

Issued By:



1207 West Broadway, Suite C
Columbia, MO 65203
Phone: 866-483-2763
Fax: 573-442-3927
Website: www.AgentsTitle.com

ALTA® COMMITMENT FOR TITLE INSURANCE

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, Agents National Title Insurance Company, a Missouri 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 90 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.



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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance
Adopted 07-30-2021

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

Issuing Agent:
Issuing Office: ,
Loan ID no.:
Commitment Number: **42269**
Issuing Office File Number: **42269**
Property Address:
Revision Number:

SCHEDULE A

1. Commitment Date: **August 5, 2024**
2. Policy to be issued:
 - a. Owner's Policy
Proposed Insured: **To Be Determined**
Proposed Policy Amount: \$
The estate or interest to be insured: **Fee Simple**
 - b. Loan Policy
Proposed Insured:
Proposed Policy Amount: \$
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:

**Bobby Joe Albertson and
Donna Sue Albertson,
husband and wife**

5. The Land is described as follows: **See Attached Schedule C**

AGENTS NATIONAL TITLE INSURANCE COMPANY



Authorized Signatory – Paul Curran



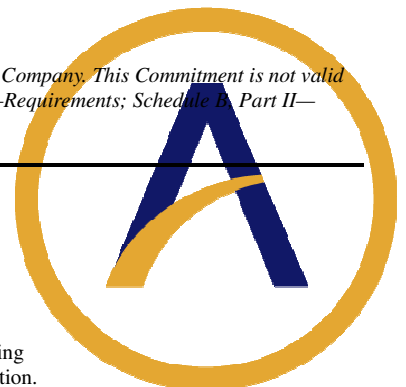
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SCHEDULE B, PART I

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 Mortgage 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 this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
6. Secure and have recorded properly executed general warranty deed conveying the premises from the present owners to the proposed owners insured in fee simple absolute.

NOTE: Title Company notes the following language should be added to said Tract 5: TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND INSTALLATION OF UTILITIES:

A tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence along the East line of said Southeast Quarter, South 03 degrees 26 minutes 37 seconds West, a distance of 20.00 feet; thence North 72 degrees 27 minutes 51 seconds West, a distance of 72.13 feet to the North line of said Southeast Quarter; thence South 88 degrees 33 minutes 13 seconds East, a distance of 70.00 feet to the POINT OF BEGINNING.



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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, attached, or 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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Real estate taxes or special assessments for the year(s) 2024, that are not yet due or payable.
8. Note: For information purposes only, we submit the following tax figures. We assume no liability for the correctness of same.
Parcel No.05-6.0-23-000-000-001.000
2023 taxes were paid in the amount of \$4701.75.
Parcel No. 05-6.0-24-000-000-001.000
2023 taxes were paid in the amount of \$192.83.
9. Easement in favor of Union Electric Company according to instrument filed of record at Book 97, pages 73 and 74; Book 85, page 68 and Book 386, page 244, Miller County Recorder's Office.
10. Right-of-way in favor of the State of Missouri for Missouri State Highway No. 52.
11. Right-of-way for Vaughn Road.



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12. Right-of-way in favor of the County of Miller, State of Missouri, according to instrument filed of record at Book 293, page 68, Miller County Recorder's Office.
13. Riparian rights are neither guaranteed nor insured. The past, present and future action of any water course including avulsion, accretion and reliction is excepted. Subject to any inconsistencies in the boundaries of the subject land caused by accretions, avulsions and relictions.
14. All exceptions and requirements shown apply to all Land as described on Schedule A.
15. Tract references are for informational purposes only and are not part of the legal descriptions.



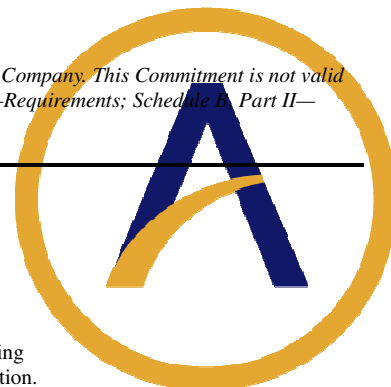
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SCHEDULE C

Legal Description

File Number: 42269

TRACT 1:

A tract of land being part of the North Half of the Southwest Quarter of Section 23, Township 41 North, Range 15 West, Miller County, Missouri, being more particularly described as follows:

