

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: 317 W. Main Street, Bowling Green, MO 63334

Issuing Office's ALTA® Registry ID: 1091109

Loan ID No.:

Commitment No.: 2026019475

Issuing Office File No.: 2026019475

Property Address: 67.0 ac., 34.9 ac., & 16.1 ac. Hwy U, Bowling Green, MO 63334

**SCHEDULE A
COMMITMENT**

1. Commitment Date: December 29, 2025 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/21)
Proposed Insured: TO BE DETERMINED BY AUCTION
Proposed Amount of Insurance: TBD
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:
Steven M. Gill and Gina J. Gill, husband and wife, and The Steven M. Gill and Gina J. Gill Joint Revocable Trust dated September 26, 2022
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Ins. Co.. 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.

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.
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. Provide a copy of the Trust Agreement for Steven M. Gill and Gina J. Gill, Revocable Trust dated September 26, 2022 and all amendments thereto. In Lieu thereof, the Company will consider a Certification of Trust in compliance with RSMo Section 456.10-1013 but reserves the right to require specific sections of the Trust Agreement if deemed necessary.
9. Cancellation or release of Future Advance Deed of Trust executed by Steven M. Gill and Gina J. Gill, husband and wife; and Steven M. Gill and Gina J. Gill Joint Revocable Trust dated September 26, 2022, to Southlaw PC, Trustee for HomeBank, dated 12/05/25 and recorded in Book 334, Page 6514 on 12/17/25, Deed Records of Pike County, Missouri.

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SCHEDULE B I

(Continued)

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

Tax locator #06-08-33-000-000-004.000

2025 Assessed Value: \$2,060.00

2025 County Tax: \$108.89 - PAID

Situs: 58.032 ac Highway U, Bowling Green, MO 63334

Tax locator #06-09-32-000-000-001.000

2025 Assessed Value: \$18,070.00

2025 County Tax: \$955.16 - PAID

Situs: 12754 Highway U (60.185 ac), Bowling Green, MO 63334

Tax locator #06-09-29-000-000-009.000

2025 Assessed Value: \$330.00

2025 County Tax: \$17.45 - PAID

Situs: 10.483 ac Pike 52, Bowling Green, MO 63334

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 II COMMITMENT

EXCEPTIONS FROM COVERAGE

Commitment No.: 2026019475

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 2026 and thereafter, none now due and payable.

Tracts 2 and 3

3. Title to that portion of subject property embraced within the bounds of Highway U or its right of way..
4. Loss or damage due to the inability to locate the burial ground located on subject property.
5. Rights of others in and to the cemetery located on subject property and the rights of ingress and egress thereto.
6. Rights of riparian owners and the public in and to the free and unobstructed flow of Peno Creek, Railroad Branch and Galey Branch which abut or flow through the Land without diminution or pollution.
7. Right-of-Ways to State of Missouri recorded in Book 196 Page 483, in Book 106 Page 485, in RW Book 1 Page 73, in RW Book 1 Page 77 and in Book 291 Page 127, all Pike County Deed Records.
8. Easement to Union Electric Company recorded in Book 275 Page 170, Pike County Deed Records.
9. Easement to Union Electric Company recorded in Book 275 Page 190, Pike County Deed Records.

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SCHEDULE B - PART II

(Continued)

10. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 323 Page 7793, Pike County Deed Records.
11. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 325 Page 7334, Pike County Deed Records.
12. Easement to Southwestern Bell Telephone Company recorded in Book 326 Page 3975, Pike County Deed Records.
13. Easement to Rockies Express Pipeline, LLC recorded in Book 329 Page 4783, Pike County Deed Records.
14. Boundary Survey performed by Jason D. Janes, P.L.S. #2004017826-Missouri for Janes Surveying, Inc. as Project No. 2014-003793 dated 11/04/2014 and revised 11/17/2025. (The original plat, with errors, was filed for record in Plat Book 7 Page 469, Pike County Deed Records.)
15. Boundary Survey performed by Jason D. Janes, P.L.S. #2004017826-Missouri for Janes Surveying, Inc. as Project No. 2025-009523 dated December 31, 2025.

