

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

Issuing Agent: Wright County Land Services LLC
Issuing Office: 926 North Main Street
Mountain Grove, MO 65711
Issuing Office's ALTA® Registry ID: 1104744
Loan ID Number:
Commitment Number: 2024-6725
Issuing Office File Number: 2024-6725
Property Address: 4411 Missouri 5, Hartville, MO 65667
Revision Number:

SCHEDULE A

1. Commitment Date: October 29, 2024 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy **INFORMATIONAL COMMITMENT**
 Proposed Insured: **\$**
 Proposed Amount of Insurance: **fee simple**
 The estate or interest to be insured:
 - (b) 2021 ALTA Loan Policy **INFORMATIONAL COMMITMENT**
 Proposed Insured: **\$**
 Proposed Amount of Insurance: **fee simple**
 The estate or interest to be insured:
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 Steve T. Jackson and Mary Ann K. Jackson, Trustees of The Steve T. Jackson and Mary Ann K. Jackson RTA, dated March 29, 2001 by deed from Steve T. Jackson and Mary Ann K. Jackson dated 09/17/2004 and recorded with Wright County Recorder of Deeds on 09/21/2004 as Instrument #20042826 in Book 281, Page 192.
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

WRIGHT COUNTY LAND SERVICES LLC
926 North Main Street, Mountain Grove, MO 65711
Telephone: (417) 926-4300

Countersigned by:



Roger J Newman, License #0377521
Wright County Land Services LLC, License #8046770

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



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.

Duly authorized and executed Deed from Steve T. Jackson and Mary Ann K. Jackson, Trustees of The Steve T. Jackson and Mary Ann K. Jackson RTA, dated March 29, 2001, to Purchase Through Auction By Trophy Properties and Auction, to be executed and recorded at closing.

5. Payment of all taxes and/or assessments levied against the land which are NOW PAYABLE. County/State Real Estate Taxes to Wright County for the period ending December 31, 2024, in the amount of \$1,379.76. Parcel numbers: 17-1.2-12-0-000-012.00, 17-1.2-11-0-000-008.00, 17-6.1-14-0-000-001.00, 17-6.1-13-0-000-002.01
6. OWNER'S AFFIDAVIT TO BE PROPERLY EXECUTED AND ACKNOWLEDGED AND RETURNED TO WRIGHT COUNTY LAND SERVICES LLC, AFFIDAVIT NEED NOT BE RECORDED.
7. 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.
8. We require notifications as to any Trailers/Mobile homes/Manufactured home which is placed on subject property that are considered real or personal property and we reserve the right to make additional requirements upon notification.
9. We require notification if the current owner or buyer is presently in or has previously filed bankruptcy and we reserve the right to make additional requirement upon notification.
10. PROVIDE WRIGHT COUNTY LAND SERVICES, LLC WITH A CURRENT COPY OF ABOVE MENTIONED TRUST AGREEMENT FOR OUR RECORDS.
NOTE: WRIGHT COUNTY LAND SERVICES, LLC RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS UPON RECEIPT OF SAID TRUST.
11. A Deed of Trust from STEVE T. JACKSON and MARY ANN K. JACKSON, Trustees of THE STEVE T JACKSON AND MARY ANN K JACKSON, RTA DATED MARCH 29, 2001 to STEVEN M LEIGH, Trustee(s), securing an indebtedness to AMERICAN ADVISORS GROUP, in the amount of \$548,850.00, dated March 25, 2019 and recorded on April 9, 2019 as Instrument #201900726 in Book 324, Page 1355 in the official records of Wright County Recorder to be satisfied and released.
12. A Deed of Trust from STEVE T. JACKSON and MARY ANN K. JACKSON, Trustees of THE STEVE T JACKSON AND MARY ANN K JACKSON, RTA DATED MARCH 29, 2001 to SENIOR OFFICIAL, Trustee(s), securing an indebtedness to COMMISSIONER OF HOUSING AND URBAN DEVELOPMENT, in the amount of \$548,850.00, dated March 25, 2019 and recorded on April 9, 2019 as Instrument #201900727 in Book 324, Page 1371 in the official records of Wright County Recorder to be satisfied and released.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Any water or well rights, or rights or title to water or claims thereof, in, on or under the land.
7. Unpatented mining claims; reservations or exceptions in patents or in the Acts authorizing the issuance of said patents.
8. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
9. Real Estate Taxes and assessments for the year 2024 and all subsequent years, none now due and payable.
10. RIGHT-OF-WAY FOR HIGHWAY 5, AND ANY ENCROACHMENTS OR LIMITATIONS IT MAY MAKE ON THE SUBJECT PROPERTY.
11. SUBJECT TO RIGHT OF WAY EASEMENT TO STEVE T JACKSON AND MARY ANN K JACKSON FILED APRIL 9, 2019 IN BOOK 324 AT PAGE 1353.
12. SUBJECT TO HIGHWAY CONVEYANCE FILED IN BOOK 52 AT PAGE 340, FILED JANUARY 24, 1906.
13. SUBJECT TO HIGHWAY CONVEYANCE FILED IN BOOK 134 AT PAGE 61, FILED MAY 29, 1953.
14. SUBJECT TO SURVEY C-9637, MADE BY CARMACK SURVEYING, INC.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.

EXHIBIT A

The Land referred to herein below is situated in the County of Wright, State of Missouri and is described as follows:

The Southeast Quarter of the Southeast Quarter of Section 11, Township 29 North, Range 15 West; All that part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 15 West, lying West of Missouri State Highway No. 5; All that part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 29 North, Range 15 West, lying West of Missouri State Highway No. 5; the Northeast Quarter of the Northeast Quarter of Section 14, Township 29 North, Range 15 West, Wright County, Missouri.

Except; A part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 29 North, Range 15 West of the 5th P.M., described as follows: Commencing at the Southwest corner of said Section 12; thence North 01 degrees 51 minutes 53 seconds East 1201.63 feet along the West line of said Section 12; thence South 88 degrees 08 minutes 07 seconds East 11.68 feet for the true place of beginning; thence South 31 degrees 02 minutes 48 seconds East 891.28 feet; thence South 86 degrees 59 minutes 45 seconds East 92.43 feet; thence South 06 degrees 18 minutes 03 seconds East 147.13 feet; thence North 85 degrees 38 minutes 54 seconds East 100.00 feet to the Westerly right of way line of Missouri Highway No. 5, as located April, 2022; thence North 04 degrees 21 minutes 06 seconds West 609.57 feet, and along a curve turning to the left with an arc length of 232.06 feet with a radius of 686.10 feet, with a chord bearing of North 14 degrees 02 minutes 29 seconds West, with a chord length of 230.96 feet, and North 23 degrees 43 minutes 52 seconds West 50.93 feet, all along said Westerly right of way line; thence North 86 degrees 59 minutes 45 seconds West 545.79 feet to the true place of beginning.

Subject to all easements of record. Description as per Survey C-9637 made by Carmack Surveying, Inc.
All in Wright County, Missouri.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.