Commencing at an iron rod marking the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 23; thence South 03 degrees 22 minutes 34 seconds West, a distance of 284.95 feet to an iron rod and the POINT OF BEGINNING; thence South 87 degrees 59 minutes 02 seconds East, a distance of 989.78 feet to an iron rod; thence South 03 degrees 22 minutes 34 seconds West, a distance of 591.72 feet to the centerline of a creek, being 5.0 feet South 03 degrees 22 minutes 34 seconds West of an iron rod; thence along said centerline the following seven courses, North 87 degrees 42 minutes 33 seconds West, a distance of 115.70 feet; thence South 74 degrees 30 minutes 04 seconds West, a distance of 178.77 feet; thence North 76 degrees 55 minutes 07 seconds West, a distance of 216.37 feet; thence North 86 degrees 33 minutes 51 seconds West, a distance of 54.37 feet; thence North 84 degrees 19 minutes 19 seconds West, a distance of 191.43 feet; thence North 74 degrees 36 minutes 36 seconds West, a distance of 113.68 feet; thence South 86 degrees 50 minutes 15 seconds West, a distance of 32.51 feet to a plus cut in concrete on the Easterly right-of-way of Route 52; thence along said right-of-way, North 33 degrees 28 minutes 39 seconds West, a distance of 695.59 feet to an iron rod; thence leaving said right-of-way, South 87 degrees 59 minutes 02 seconds East, a distance of 315.03 feet to the POINT OF BEGINNING.

TRACT 2:

A tract of land being part of the North Half of the Southwest Quarter and the North Half of the Southeast Quarter of Section 23 and part of the North Half of the Southwest Quarter of Section 24, all in Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Southwest corner of the North Half of the Southeast Quarter of said Section 23; thence North 88 degrees 35 minutes 17 seconds West, a distance of 908.91 feet to an iron rod on the Easterly right-of-way of Route 52; thence along said right-of-way, North 33 degrees 28 minutes 39 seconds West, a distance of 586.00 feet to a plus cut in concrete; thence along the centerline of a creek the following seven courses, North 86 degrees 50 minutes 15 seconds East, a distance of 32.51 feet; thence South 74 degrees 36 minutes 36 seconds East, a distance of 113.68 feet; thence South 84 degrees 19