Tract 1

16. Title to that portion of subject property embraced within the bounds of Highway U or Highway 61 or its right of way.
17. Easement to Union Electric Company recorded in Book 275 Page 190, Pike County Deed Records.
18. Right-of-Ways to State of Missouri recorded in Book 196 Page 483, in Book 106 Page 485, in RW Book 1 Page 73, in RW Book 1 Page 77 and in Book 291 Page 127, all Pike County Deed Records.
19. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 323 Page 7793, Pike County Deed Records.
20. Boundary Survey performed by Jason D. Janes, P.L.S. #2004017826-Missouri for Janes Surveying, Inc. as Project No. 2015-003953 dated May 1, 2015 and filed for record in Plat Book 7 Page 484, Pike Deed Records.
21. Boundary Survey performed by Jason D. Janes, P.L.S. #2004017826-Missouri for Janes Surveying, Inc. as Project No. 2025-009523 dated December 31, 2025.

Tracts 1, 2 and 3 (as indicated)

22. Changes in the land due to accretion, avulsion, reliction or meandering of the Peno Creek and Railroad Branch (Tract 3) and Gailey Branch (Tracts 1, 2 and 3). Rights of the United States, State of Missouri and the public in and to the navigable servitudes of the Peno Creek and Railroad Branch (Tract 3) and Gailey Branch (Tracts 1, 2 and 3). Land lying below the normal high water mark of the Peno Creek and Railroad Branch (Tract 3) and Gailey Branch (Tracts 1, 2 and 3).
23. Riparian rights are neither guaranteed nor insured. Rights of the upper and lower riparian owners to the free and unobstructed flow of water in Peno Creek, Railroad Branch and Galey Branch.

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SCHEDULE B - PART II

(Continued)

24. Any Riparian Rights, and any claims or rights of third parties under State or Federal Law, in, or for access to the bank bed, or waters of the body of water abutting the real estate described herein, and Riparian Rights incident to the said property described herein.
25. Any loss or gain in area or content, or change of boundaries because of application of the rules of avulsion, reliction and natural accretion, or by reason of movement of the thread of the stream of the creek and branches as they are located at the date hereof.

