

WFG NATIONAL TITLE INSURANCE COMPANY

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

Issuing Agent: Home Town Title, LLC
Issuing Office: 1401 Central Street, Bethany, MO 64424
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 24-0189
Issuing Office File No.:
Property Address: 00 State Hwy O, Princeton, MO 64673

SCHEDULE A

1. Commitment Date: December 9, 2024 at 08:00 AM
2. Policy to be issued:
 - a. INFORMATIONAL PURPOSES ONLY
Proposed Insured:
Proposed Amount of Insurance:
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: BARBAC, LLC.
5. The Land is described as follows:

A Tract of land situated in the North half of the Northwest Quarter of Section 16, Township 65 North, Range 22 West, in Mercer County, Missouri and being more particularly described as follows:

Beginning at an iron rod set at the Center-North 1/16 corner of Section 16; Thence along the North 1/16 line of said section, N89°59'58" W a distance of 2589.34' to an iron rod set on the East right of way line of State of Route O; Thence along said right of way line as follows: N 00°22'15" E a distance of 589.30' to an iron rod set; Thence N 00°13'31" E a distance of 740.14' to an iron rod set on the North line of section 16; Thence along said line, S 89°49'52" E a distance of 2592.08' to an iron rod set at the 1/4 corner common to sections 9 and 16; Thence along the mid line of said section 16, S 00°24'35" W a distance of 1321.84' to the point of beginning.

The above tract of land contains 78.8 acres more or less, subject to easement and restrictions of record, or not of records, if any.

Lauren C Ewins

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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 Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. RETURN TO THE UNDERSIGNED THE ATTACHED LIEN AFFIDAVIT, PROPERLY FILLED OUT AND EXECUTED.
6. RETURN TO THE UNDERSIGNED THE ATTACHED SURVEY AFFIDAVIT, PROPERLY FILLED OUT AND EXECUTED. (NOTE: SURVEY COVERAGE WILL BE GIVEN FOR RESIDENTIAL PROPERTY ON LOAN POLICY, WHEN ISSUED).
7. NOTE: WE MUST HAVE COPIES OF ALL REQUIREMENTS BEFORE POLICY WILL BE ISSUED.
8. FOR YOUR INFORMATION:
Parcel #: 09051160000001
State, County and City real estate tax amount for 2024: \$ 125.29 PAID
State, County and City real estate taxes for 2023 and prior years: PAID
9. A copy or the duplicate original of the filed LLC certificate of formation in Minnesota and certificate of good standing, its Articles of Organization and full copy of its Operating Agreement, if any, and all subsequent modifications or amendments must be submitted to the company for review.
10. Evidence must be presented in the form of an affidavit confirming that there are no open security deeds, mortgages, deeds of trust or other security liens of record. If you should have knowledge of any outstanding obligation, please contact your closing team immediately for further review.
11. NOTES FOR INFORMATIONAL PURPOSES ONLY:
(a) 2024 real property taxes show Paid in the amount of \$125.29 for Tax Identification No. 09051160000001.00.
(b) The recording information of vesting instruments affecting title of said Land(s) recorded within 24 months of the effective date of this report is/are as follows: None of Record
(c) The Company reserves the right to make additional requirements when additional facts are disclosed by the compliance of the requirements shown on Schedule B, Section 1 herein.
(d) Upon receipt of this title evidence, you must obtain written authorization from the Company to issue the commitment if the amount of the policy or policies to be issued exceeds your agency limits.
(e) If the requirements are not met within 6 months after the commitment date, the commitment terminates and the liability of the company ends.
NOTE: A search of the name(s) of the vestee(s) herein on the Office of Foreign Assets Control (OFAC) site disclosed: NO MATTERS FOUND
NOTE: Bankruptcy Search the name(s) of the vestee(s) herein revealed the following matter(s): NO MATTERS FOUND

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment

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SCHEDULE B

(Continued)

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:

2. THE LIEN OF GENERAL, STATE, COUNTY AND CITY TAXES FOR THE YEAR 2024 AND THEREAFTER.
3. RIGHTS OF THE PUBLIC, STATE OF MISSOURI, COUNTY OF MERCER IN AND TO THAT PART OF THE PREMISES IN QUESTION, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
4. ANY INACCURACY IN THE AREA SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND.
5.
 - a. 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 acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 - b. Rights or claims of parties in possession not recorded in the Public Records.
 - c. Easements or claims of easements not recorded in the Public Records.
 - d. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land.
 - e. Any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land and not recorded in the Public Records.
 - f. Liens for real estate taxes, assessments and other charges imposed by a governmental authority that are not shown as existing liens by its records.
 - g. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
 - h. Any Services, installation or connection charge for sewer, water or electricity.
 - i. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
6. Certificate of Trust and the terms and provisions thereof, as recorded on June 21, 2021, in Instrument No. (book) 308 (page) 436210413, of Official Records
7. Certificate of Trust and the terms and provisions thereof, as recorded on June 21, 2021, in Instrument No. (book) 308 (page) 433210412, of Official Records.

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