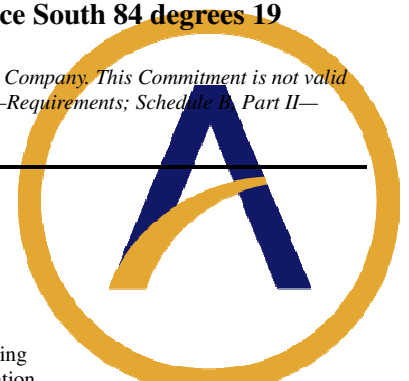
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minutes 19 seconds East, a distance of 191.43 feet; thence South 86 degrees 33 minutes 51 seconds East, a distance of 54.37 feet; thence South 76 degrees 55 minutes 07 seconds East, a distance of 216.37 feet; thence North 74 degrees 30 minutes 04 seconds East, a distance of 178.77 feet; thence South 87 degrees 42 minutes 33 seconds East, a distance of 115.70 feet to a point being 5.0 feet South 03 degrees 22 minutes 34 seconds West of an iron rod; thence leaving said centerline, North 03 degrees 22 minutes 34 seconds East, a distance of 591.72 feet to an iron rod; thence South 87 degrees 59 minutes 02 seconds East, a distance of 373.92 feet to an iron rod on the West line of the North Half of the Southeast Quarter of said Section 23; thence North 03 degrees 26 minutes 37 seconds East, a distance of 284.96 feet to the Northwest corner of said North Half, being 40.0 feet North 03 degrees 26 minutes 37 seconds East of an iron rod; thence South 75 degrees 53 minutes 15 seconds East, a distance of 141.61 feet to the centerline of a creek; thence along said centerline the following twenty-nine courses, South 07 degrees 05 minutes 33 seconds West, a distance of 137.10 feet; thence South 49 degrees 01 minutes 02 seconds East, a distance of 199.14 feet; thence North 73 degrees 49 minutes 46 seconds East, a distance of 120.32 feet; thence South 70 degrees 05 minutes 58 seconds East, a distance of 108.92 feet; thence South 28 degrees 39 minutes 20 seconds East, a distance of 111.19 feet; thence South 82 degrees 45 minutes 30 seconds East, a distance of 92.40 feet; thence South 37 degrees 54 minutes 05 seconds East, a distance of 171.95 feet; thence South 89 degrees 19 minutes 03 seconds East, a distance of 199.89 feet; thence North 81 degrees 59 minutes 38 seconds East, a distance of 142.57 feet; thence South 82 degrees 08 minutes 24 seconds East, a distance of 109.35 feet; thence South 64 degrees 07 minutes 15 seconds East, a distance of 271.60 feet; thence South 63 degrees 20 minutes 25 seconds East, a distance of 293.64 feet; thence North 86 degrees 43 minutes 00 seconds East, a distance of 200.17 feet; thence North 74 degrees 58 minutes 15 seconds East, a distance of 288.60 feet; thence North 80 degrees 33 minutes 00 seconds East, a distance of 243.28 feet; thence North 30 degrees 11 minutes 08 seconds East, a distance of 218.04 feet; thence North 50 degrees 22 minutes 36 seconds East, a distance of 328.41 feet; thence North 83 degrees 38 minutes 55 seconds East, a distance of 173.29 feet; thence North 46 degrees 02 minutes 41 seconds East, a distance of 140.51 feet; thence South 78 degrees 38 minutes 57 seconds East, a distance of 174.60 feet; thence South 89 degrees 05 minutes 30 seconds East, a distance of 263.59 feet; thence South 84 degrees 12 minutes 34 seconds East, a distance of 267.44 feet; thence South 62 degrees 19 minutes 26 seconds East, a distance of 257.78 feet; thence North 75 degrees 49 minutes 10 seconds East, a distance of 168.16 feet; thence South 80 degrees 13 minutes 05 seconds East, a distance of 213.49 feet; thence South 46 degrees 11 minutes 24 seconds East, a distance of 131.65 feet; thence South 75 degrees 41 minutes 18 seconds East, a distance of 399.56 feet; thence North 78 degrees 50 minutes 06 seconds East, a distance of 146.28 feet; thence South 74 degrees 36 minutes 37 seconds East, a distance of 333.40 feet to a point on the East line of the North Half of the Southwest Quarter of said Section 24, being 25.0 feet North 02 degrees 09 minutes 42 seconds East of an iron rod; thence South 02 degrees 09 minutes 42 seconds West, a distance of 925.84 feet to a stone marking the Southeast corner of said North Half; thence North 87 degrees 28 minutes 28 seconds West, a distance of 1305.77 feet to a stone marking the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 23; thence North 89 degrees 24 minutes 22 seconds West, a distance of 1325.67 feet to an iron rod marking the Southwest corner of the North Half of the Southwest Quarter of said Section 24; thence North 86 degrees 37 minutes 57 seconds West, a distance of 1363.79 feet to a stone marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section 23; thence North 88 degrees 08 minutes 12 seconds West, a distance of 1353.16 feet to the POINT OF BEGINNING.

TRACT 3:



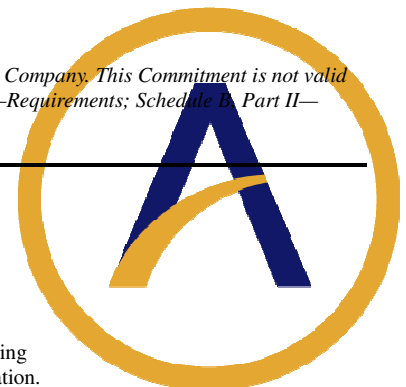
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A tract of land being part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence along the North line of the Southeast Quarter of said Northwest Quarter, South 88 degrees 33 minutes 13 seconds East, a distance of 697.81 feet to an iron rod; thence South 02 degrees 54 minutes 22 seconds West, a distance of 1630.34 feet to an iron rod; thence North 87 degrees 59 minutes 02 seconds West, a distance of 700.00 feet to an iron rod on the West line of the Northwest Quarter of the Southwest Quarter of said Section 23; thence North 03 degrees 22 minutes 34 seconds East, a distance of 284.95 feet to an iron rod at the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence North 02 degrees 54 minutes 22 seconds East, a distance of 1338.50 feet to the POINT OF BEGINNING.