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

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EXHIBIT A

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

67.0 AC. TRACT #3:

A TRACT OF LAND LYING IN SECTIONS 29, 32 & 33, TOWNSHIP 54 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
COMMENCING AT A FOUND IRON PIPE MARKING THE CORNER COMMON TO SECTIONS 28, 29, 32 & 33; THENCE SOUTH 89 DEGREES, 53 MINUTES AND 07 SECONDS WEST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 29 & 32 A DISTANCE OF 1268.78 FEET TO THE TRUE POINT OF BEGINNING IN THE CENTERLINE OF PENO CREEK; THENCE NORTH 26 DEGREES, 11 MINUTES AND 38 SECONDS WEST ALONG SAID CENTERLINE 401.45 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON PIN BEARS NORTH 61 DEGREES, 40 MINUTES AND 33 SECONDS EAST 45.00 FEET; THENCE NORTH 61 DEGREES, 40 MINUTES AND 33 SECONDS EAST LEAVING SAID CENTERLINE 491.67 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 39 DEGREES, 54 MINUTES AND 24 SECONDS WEST 125.92 FEET TO A FOUND 5/8" IRON PIN; THENCE NORTH 58 DEGREES, 54 MINUTES AND 48 SECONDS EAST 27.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 45 DEGREES, 45 MINUTES AND 23 SECONDS EAST 131.78 FEET TO A 5/8" IRON PIN; THENCE SOUTH 38 DEGREES, 45 MINUTES AND 23 SECONDS EAST 259.12 FEET TO A FOUND IRON PIPE; THENCE SOUTH 47 DEGREES, 35 MINUTES AND 45 SECONDS EAST 228.80 FEET TO A FOUND IRON PIPE; THENCE SOUTH 49 DEGREES, 08 MINUTES AND 53 SECONDS EAST 133.31 FEET TO A FOUND IRON PIPE; THENCE SOUTH 43 DEGREES, 18 MINUTES AND 32 SECONDS EAST 148.06 FEET TO A FOUND IRON PIPE; THENCE SOUTH 36 DEGREES, 46 MINUTES AND 30 SECONDS EAST 173.40 FEET TO A FOUND IRON PIPE; THENCE SOUTH 32 DEGREES, 32 MINUTES AND 11 SECONDS EAST 184.20 FEET TO A FOUND IRON PIPE; THENCE SOUTH 21 DEGREES, 36 MINUTES AND 36 SECONDS EAST 194.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 18 DEGREES, 36 MINUTES AND 36 SECONDS EAST 393.40 FEET TO A 5/8" IRON PIN; THENCE SOUTH 19 DEGREES, 11 MINUTES AND 36 SECONDS EAST 291.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 11 DEGREES, 56 MINUTES AND 36 SECONDS EAST 157.50 FEET TO A 5/8" IRON PIN; THENCE SOUTH 01 DEGREE, 49 MINUTES AND 27 SECONDS WEST ALONG THE CENTERLINE OF GAILEY BRANCH 123.81 FEET; THENCE SOUTH 11 DEGREES, 49 MINUTES AND 49 SECONDS EAST ALONG SAID CENTERLINE 72.76 FEET FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 14 MINUTES AND 02 SECONDS EAST 55.00 FEET; THENCE SOUTH 01 DEGREE, 14 MINUTES AND 02 SECONDS EAST LEAVING SAID CENTERLINE 1294.31 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 32 MINUTES AND 40 SECONDS WEST 141.04 FEET TO A 5/8" IRON PIN; THENCE NORTH 89 DEGREES, 54 MINUTES AND 58 SECONDS WEST 41.14 FEET TO A 5/8" IRON PIN; THENCE SOUTH 21 DEGREES, 13 MINUTES AND 50 SECONDS WEST 177.32 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "U"; THENCE NORTH 72 DEGREES, 47 MINUTES AND 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY 184.22 FEET TO A 5/8" IRON PIN; THENCE NORTH 67 DEGREES, 05 MINUTES AND 03 SECONDS WEST ALONG SAID RIGHT-OF-WAY 50.25 FEET TO A 5/8" IRON PIN; THENCE NORTH 72 DEGREES, 47 MINUTES AND 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY 144.00 FEET TO A 5/8" IRON PIN; THENCE NORTH 78 DEGREES, 30 MINUTES AND 19 SECONDS WEST ALONG SAID RIGHT-OF-WAY 100.50 FEET TO A 5/8" IRON PIN; THENCE NORTH 72 DEGREES, 47 MINUTES AND 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY 278.75 FEET TO A 5/8" IRON PIN; THENCE NORTH 69 DEGREES, 55 MINUTES AND 56 SECONDS WEST ALONG SAID RIGHT-OF-WAY 66.19 FEET TO A 5/8" IRON PIN; THENCE NORTH 10 DEGREES, 43 MINUTES AND 07 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 177.86 FEET TO A 5/8" IRON PIN; THENCE NORTH 50 DEGREES, 07 MINUTES AND 41 SECONDS EAST 142.68 FEET TO A 5/8" IRON PIN; THENCE NORTH 11 DEGREES, 07 MINUTES AND 45 SECONDS EAST 80.09 FEET TO A 5/8" IRON PIN; THENCE NORTH 19 DEGREES, 40 MINUTES AND 49 SECONDS WEST 187.45 FEET TO A 5/7" IRON PIN; THENCE NORTH 09 DEGREES, 51 MINUTES AND 11 SECONDS WEST 248.44 FEET TO A 5/8" IRON PIN; THENCE NORTH 42 DEGREES, 31 MINUTES AND 51 SECONDS WEST 212.19 FEET TO THE CENTERLINE OF PENO CREEK FROM WHICH A 5/8" IRON PIN BEARS SOUTH 42 DEGREES, 31 MINUTES AND 51 SECONDS EAST 82.20 FEET; THENCE NORTH 13 DEGREES, 44 MINUTES AND 58 SECONDS EAST ALONG SAID CENTERLINE 255.63 FEET; THENCE NORTH 35 DEGREES, 02 MINUTES AND 34 SECONDS EAST ALONG SAID CENTERLINE 113.85 FEET; THENCE NORTH 43 DEGREES, 26 MINUTES AND 40 SECONDS EAST ALONG SAID CENTERLINE 103.42 FEET; THENCE NORTH 71 DEGREES, 19 MINUTES AND 55 SECONDS EAST ALONG SAID CENTERLINE 224.88 FEET; THENCE NORTH 09 DEGREES, 09 MINUTES AND 13 SECONDS WEST ALONG SAID CENTERLINE 98.15 FEET; THENCE NORTH 47 DEGREES, 35 MINUTES AND 34 SECONDS WEST ALONG SAID CENTERLINE 106.15 FEET; THENCE NORTH 30 DEGREES, 45 MINUTES

