



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

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.

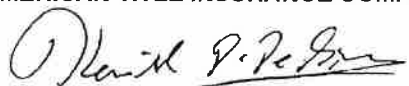
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Comehl, Secretary

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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; and
 - f. Schedule B, Part II—Exceptions.

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.

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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.
- 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

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

Issuing Agent: Touchstone Title & Abstract
Issuing Office: 1 McBride and Son Center Drive Suite 144, Chesterfield, MO 63005
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: 250774
Issuing Office File No.: 250774
Property Address: Tracts 1, 2, 3 & 4 (11757 State Hwy 94), Marthasville, MO 63357
Revision No.:

SCHEDULE A

1. Commitment Date: May 30, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA OWNERS POLICY (07/01/2021)
Proposed Insured: TO BE DETERMINED
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: Sharon F. Mealer, (as to Lots 92, 94 thru 99, Lots 116 & 117 & Lots 128 & 129), Sharon Mealer, (as to Lots 133, 142 & 143), and Sharon F. Mealer, as Trustee of The McCwill Family Trust U/A dated November 6, 2023, (as to Lots 138 thru 141, Lots 144 thru 147 and Lake).
5. The Land is described as follows:

PARCEL 1:

A tract previously known as Lot 92 of Holiday Ranch Plat 4, according to the plat thereof recorded in Plat Book 2 Page 94 of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946.

PARCEL 2:

A tract previously known as Lot 94 of Holiday Ranch Plat 4, according to the plat thereof recorded in Plat Book 2 Page 94 of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946.

A tract previously known as Lots 95, 96 and 97 of Holiday Ranch Plat 4, according to the plat thereof recorded in Plat Book 2 Page 94 of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946.

A tract previously known as Lot 98 of Holiday Ranch Plat 4, according to the plat thereof recorded in Plat Book 2 Page 94 of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946.

Lot 99 of Holiday Ranch Plat 4, according to the plat thereof recorded in Plat Book 2 Page 94 of the Warren County

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SCHEDULE A

(Continued)

Commitment No.: 250774
File No.: 250774

Records.

PARCEL 3:

Lots 144, 145, 146 and 147 of Holiday Ranch Plat 5, according to the plat thereof recorded in Plat Book 3 Page 26, now Slide A-122 of the Warren County Records.

A tract previously known as Lots 133, 142, and 143 of Holiday Ranch Plat 5, according to the plat thereof recorded in Plat book 3 Page 26 of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946.

Described in Warranty Deed recorded in Book 1016 Page 279 as follows:

A tract of land being Lots 133, 142 and 143 of Holiday Ranch Estates Plat 5, a subdivision in Warren County, Missouri, and being more particularly described as follows: Commencing at the Northwest corner of Lot 143, said point being an iron rod in the center of a 30 foot wide road easement; thence along the centerline of said road easement, the following courses and distances; thence North 35 degrees 35 minutes 45 seconds East 100.27 feet to an iron rod; thence North 58 degrees 05 minutes East 49.94 feet to an iron rod; thence South 68 degrees 41 minutes 10 seconds East 49.85 feet to an iron rod; thence South 64 degrees 04 minutes 40 seconds East 50.06 feet to an iron rod; thence South 57 degrees 26 minutes East 49.90 feet to an iron rod; thence South 28 degrees 20 minutes East 150.20 feet to the Southeast corner of Lot 133 and from which point a set iron rod bears South 80 degrees 55 minutes 22 seconds West 18.43 feet; thence South 80 degrees 55 minutes 22 seconds West along the South line of Lot 133, 153.13 feet to the Southwest corner thereof, and from which point an iron rod bears North 80 degrees 55 minutes 22 seconds East 31.97 feet; thence North 29 degrees East 23.2 feet to a point; thence North 54 degrees 29 minutes West 30 feet to a point; thence South 81 degrees 52 minutes West 30 feet to a point; thence South 52 degrees 33 minutes West 25 feet to the Southwest corner of Lot 143, and from which point an iron rod bears North 44 degrees 50 minutes 25 seconds West 10.60 feet; thence North 44 degrees 50 minutes 25 seconds West along the West line of Lot 143, 134.67 feet to the point of beginning.

A tract previously known as Lots 138, 139, 140 and 141 of Holiday Ranch Plat 5, according to the plat thereof recorded in Plat Book 3 Page 26, (Slide A-122) of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946.

Lots 128 of Holiday Ranch Plat 5, according to the plat thereof recorded in Plat Book 3 Page 26, (Slide A-122) of the Warren County Records.