TRACT 4:

A tract of land being part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence along the Quarter Section line, South 03 degrees 26 minutes 37 seconds West, a distance of 1637.41 feet to an iron rod; thence North 87 degrees 59 minutes 02 seconds West, a distance of 663.70 feet to an iron rod; thence North 02 degrees 54 minutes 22 seconds East, a distance of 1630.34 feet to an iron rod on the North line of the Southeast Quarter of said Northwest Quarter; thence South 88 degrees 33 minutes 13 seconds East, a distance of 679.20 feet to the POINT OF BEGINNING.

TRACT 5:

A tract of land being part of the Northeast Quarter and part of the North Half of the Southeast Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 23; thence along the West line of the Northeast Quarter of said Section 23; North 03 degrees 26 minutes 37 seconds East, a distance of 152.45 feet to an iron rod; thence South 87 degrees 47 minutes 05 seconds East, a distance of 2722.17 feet to an iron rod on the East line of said Northeast Quarter; thence along the East line of said Section 23, South 03 degrees 32 minutes 48 seconds West, a distance of 1734.32 feet to a point at the centerline of a creek, being 40.0 feet South 03 degrees 32 minutes 48 seconds West of an iron rod; thence along said centerline the following seventeen courses, South 50 degrees 22 minutes 36 seconds West, a distance of 233.12 feet; thence South 30 degrees 11 minutes 08 seconds West, a distance of 218.04 feet; thence South 80 degrees 33 minutes 00 seconds West, a distance of 243.28 feet; thence South 74 degrees 58 minutes 15 seconds West, a distance of 288.60 feet; thence South 86 degrees 43 minutes 00



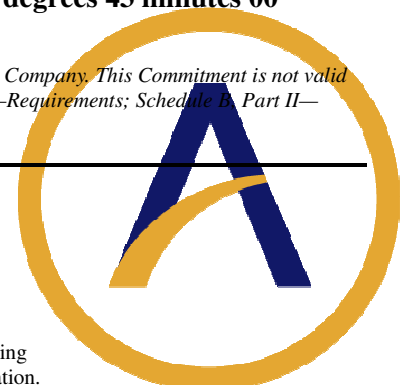
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seconds West, a distance of 200.17 feet; thence North 63 degrees 20 minutes 25 seconds West, a distance of 293.64 feet; thence North 64 degrees 07 minutes 15 seconds West, a distance of 271.60 feet; thence North 82 degrees 08 minutes 24 seconds West, a distance of 109.35 feet; thence South 81 degrees 59 minutes 38 seconds West, a distance of 142.57 feet; thence North 89 degrees 19 minutes 03 seconds West, a distance of 199.89 feet; thence North 37 degrees 54 minutes 05 seconds West, a distance of 171.95 feet; thence North 82 degrees 45 minutes 30 seconds West, a distance of 92.40 feet; thence North 28 degrees 39 minutes 20 seconds West, a distance of 111.19 feet; thence North 70 degrees 05 minutes 58 seconds West, a distance of 108.92 feet; thence South 73 degrees 49 minutes 46 seconds West, a distance of 120.32 feet; thence North 49 degrees 01 minutes 02 seconds West, a distance of 199.14 feet; thence North 07 degrees 05 minutes 33 seconds East, a distance of 137.10 feet; thence leaving said centerline, North 75 degrees 53 minutes 15 seconds West, a distance of 141.61 feet to the Southwest corner of the Northeast Quarter of said Section 23, being 75.0 feet South 03 degrees 26 minutes 37 seconds West of an iron rod; thence North 03 degrees 26 minutes 37 seconds East, a distance of 1352.45 feet to the POINT OF BEGINNING.

TRACT 6:

A tract of land being part of the North Half of the Northeast Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Commencing at an iron rod marking the Northwest corner of the Northeast Quarter of said Section 23; thence along the West line of said Northeast Quarter, South 03 degrees 26 minutes 37 seconds West, a distance of 600.00 feet to an iron rod and the POINT OF BEGINNING; thence South 87 degrees 47 minutes 05 seconds East, a distance of 1452.00 feet to an iron rod; thence South 03 degrees 26 minutes 37 seconds West, a distance of 600.00 feet to an iron rod; thence North 87 degrees 47 minutes 05 seconds West, a distance of 1452.00 feet to an iron rod on the West line of said Northeast Quarter; thence North 03 degrees 26 minutes 37 seconds East, a distance of 600.00 feet to the POINT OF BEGINNING.