EXHIBIT A

(Continued)

AND 11 SECONDS WEST ALONG SAID CENTERLINE 189.39 FEET TO THE CENTERLINE OF GAILEY BRANCH; THENCE NORTH 55 DEGREES, 18 MINUTES AND 38 SECONDS WEST LEAVING SAID PENO CREEK AND ALONG SAID GAILEY BRANCH CENTERLINE 65.95 FEET; THENCE NORTH 67 DEGREES, 27 MINUTES AND 33 SECONDS WEST ALONG SAID CENTERLINE 154.43 FEET; THENCE NORTH 22 DEGREES, 33 MINUTES AND 29 SECONDS WEST ALONG SAID CENTERLINE 163.88 FEET; THENCE NORTH 20 DEGREES, 09 MINUTES AND 00 SECONDS WEST ALONG SAID CENTERLINE 388.36 FEET; THENCE NORTH 19 DEGREES, 12 MINUTES AND 22 SECONDS WEST ALONG SAID CENTERLINE 288.29 FEET TO THE POINT OF BEGINNING, CONTAINING 67.0 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2025-009523 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING DECEMBER OF 2025.

34.9 AC. TRACT #2:

A TRACT OF LAND LYING IN SECTION 33, TOWNSHIP 54 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES, 54 MINUTES AND 47 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 3242.84 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES AND 00 SECONDS EAST LEAVING SAID WEST LINE 870.85 FEET TO A FOUND RIGHT-OF-WAY MARKER ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "U" MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 48 DEGREES, 59 MINUTES AND 01 SECOND WEST ALONG SAID RIGHT-OF-WAY 45.34 FEET TO A 5/8" IRON PIN; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 09 DEGREE, 17 MINUTE AND 02 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREE, 48 MINUTE AND 40 SECOND, AN ARC LENGTH OF 256.48 FEET AND A CHORD OF NORTH 60 DEGREES, 53 MINUTES AND 21 SECONDS WEST 254.64 FEET TO A FOUND IRON PIPE; THENCE NORTH 72 DEGREES, 47 MINUTES AND 41 SECONDS WEST ALONG SAID RIGHT-OF-WAY 452.55 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 22 MINUTES AND 10 SECONDS WEST LEAVING SAID RIGHT-OF-WAY 247.54 FEET TO A 5/8" IRON PIN; THENCE NORTH 01 DEGREE, 14 MINUTES AND 02 SECONDS WEST 1294.31 FEET TO THE CENTERLINE OF GAILEY BRANCH, FROM WHICH A 5/8" IRON PIN BEARS SOUTH 01 DEGREE, 14 MINUTES AND 02 SECONDS EAST 55.00 FEET; THENCE SOUTH 49 DEGREES, 37 MINUTES AND 40 SECONDS EAST ALONG SAID CENTERLINE 110.66 FEET; THENCE SOUTH 65 DEGREES, 34 MINUTES AND 09 SECONDS EAST ALONG SAID CENTERLINE 77.08 FEET; THENCE SOUTH 73 DEGREES, 01 MINUTE AND 52 SECONDS EAST ALONG SAID CENTERLINE 163.15 FEET; THENCE SOUTH 50 DEGREES, 03 MINUTES AND 16 SECONDS EAST ALONG SAID CENTERLINE 30.16 FEET; THENCE SOUTH 27 DEGREES, 38 MINUTES AND 24 SECONDS EAST ALONG SAID CENTERLINE 165.02 FEET; THENCE SOUTH 31 DEGREES, 24 MINUTES AND 54 SECONDS EAST ALONG SAID CENTERLINE 205.86 FEET; THENCE SOUTH 81 DEGREES, 53 MINUTES AND 00 SECONDS EAST ALONG SAID CENTERLINE 109.50 FEET; THENCE NORTH 73 DEGREES, 53 MINUTES AND 55 SECONDS EAST ALONG SAID CENTERLINE 91.03 FEET; THENCE SOUTH 77 DEGREES, 17 MINUTES AND 53 SECONDS EAST ALONG SAID CENTERLINE 118.65 FEET; THENCE SOUTH 31 DEGREES, 54 MINUTES AND 16 SECONDS EAST ALONG SAID CENTERLINE 142.36 FEET; THENCE NORTH 88 DEGREES, 57 MINUTES AND 23 SECONDS EAST LEAVING SAID CENTERLINE 39.99 FEET TO A 5/8" IRON PIN; THENCE SOUTH 11 DEGREES, 29 MINUTES AND 43 SECONDS WEST 49.96 FEET TO THE CENTERLINE OF SAID GAILEY BRANCH; THENCE SOUTH 49 DEGREES, 44 MINUTES AND 34 SECONDS EAST ALONG SAID CENTERLINE 114.24 FEET; THENCE SOUTH 20 DEGREES, 31 MINUTES AND 55 SECONDS EAST ALONG SAID CENTERLINE 326.82 FEET; THENCE SOUTH 03 DEGREES, 59 MINUTES AND 38 SECONDS EAST ALONG SAID CENTERLINE 205.44 FEET; THENCE SOUTH 07 DEGREES, 00 MINUTES AND 13 SECONDS WEST ALONG SAID CENTERLINE 125.98 FEET; THENCE SOUTH 64 DEGREES, 05 MINUTES AND 19 SECONDS WEST ALONG SAID CENTERLINE 119.98 FEET; THENCE SOUTH 11 DEGREES, 40 MINUTES AND 25 SECONDS EAST ALONG SAID CENTERLINE 181.04 FEET; THENCE SOUTH 17 DEGREES, 20 MINUTES AND 22 SECONDS EAST ALONG SAID CENTERLINE 359.04 FEET; THENCE SOUTH 33 DEGREES, 24 MINUTES AND 56 SECONDS EAST ALONG SAID CENTERLINE 167.44 FEET FROM WHICH A 5/8" IRON PIN BEARS SOUTH 21 DEGREES, 19 MINUTES AND 44 SECONDS WEST 55.00 FEET; THENCE SOUTH 21 DEGREES, 19 MINUTES AND 44 SECONDS WEST LEAVING SAID CENTERLINE 156.83 FEET TO A 5/8" IRON PIN ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "U"; THENCE NORTH 51 DEGREES, 50 MINUTES AND 46 SECONDS WEST 50.06 FEET TO A 5/8" IRON PIN; THENCE NORTH 48 DEGREES, 59 MINUTES AND 01

