

STEWART TITLE GUARANTY COMPANY

American Land Title Association  
Commitment for Title Insurance  
Adopted 6-17-06 Revised 08-01-2016 Revised 07-01-2021

Commitment Number: 2409-037

Schedule A

1. Effective date: September 12, 2024 at 8:00 AM
2. Policy or Policies to be issued: Amount
  - (a)  ALTA Owner's Policy [2006] \$ .00  
Proposed Insured:
  - (b)  ALTA Loan Policy [2006] \$ .00  
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple.
4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:  
Barker Sibs4, LLC
5. The land referred to in this Commitment is described, as follows:

Tract 1

A tract of land lying in the Northeast Quarter of Section 24, Township 33 North, Range 23 West and the Northwest Quarter of Section 19, Township 33 North, Range 22 West said tract being more particularly described as follows:

Beginning at the Southwest corner of the North one-half of Lot 2 of the Northwest Quarter of Section 19, Township 33 North, Range 22 West; thence along the South line of said North one-half of Lot 2 South 87 degrees 39 minutes 31 seconds East, 942.18 feet; thence leaving said South line South 23 degrees 58 minutes 38 seconds West 461.01 feet; thence North 87 degrees 39 minutes 31 seconds West 107.70 feet; thence South 29 degrees 19 minutes 38 seconds West, 681.31 feet; thence North 87 degrees 39 minutes 31 seconds West, 150.81 feet to a point on the East line of tract of land described in Book 771, Page 1736 of the Polk County, Missouri recorder's office; thence along said East line North 00 degrees 24 minutes 41 seconds East, 318.49 feet to a point on the North line of said tract; thence leaving said East line and along said North line North 86 degrees 13 minutes 08 seconds West, 630.27 feet to a point on the Easterly right-of-way of Missouri state highway 83, thence along said right-of-way the following courses, North 05 degrees 59 minutes 46 seconds West, 334.97 feet; thence North 25 degrees 30 minutes 44 seconds West, 289.12 feet to a point on the South line of a tract of land described in Book 2015L, Page 4628 of said recorder's office; thence leaving said right-of-way and along said South line South 88 degrees 01 minutes 22 seconds East, 580.96 feet to a point on the West line of said Section 19; thence leaving said South line along said West line South 02 degrees 29 minutes 31 seconds West, 38.06 feet to the point of beginning. All lying in the Northeast Quarter of Section 24, Township 33 North, Range 23 West and the Northwest Quarter of Section 19, Township 33 North, Range 22 West, in the City of Bolivar, Polk County, Missouri. MORE OR LESS bearings based on grid North of the Missouri coordinate system of 1983, central zone.

Tract 2

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A tract of land lying in the Southeast Quarter of Section 13, Township 33 North, Range 23 West and the Southwest Quarter of Section 18, Township 33 North, Range 22 West, said tract being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 13, Township 33 North, Range 23 West; thence along the East line of said Section 13 North 02 degrees 07 minutes 55 seconds East, 283.99 feet to an iron pin said pin also being the point of beginning; thence leaving said East line North 88 degrees 01 minutes 06 seconds West, 583.20 feet; thence North 00 degrees 35 minutes 14 seconds East 2363.49 feet to a point lying on the North line of said Section 13, thence along said North line South 88 degrees 00 minutes 59 seconds East, 651.34 feet to the Northeast corner of said Section 13; thence along the East line of Lot 13 South 02 degrees 14 minutes 22 seconds West, 41.12 feet to the Northwest corner of Section 18, Township 33 North, Range 22 West; thence along the North line of said Section 18 South 87 degrees 36 minutes 33 seconds East, 523.87 feet; thence leaving said North line South 05 degrees 30 minutes 10 seconds West, 2004.69 feet; thence North 86 degrees 52 minutes 39 seconds West, 409.79 feet; thence South 02 degrees 14 minutes 22 seconds West, 325.15 feet to the point of beginning. All lying in the Southeast Quarter of Section 13, Township 33 North, Range 23 West and the Southwest Quarter of Section 18, Township 33 North, Range 22 West, in The City of Bolivar, Polk County, Missouri. MORE OR LESS bearings based on grid North of the Missouri coordinate system of 1983, central zone.