Lots 129 of Holiday Ranch Plat 5, according to the plat thereof recorded in Plat Book 3 Page 26, (Slide A-122) of the Warren County Records.

Property described as Lake on the Plat of Holiday Ranch Plat 5, said Lake being bordered by Lots 118 through 133 and Lots 142 through 148, all as situated on Plat Book 3 Page 26, now known as Slide A-122 of Holiday Ranch Subdivision Plat 5, a plat recorded in the Warren County Records.

PARCEL 4;

A tract previously known as Lots 116 and 117 of Holiday Ranch Plat 4, according to the plat thereof recorded in Plat Book 2 Page 94 of the Warren County Records, as vacated by Order of the Warren County Court recorded on December 31, 1979 in Book 232 Page 946..

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SCHEDULE A
(Continued)

Commitment No.: 250774
File No.: 250774

First American Title Insurance Company

By: Kathren Finch
Touchstone Title & Abstract

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SCHEDULE B, PART I - Requirements

Commitment No.: 250774

File No.: 250774

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.
 - a. General Warranty Deed from The McWill Family Trust and Sharon F. Mealer to TO BE DETERMINED
5. Furnish for examination an authentic copy of The McWill Family Trust U/A dated November 6, 2023 or Declaration of Trust and any Amendments or Revocation thereto. We reserve the right to make any additional requirements we may deem necessary.
6. Furnish to us for recording a properly executed Affidavit stating that Sharon Mealer, Sharon F. Mealer and Sharon Fay Mealer are one and the same person.
7. Trustee's Deed to be executed by Sharon F. Mealer a/k/a Sharon Mealer, individually, together with spouse if any, and Sharon F. Mealer a/k/a Sharon Fay Mealer, as Trustee of The McWill Family Trust U/A dated November 6, 2023, as grantor to TO BE DETERMINED, as grantee.

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

8. Compliance with the terms, provisions, stipulations contained in Judgment/Decree of Dissolution by and between Sharon F. Mealer and George R. Mealer being Case No. 16BB-DR00026, rendered on April 6, 2016 in the Circuit Court of Warren County, State of Missouri, a copy of which is recorded in Document No. 201601769.
9. Provide this Company with a properly executed and completed Owner's Affidavit.
10. If there has been construction, improvements or repairs to or on the property in the past 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing.
11. Minimum Standards for Property Boundary Surveys and that the survey to accurately reflects all improvements, including fences, and easements, both recorded and visible unrecorded.
12. NOTE: In addition to the above, the following information must be furnished this Company.
 - (1) Proof of payment of unpaid assessments or charges for sewer services, if any.
 - (2) Proof of payment of unpaid assessments by trustees of said subdivision, if any.

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SCHEDULE B
(Continued)

Commitment No.: 250774
File No.: 250774

(3) Proof of payment of unpaid General or Special Taxes by any taxing authority, if any.

(4) Proof of payment of delinquent real estate taxes, if any.

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 read carefully.

If there is a transfer of title, a Certificate of Value executed by the Grantee(s) must be submitted with all deeds and instruments transferring title.

CLOSING INFORMATION NOTE: If the closing for the subject property is to be conducted by this Company, we require all monies due from the purchase to be in the form of a Cashier's Check, Certified Check or Wire Transfer. If the sale proceeds of any "payoffs" pursuant to the closing require "Good Funds" then monies by us for such must be by bank or wire transfer.

The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over funds "on the wire" we cannot accept financial responsibility for delays in the clearing of funds.

13. **NOTE:** If any requirements shown on Schedule B-Section 1 of this Commitment are not complied with, then the requirements or the matters constituting the requirement will be shown as an exception or exceptions on the Policy or Policies provided the Company elects to issue such Policy or Policies.

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SCHEDULE B
(Continued)

Commitment No.: 250774
File No.: 250774

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, attaches, or is 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. Easements, or claims of easements, not shown by the Public Records.
4. Any encumbrance, violation, variation or adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments which are not shown as existing liens by the Public Records.
7. The lien of the General Taxes for the year 2025 and thereafter.
8. NOTE: For informational purposes only, we submit the following tax figures, property address, if known. We assume no liability for the correctness of same. Based upon information provided us by the public authorities.

