

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

Issuing Agent: Pike County Title Company  
Issuing Office: 215 W. Church Street, Bowling Green, MO 63334  
Issuing Office's ALTA® Registry ID: 1091109  
Loan ID No.:  
Commitment No.: 2024098250  
Issuing Office File No.: 2024098250  
Property Address: 9878 Pike 58, Frankford, MO 63441

**SCHEDULE A  
COMMITMENT**

1. Commitment Date: September 18, 2024 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (07/01/21)  
Proposed Insured: TBD  
Proposed Amount of Insurance: \$0.00  
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:  
  
Richard E. Deuser
5. The Land is described as follows:  
  
SEE EXHIBIT A ATTACHED HERETO

Pike County Title Company



By: Sandy Grummel  
Title:

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## **SCHEDULE B I 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.
  - a. Warranty Deed from Richard E. Deuser to TBD.
  - b. Deed of Trust from TBD to Trustee(s) for ?, securing the principal amount of \$0.00.
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. Cancellation or release of Deed of Trust executed by Community State Bank to Richard Edward Deuser, as an individual, Trustee for Mark A. Goodin, dated 08/15/13 and recorded in Book 331, Page 2035 on 08/15/13, Recorder of Deeds, Pike County, Missouri, securing the principal sum of \$40,000.00.
9. The spouse, if any, of the fee holder must join in conveying this property

For informational purposes only, we submit the following tax information. We assume no liability for the correctness of same.

Tax locator #05-01-12-000-000-009.000

2023 Assessed Value: \$3,970.00

2023 County Tax: \$208.15

Situs: 9878 Pike 58, Frankford, MO 63441

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 I**

(Continued)

WE RESERVE THE RIGHT OF REVISION OF THE SCHEDULES OF THIS COMMITMENT WHEN THE IDENTITY OF THE BUYER(S) IS MAKE KNOWN.

THE RIGHT OF REVISION EXTENDS TO TITLE COMPANY REVIEW OF ANY NEW SURVEY, IF APPLICABLE.

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## **SCHEDULE B II COMMITMENT**

### **EXCEPTIONS FROM COVERAGE**

Policy No.: 2024098250

**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.

#### **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 2023 and thereafter , none now due and payable.
3. Title to and easements in that portion of the Land within Pike 58 or its right of way.
4. Rights of the public and others entitle thereto in and to that portion of the subject property embraced within the right of way of the State of Missouri Recorded June 5, 1926 at 8:45 am in Book 196 at Page 482.
5. Rights of the public and others entitle thereto in and to that portion of the subject property embraced with the right of way of the State of Missouri Recorded June 18, 1926 at 11:30 am in Book 196 at page 528.
6. Rights of the public and others entitle thereto in and to that portion of the subject property embraced within the right of way of the State of Missouri Recorded March 22, 1945 at 9:00am in Right of Way Book 1 Page 69.
7. Rights of the public and others entitled thereto in and to that portion of the subject property embraced with the right of way of the State of Missouri Recorded July 16, 1971 at 1:30pm in Book 316 Page 8363.
8. Abutter's rights of direct access and condition and understanding as found in Warranty Deed recorded in Book 323 Page 9956 between Lorraine E. Deuser etal and the State of Missouri, acting by and through the Missouri Highway and Transportation Commission.

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## **SCHEDULE B - PART II**

(Continued)

9. Plat #WC 72 082 filed in the Record of Surveys, Lincoln County, Missouri as prepared by L. Standley West, Surveyor.
10. Easement as disclosed by an instrument in Book 324 Page 2677 un favor of Union Electric Company dated April 16, 1995.
11. Right of Way easement to Public Water Supply District #1 as recorded in Book 330 Page 4432 on December 22, 2010.
12. 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.

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## EXHIBIT A

The land referred to in this Commitment is described as follows:

BEING 20.389 acres of land out of Section 12, Township 54 North of the Base Line, Range 4 West of the Fifth Principal Meridian, and being a part of those certain tracts or parcels of land described in deed from Robert E. & Louisa Cash to James Merritt Cash and recorded in Book 151, Page 68 and Book 195, Page 521, Deed Records of Pike County, said 20.389 acres being more particularly described by metes and bounds as follows: BEGINNING at an iron rod on the westerly right-of-way of State Highway 61 from which the east quarter corner of Section 12, Township 54 North, Range 4 West, bears N 70 degrees 28' E, 446.3'; THENCE S 2 degrees 08' 15" W 1256.10' along and beside the existing fence to a point for corner in the centerline of County Road 24, from which an iron rod bears N 2 degrees 08' 15" E, 16.14'; THENCE N 66 degrees 13' W 287.50' with the centerline of said road to a point for corner; THENCE S 89 degrees 32' W 55.87' to a point for corner on the easterly right-of-way of State Route RA, from which a R/W Monument bears S 18 degrees 30' E 2.1' and an O. Stone bears S 89 degrees 32' W, 438.5', (Record of Surveys, Pike County, Book 1, Page 310;) THENCE N 18 degrees 30' W 51.29' with the easterly R/W State Route RA to a R/W Mon. for corner; Thence N 42 degrees 59' 55" W 152.31' with the easterly line of Route RA to a R/W Mon. for corner; THENCE N 19 degrees 48' W 340.0' with the easterly line of Route RA to a Mon. for corner; THENCE N 19 degrees 11' 04" W 465.43' with the easterly line of Route RA to a Mon. for corner at the beginning of a curve to the right, said curve having a central angle of 52 degrees 32', a radius of 671.25', a tangent length of 331.27' and a chord bearing of N 6 degrees 28' E 594.13'; THENCE 615.43' along and with said curve and the easterly R/W of Route RA to a R/W Monument for corner; THENCE N 56 degrees 18' 45" E 85.0' to a R/W Mon. on the westerly right-of-way line of State Highway 61; THENCE S 57 degrees 16' E 388.50' with the westerly line of State Highway 61 to a R/W Mon. for corner; THENCE S 54 degrees 24' 15" E 356.15' with the westerly line of State Highway 61 to the place of beginning, containing 20.389 acres of land, which includes 0.144ac in Co. Road 24, and according to Plat # WC 72 082 filed in the Record of Surveys, Lincoln County, Missouri, and subject to easements, conditions or restriction of record, if any.

EXCEPT, a tract conveyed by a General Warranty Deed dated April 17th 1994 from Lorraine E. Deuser, Richard E. Deuser and Susan M. Deuser to State of Missouri as recorded in Book 323 Page 9956 in the office of the Recorder of Deeds of Pike County, Missouri.

(If a new survey is performed, the new legal description will govern in this transaction)

# **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.

## WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

<b>Why?</b>	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.
<b>What?</b>	<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"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	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?	Can you limit this sharing?
<b>For our everyday business purposes</b> - such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	<b>Yes</b>	<b>No</b>
<b>For our marketing purposes</b> - to offer our products and services to you	<b>No</b>	<b>We don't share</b>
<b>For joint marketing with other financial companies</b>	<b>No</b>	<b>We don't share</b>
<b>For our affiliates' everyday business purposes</b> - information about your transactions and experiences	<b>Yes</b>	<b>No</b>
<b>For our affiliates' everyday business purposes</b> - information about your creditworthiness	<b>No</b>	<b>We don't share</b>
<b>For our affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>For non-affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.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 <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> .
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> <li>• <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></li> </ul>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>

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	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 Company of Conroe	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 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	