TRACT 7:

A tract of land being part of the North Half of the Northeast Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of the Northeast Quarter of said Section 23; thence along the North line of said Section 23, South 87 degrees 47 minutes 05 seconds East, a distance of 726.00 feet to an iron rod; thence South 03 degrees 26 minutes 37 seconds West, a distance of 600.00 feet to an iron rod; thence North 87 degrees 47 minutes 05 seconds West, a distance of 726.00 feet to an iron rod on the West line of said Northeast Quarter; thence North 03 degrees 26 minutes 37 seconds East, a distance of 600.00 feet to the POINT OF BEGINNING.

TRACT 8:

A tract of land being part of the North Half of the Northeast Quarter of Section 23, Township 41 North,



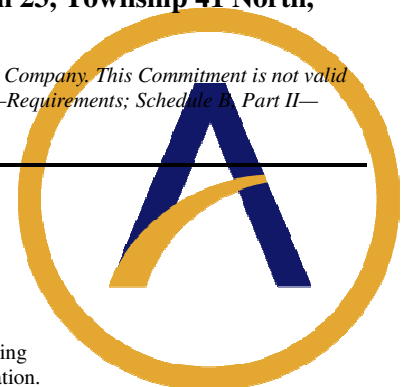
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Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Commencing at an iron rod marking the Northwest corner of the Northeast Quarter of said Section 23; thence along the North line of said Section 23, South 87 degrees 47 minutes 05 seconds East, a distance of 726.00 feet to an iron rod and the POINT OF BEGINNING; thence continuing South 87 degrees 47 minutes 05 seconds East, a distance of 726.00 feet to an iron rod; thence South 03 degrees 26 minutes 37 seconds West, a distance of 600.00 feet to an iron rod; thence North 87 degrees 47 minutes 05 seconds West, a distance of 726.00 feet to an iron rod; thence North 03 degrees 26 minutes 37 seconds East, a distance of 600.00 feet to the POINT OF BEGINNING.

TRACT 9:

A tract of land being part of the North Half of the Northeast Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Commencing at an iron rod marking the Northwest corner of the Northeast Quarter of said Section 23; thence along the North line of said Section 23, South 87 degrees 47 minutes 05 seconds East, a distance of 1452.00 feet to an iron rod and the POINT OF BEGINNING; thence continuing South 87 degrees 47 minutes 05 seconds East, a distance of 618.86 feet to an iron rod; thence South 03 degrees 32 minutes 48 seconds West, a distance of 1200.05 feet to an iron rod; thence North 87 degrees 47 minutes 05 seconds West, a distance of 616.70 feet to an iron rod; thence North 03 degrees 26 minutes 37 seconds East, a distance of 1200.00 feet to the POINT OF BEGINNING.

TRACT 10:

A tract of land being part of the North Half of the Northeast Quarter of Section 23, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron rod marking the Northeast corner of said Section 23; thence along the East line of said Section 23, South 03 degrees 32 minutes 48 seconds West, a distance of 1200.05 feet to an iron rod; thence North 87 degrees 47 minutes 05 seconds West, a distance of 653.47 feet to an iron rod; thence North 03 degrees 32 minutes 48 seconds East, a distance of 1200.05 feet to an iron rod on the North line of said Section 23; thence South 87 degrees 47 minutes 05 seconds East, a distance of 653.47 feet to the POINT OF BEGINNING.

TRACT 11:

A tract of land being part of the Northwest Quarter and part of the North Half of the Southwest Quarter of the Section 24, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:



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ANTIC CF001 MO (12-2021) ALTA Commitment for Title Insurance
Adopted 07-30-2021