Tract 3

A tract of land lying in the Southwest Quarter of Section 18, Township 33 North, Range 22 West, said tract being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of Section 18, Township 33 North, Range 22 West; thence along North line of said Southwest Quarter South 87 degrees 36 minutes 33 seconds East, 523.87 feet to the point of beginning; thence continuing along said North line South 87 degrees 36 minutes 33 seconds East, 548.71 feet; thence leaving said North line South 02 degrees 43 minutes 03 seconds West, 1295.01 feet; thence North 87 degrees 03 minutes 38 seconds West, 611.44 feet; thence North 05 degrees 30 minutes 10 seconds East, 129.04 feet to the point of beginning. All lying in the Southwest Quarter of Section 18, Township 33 North, Range 22 in The City of Bolivar, Polk County, Missouri. MORE OR LESS bearing based on grid North of the Missouri coordinate system of 1983, central zone.

Tract 4

A tract of land lying in the Southwest Quarter of Section 18, Township 33 North, Range 22 West said tract being more particularly described as follows:

Beginning at the Southwest corner of Section 18, Township 33 North, Range 22 West thence along the West line of said Section 18, North 02 degrees 07 minutes 55 seconds East, 283.99 feet to a pin along said West line; thence North 02 degrees 14 minutes 22 seconds, East 325.15 feet; thence leaving said East line South 86 degrees 52 minutes 39 seconds East, 409.79 feet; thence North 05 degrees 30 minutes 10 seconds East, 713.65 feet; thence South 87 degrees 03 minutes 38 seconds East, 611.44 feet; thence North 02 degrees 43 minutes 03 seconds East, 1296.01 feet to a point lying on the North line of said Section 18; thence along said North line South 87 degrees 36 minutes 33 seconds East, 435.92 feet; thence leaving said North line South 02 degrees 12 minutes 40 seconds West, 250.00 feet; thence South 87 degrees 36 minutes 33 seconds East, 150.00 feet; thence South 02 degrees 12 minutes 40 seconds West, 2395.33 feet to a point lying on the South line of said Section 18; thence along said South line North 87 degrees 43 minutes 25 seconds West, 649.41 feet; thence leaving said South line South 01 degrees 43 minutes 02 seconds West, 598.68 feet, thence North 87 degrees 33 minutes 54 seconds West, 1015.85 feet to a point on the West line of Section 19, Township 33 North, Range 22 West; thence along said West line North 02 degrees 17 minutes 11 seconds East, 638.84 feet to the point of beginning. All lying in the Southwest Quarter of Section 18, Township 33 North, Range 22 and the Northwest Quarter of Section 19, Township 33 North, Range 22 West in The City of Bolivar, Polk County, Missouri. MORE OR LESS bearings based on grid North of the Missouri coordinate system of 1983, central zone.

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Tract 5

A tract of land lying in the Northwest Quarter of Section 19, Township 33 North, Range 22 West and the Southwest Quarter of Section 18, Township 33 North, Range 22 West, said tract being more particularly described as follows:

Commencing at the Northwest corner of Section 19, Township 33 North, Range 22 West; thence along the North line of said section 19 South 87 degrees 43 minutes 25 seconds, 1009.90 feet to the point of beginning; thence continuing along said North line South 87 degrees 43 minutes 25 seconds East, 649.41 feet; thence leaving said north line North 02 degrees 12 minutes 40 seconds East, 2395.33 feet; thence North 87 degrees 36 minutes 33 seconds West, 150.00 feet; thence North 02 degrees 12 minutes 40 seconds East, 250.00 feet to a point on the North line of the Southwest Quarter of Section 18, Township 33 North, Range 22 West; thence along said North line South 87 degrees 36 minutes 33 seconds East, 250.00 feet to a point on the West line of a tract of land described in Book 2015L, Page 349 of the Polk County, Missouri recorder's office; thence leaving said north line and along said West line South 02 degrees 12 minutes 40 seconds West, 2645.14 feet to a point on the South line of a tract of land described in Book 587, Page 1046 of said recorder's office; thence leaving said West line and along said South line South 87 degrees 44 minutes 30 seconds East, 576.48 feet to a point on the West line of a tract of land described in Book 2012L Page 3067 of said recorder's office; thence leaving said South line and along said West line South 02 degrees 06 minutes 04 seconds West, 2979.20 feet to a point on the North line of a tract of land described in Book 2013L Page 3913 of said recorder's office; thence leaving said West line and along said North line North 87 degrees 12 minutes 43 seconds West, 1315.16 feet to a point on the West line of a tract of land described in Book 2014L, Page 1788; thence leaving said North line and along said West line South 01 degrees 51 minutes 26 seconds West, 990.00 feet to point on the North line of a tract of land described in Book 694, Page 1793 of said recorder's office; thence leaving said West line and along said North line North 87 degrees 45 minutes 39 seconds West, 781.44 feet to a point on the East line of a tract of land described in Book 600, Page 167 of said recorder's office; thence leaving said North line and along said East line North 00 degrees 24 minutes 41 seconds East, 1604.88 feet; thence leaving said East line South 87 degrees 39 minutes 31 seconds East, 150.81 feet; thence North 29 degrees 19 minutes 38 seconds East, 681.31 feet; thence South 87 degrees 39 minutes 31 seconds East, 107.70 feet; thence North 23 degrees 58 minutes 33 seconds East, 481.01 feet; thence South 87 degrees 39 minutes 31 seconds East, 80.57 feet; thence North 01 degrees 43 minutes 02 seconds East, 1319.06 feet to the point of beginning. All lying in the Northeast Quarter of Section 19, Township 33 North, Range 22 West and the Southwest Quarter of Section 18, Township 33 North, Range 22 West, in The City of Bolivar, Polk County, Missouri. MORE OR LESS bearings based on grid North of the Missouri coordinate system of 1983, central zone.

Stewart Title Guaranty Company  
Countersigned — POLK COUNTY TITLE COMPANY

BY   
Suzanne Coleman  
Authorized Signatory

Polk County Title Company  
1320 W. Broadway St  
Bolivar, MO 65613  
Business Phone: (417) 326-4500  
Fax Number: (417) 326-4502  
For information concerning this commitment ask for Suzanne

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Schedule B I  
(Requirements)

The following are the requirements to be complied with:

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.

NOTE: THIS IS AN INFORMATIONAL COMMITMENT. THIS INFORMATIONAL COMMITMENT IS NOT AN ABSTRACT OR OPINION OF TITLE, NOR IS IT A COMMITMENT TO INSURE TITLE. THIS COMMITMENT IS FURNISHED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES WHEN ACQUIRING OR CONVEYING AN INTEREST IN THE LAND. IT MAY NOT BE RELIED UPON AS A COMMITMENT TO INSURE TITLE TO THE LAND IDENTIFIED HEREIN. IF TITLE INSURANCE COVERAGE IS DESIRED, APPLICATION SHOULD BE MADE FOR A TITLE INSURANCE COMMITMENT IN A SPECIFIED AMOUNT AND IDENTIFYING THE PROPOSED INSURED.

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Schedule B II  
 (Exceptions)

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. 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.
2. All assessments and taxes for the year 2024 and all subsequent years. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record. The following is furnished for informational purposes only, to-wit:

Parcel Locator Number	
Assessed Valuation	\$
County Taxes For 2023	2023 \$

3. 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.
4. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.
5. Rights or claims of parties in possession not shown by the public records.
6. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
7. There is no coverage provided for any bankruptcy proceeding or federal court judgments that are not filed of record in Polk County, Missouri.
8. The land described herein shall not be deemed to include any house trailer or mobile home located on the premises.
9. If the land described herein is located within the limits of any city then compliance with any Zoning or Subdivision Regulations of such city is required.
10. ( 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.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal,

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lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interests that are not listed. The Company makes no representation as to the present ownership of any such interest. There may be leases, grants, exceptions or reservations of interest that are not listed.

12. Building Setback Lines, Easements, Covenants, Conditions and Restrictions, including a provision for Subdivision assessments or Homeowners Associations Declaration, if any, according to the recorded plat, or other instrument, and any amendment thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.
13. Encroachments, boundary issues, and other matters not shown by the public records in Polk County, Missouri.
14. Rights of spouse, if any.
15. Right of way easement as shown in Book 337 Page 123 in the Deed Records of Polk County, Missouri.

**NOTE: "PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN OR REFERRED TO HEREIN CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED."**