted: December 14, 2023 11:37:22		

Total Payments:	\$63.03
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Itemization of Taxes

Taxes based on Master Tax District: 12RB

Taxing Entity	Levy Rate	Tax Amount
DEWITT TOWNSHIP	0.4398	\$4.84
STATE OF MISSOURI	0.0300	\$0.33
COUNTY OF CARROLL	0.2751	\$3.03
SENATE BILL #40	0.0957	\$1.05
HEALTH DEPARTMENT	0.0957	\$1.05
AMBULANCE DISTRICT	0.1975	\$2.17
JOHNSON GRASS	0.0099	\$0.11
BRUNSWICK BR-2	4.2500	\$46.75
VOTED DEWITT TOWNSHIP	0.3368	\$3.70
Total Amount Due:	5.7305	\$63.03

Generated: 6/14/2024 12:42:17 PM

Paid in Full December 14, 2023 11:37:22 AM

Total Due: \$0.00

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Questions about your taxes:

Property / Vehicles listed, values, address change, or corrections to tax bills contact: Assessors Office at (660) 542-2184

Payment(s) Contact: Collectors Office at (660) 542-1977

2023 Carroll County Real Estate Tax Receipt

PAID on Thursday, December 14, 2023



Mailing Address:

MIDLAND TRUST COMPANY
401 N OUTER RD
CONCORDIA, MO 64020-7354
USA

Megan Endicott, Collector of Revenue

8 S. Main Street, Suite #2
Carrollton, MO 64633
Phone: (660) 542-1977

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM

Website: <https://www.carrollcountycollector.org>

Tax Receipt: 2312140000129661 DA

Statement: R23004006

Parcel/Tax ID: 121001000002

Property Description

Legal Description:
FRACTIONAL E 1/2 OF THE S 1/2 LYING S OF
RIVER. AND OUTER LEVEES ALONG N AND W
LINE EXCEPT A FRACTION OF THE SW 1/4 COR
Acres: 49.12
Sect/Twn/Range: 015321

Assessors Valuation:

Residential: 0
Agriculture: 460
Commercial: 0
Total Valuation: 460

Payment Details

Payment 12/14/2023 \$150.57
Posted: December 14, 2023 11:47:42

Total Payments: \$150.57

Itemization of Taxes

Taxes based on Master Tax District: 12RB

Taxing Entity	Levy Rate	Tax Amount
DEWITT TOWNSHIP	0.4398	\$2.02
STATE OF MISSOU	0.0300	\$0.14
COUNTY OF CARRO	0.2751	\$1.27
SENATE BILL #40	0.0957	\$0.44
HEALTH DEPARTME	0.0957	\$0.44
AMBULANCE DISTR	0.1975	\$0.91
JOHNSON GRASS	0.0099	\$0.05
BRUNSWICK BR-2	4.2500	\$19.55
VOTED DEWITT TO	0.3368	\$1.55
DEWITT DRAINAGE		\$124.20
Total Amount Due:	5.7305	\$150.57

Paid in Full December 14, 2023 11:47:42 AM

Total Due: \$0.00

Generated: 6/14/2024 12:43:46 PM

**RETURN OR CANCELLATION OF PAYMENTS WILL RESULT IN RECEIPT CANCELLATION AND
REPORTING TO THE DEPARTMENT OF REVENUE**

Questions about your taxes:

Property / Vehicles listed, values, address change, or corrections to tax bills contact: Assessors Office at (660) 542-2184

Payment(s) Contact: Collectors Office at (660) 542-1977

2023 Carroll County Real Estate Tax Receipt

PAID on Thursday, December 14, 2023



Mailing Address:

MIDLAND TRUST COMPANY
401 N OUTER RD
CONCORDIA, MO 64020-7354
USA

Megan Endicott, Collector of Revenue

8 S. Main Street, Suite #2
Carrollton, MO 64633
Phone: (660) 542-1977

Office Hours: Monday-Friday, 8:30 AM - 4:30 PM

Website: <https://www.carrollcountycollector.org>

Tax Receipt: 2312140000129643 DA

Statement: R23004015

Parcel/Tax ID: 12101200000101

Property Description

Legal Description:
5.33 AC IN THE NE CORNER OF THE NE 1/4 O
F SEC 12
Acres: 5.33
Sect/Twn/Range: 125321

Assessors Valuation:

Residential: 0
Agriculture: 50
Commercial: 0
Total Valuation: 50

Payment Details

Payment 12/14/2023 \$2.88
Posted: December 14, 2023 11:37:22

Total Payments: \$2.88

Itemization of Taxes

Taxes based on Master Tax District: 12RB

Taxing Entity	Levy Rate	Tax Amount
DEWITT TOWNSHIP	0.4398	\$0.22
STATE OF MISSOU	0.0300	\$0.02
COUNTY OF CARRO	0.2751	\$0.14
SENATE BILL #40	0.0957	\$0.05
HEALTH DEPARTME	0.0957	\$0.05
AMBULANCE DISTR	0.1975	\$0.10
BRUNSWICK BR-2	4.2500	\$2.13
VOTED DEWITT TO	0.3368	\$0.17
Total Amount Due:	5.7206	\$2.88

Generated: 6/14/2024 12:45:12 PM

Paid in Full December 14, 2023 11:37:22 AM

Total Due: \$0.00

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