Based upon 2024 figures

Tax I.D. No.: 12-24.0-1-00-043.004.000 (Lot 92 Holiday Ranch #4)

Assessed Value: \$513.00

2024 Tax Amount \$31.35

2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures

Tax I.D. No.: 12-24.0-1-00-043.000.000 (Lot 94 Holiday Ranch #4)

Assessed Value: \$821.00

2024 Tax Amount \$50.16

2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures

Tax I.D. No.: 12-24.0-1-00-043.003.000 (Lots 95, 96 & 97 Holiday Ranch #4)

Assessed Value: \$513.00

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SCHEDULE B
(Continued)

Commitment No.: 250774
File No.: 250774

2024 Tax Amount: \$31.35
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-043.002.000 (Lot 98 Holiday Ranch #4)
Assessed Value: \$513.00
2024 Tax Amount: \$31.35
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-043.001.000 (Lot 99 Holiday Ranch #4)
Assessed Value: \$410.00
2024 Tax Amount: \$25.05
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-065.000.000 (Lots 144, 145, 146 & 147 Holiday Ranch Plat #5)
Assessed Value: \$2,052.00
2024 Tax Amount: \$125.36
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-077.003.000 (Lots 133, 142 & 143 Holiday Ranch)
Assessed Value: \$1,026.00
2024 Tax Amount: \$62.69
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-077.002.000 (Lots 138-141 Holiday Ranch)
Assessed Value: \$616.00
2024 Tax Amount: \$37.63
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-081.000.000 (Lot 129 Holiday Ranch #5)
Assessed Value: \$513.00
2024 Tax Amount: \$31.35
2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures
Tax I.D. No.: 12-24.0-1-00-082.000.000 (Lot 128 Holiday Ranch #5)
Assessed Value: \$513.00
2024 Tax Amount: \$31.35
2024 Real Estate Taxes and prior years are paid.

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SCHEDULE B

(Continued)

Commitment No.: 250774

File No.: 250774

Based upon 2024 figures

Tax I.D. No.: 12-24.0-1-00-077.000.000 (Lake Holiday Ranch)

Assessed Value: \$205.00

2024 Tax Amount: \$12.51

2024 Real Estate Taxes and prior years are paid.

Based upon 2024 figures

Tax I.D. No.: 12-24.0-4-00-003.007.000 (Lots 116 & 117 Holiday Ranch #4)

Assessed Value: \$821.30

2024 Tax Amount: \$50.16

2024 Real Estate Taxes and prior years are paid.

9. Building lines and easements according to the plat thereof recorded in Plat Book 2 page 94 of the Warren County Records.
10. Building lines and easements according to the plat thereof recorded in Plat 3 page 26, now Slide A-122 of the Warren County Records.
11. Building Lines, Easements, Covenants, Conditions, Dedications, Restrictions, which may include a provision for assessments and rights of trustees, according to instrument(s) recorded in Book 109 Page 645 and Book 1030 Page 252 of the Warren County Records and any additional amendments of record, but deleting any Covenant, Condition or Restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientations, marital status, ancestry, source of income or disability, to the extent such Covenants, Conditions or Restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
12. Charges and assessments by Trustees of said Subdivision, sewer service charges, sewer lateral charges, sewer maintenance charges, roadway maintenance assessments, neighborhood improvement district charges and/or public water supply district charges and assessments, if any.
13. Tenancy rights, either as month to month or by virtue of written lease of any party now in possession of the premises in question.
14. Non-exclusive Road Easement as more fully set forth in the instrument recorded in Book 207 Page 240, Book 274 Page 219 and Book 2188 Page 673.
15. Easement to Missouri Edison Company as more fully set forth in the instrument recorded in Book 138 at Page 645.
16. Terms and provisions of the Water Well Share Agreement recorded in Book 195 Page 495, Book 205 Page 335, and Book 368 Page 101.
17. Easement to Cuivre River Electric Cooperative, Inc., as more fully set forth in the instrument recorded in Book 225 at Page 207 and Book 667 Page 48.
18. Terms and provisions of the Order of Vacation of Certain Parts of Plats of Holiday Ranch recorded in Book 232 at Page 946.
19. Terms and provisions of the right for ingress and egress recorded in Book 568 at Page 96.
20. Covenants and restrictions contained in the Roadway Maintenance instrument recorded in Book 416 Page 70 and Book 431 at Page 230 including provisions for Assessments.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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SCHEDULE B
(Continued)

Commitment No.: 250774
File No.: 250774

21. Survey for Jeff Duncan by Lewis-Bade Inc. in Survey Book LL002 of the Warren County records.
22. Rights of the property owners abutting the lake in and to the waters of the lake, and in and to the bed thereof; also boating and fishing rights of property owners abutting the lake or the stream of water leading thereto and therefrom, together with the rights of all property owners in the subdivision known as Holiday Ranch in and to the lake in said subdivision.
23. Right of Way of the County Road constituting a boundary of the land.

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