Issued by: Agents National Title Insurance Company

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Beginning at an iron rod marking the Northwest corner of said Section 24; thence along the North line of said Section 24, South 87 degrees 06 minutes 02 seconds East, a distance of 1369.08 feet to an iron rod; thence South 03 degrees 18 minutes 01 seconds West, a distance of 75.00 feet to an iron rod; thence South 86 degrees 43 minutes 52 seconds East, a distance of 1273.14 feet to an iron rod on the East line of said Northwest Quarter; thence South 04 degrees 33 minutes 10 seconds West, a distance of 2569.25 feet to an iron rod marking the Southeast corner of said Northwest Quarter; thence along the East line of the Southwest Quarter of said Section 24, South 02 degrees 09 minutes 42 seconds West, a distance of 404.09 feet to a point at the centerline of a creek, being 25.0 feet South 02 degrees 09 minutes 42 seconds West of an iron rod; thence along said centerline the following thirteen courses, North 74 degrees 36 minutes 37 seconds West, a distance of 333.40 feet; thence South 78 degrees 50 minutes 06 seconds West, a distance of 146.28 feet; thence North 75 degrees 41 minutes 18 seconds West, a distance of 399.56 feet; thence North 46 degrees 11 minutes 24 seconds West, a distance of 131.65 feet; thence North 80 degrees 13 minutes 05 seconds West, a distance of 213.49 feet; thence South 75 degrees 49 minutes 10 seconds West, a distance of 168.16 feet; thence North 62 degrees 19 minutes 26 seconds West, a distance of 257.78 feet; thence North 84 degrees 12 minutes 34 seconds West, a distance of 267.44 feet; thence North 89 degrees 05 minutes 30 seconds West, a distance of 263.59 feet; thence North 78 degrees 38 minutes 57 seconds West, a distance of 174.60 feet; thence South 46 degrees 02 minutes 41 seconds West, a distance of 140.51 feet; thence South 83 degrees 38 minutes 55 seconds West, a distance of 173.29 feet; thence South 50 degrees 22 minutes 36 seconds West, a distance of 95.29 feet to a point on the West line of said Southwest Quarter, being 40.0 feet South 03 degrees 32 minutes 48 seconds West of an iron rod; thence North 03 degrees 32 minutes 48 seconds East, a distance of 2934.37 feet to the POINT OF BEGINNING.

TRACT 12:

A tract of land being all of the Northeast Quarter and part of the Northeast Quarter of the Northwest Quarter of the Section 24, Township 41 North, Range 15 West of the fifth principal meridian, Miller County, Missouri, being more particularly described as follows:

Beginning at an iron pipe marking the Northwest corner of the Northeast Quarter of said Section 24; thence South 87 degrees 13 minutes 06 seconds East, a distance of 2643.79 feet to an iron rod marking the Northeast corner of said Section 24; thence South 02 degrees 46 minutes 10 seconds West, a distance of 160.07 feet to an iron pipe marking the Northwest corner of Section 19, Township 41 North, Range 14 West; thence South 03 degrees 05 minutes 30 seconds West, a distance of 2466.20 feet to a stone marking the Southeast corner of said Northeast Quarter; thence North 87 degrees 34 minutes 22 seconds West, a distance of 2712.26 feet to an iron rod marking the Southwest corner of said Northeast Quarter; thence along the West line of said Northeast Quarter, North 04 degrees 33 minutes 10 seconds East, a distance of 2569.25 feet to an iron rod; thence North 86 degrees 43 minutes 52 seconds West, a distance of 1273.14 feet to an iron rod; thence North 03 degrees 18 minutes 01 seconds East, a distance of 75.00 feet to an iron rod on the North line of said Section 24; thence along said North line, South 87 degrees 06 minutes 02 seconds East, a distance of 100.00 feet to an iron rod; thence South 86 degrees 41 minutes 59 seconds East, a distance of 1174.77 feet to the POINT OF BEGINNING.



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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class
- b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. “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.
- f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. “Title”: The estate or interest in the Land identified in Item 3 of 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;



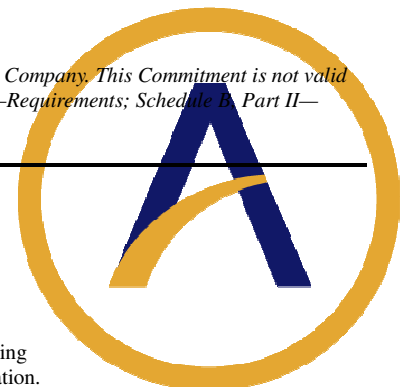
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g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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 is not 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 is not 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 is only liable 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.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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.



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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 IS 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 closing, settlement, escrow, or any other purpose.

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.

9. **CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. **CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.



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