EXHIBIT A

(Continued)

SECOND WEST ALONG SAID RIGHT-OF-WAY 588.30 FEET TO THE POINT OF BEGINNING, CONTAINING 34.9 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2025-009523 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING DECEMBER OF 2025.

16.1 AC. TRACT #1:

A TRACT OF LAND LYING IN SECTION 33, TOWNSHIP 54 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
COMMENCING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES, 54 MINUTES AND 47 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 3242.84 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES AND 00 SECONDS EAST LEAVING SAID WEST LINE 870.85 FEET TO A FOUND RIGHT-OF-WAY MARKER ON THE EAST RIGHT-OF-WAY OF MISSOURI ROUTE "U"; THENCE SOUTH 48 DEGREES, 59 MINUTES AND 01 SECOND EAST ALONG SAID RIGHT-OF-WAY 588.30 FEET TO A 5/8" IRON PIN; THENCE SOUTH 51 DEGREES, 50 MINUTES AND 46 SECONDS EAST ALONG SAID RIGHT-OF-WAY 50.06 FEET TO A 5/8" IRON PIN MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 21 DEGREES, 19 MINUTES AND 44 SECONDS EAST LEAVING SAID RIGHT-OF-WAY 156.83 FEET TO THE CENTERLINE OF GAILEY BRANCH FROM WHICH A 5/8" IRON PIN BEARS SOUTH 21 DEGREES, 19 MINUTES AND 44 SECONDS WEST 55.00 FEET; THENCE NORTH 33 DEGREES, 24 MINUTES AND 56 SECONDS WEST ALONG SAID CENTERLINE 167.44 FEET; THENCE NORTH 17 DEGREES, 20 MINUTES AND 22 SECONDS WEST ALONG SAID CENTERLINE 359.04 FEET; THENCE NORTH 11 DEGREES, 40 MINUTES AND 25 SECONDS WEST ALONG SAID CENTERLINE 181.04 FEET; THENCE NORTH 64 DEGREES, 05 MINUTES AND 19 SECONDS EAST ALONG SAID CENTERLINE 119.98 FEET; THENCE NORTH 07 DEGREES, 00 MINUTES AND 13 SECONDS EAST ALONG SAID CENTERLINE 125.98 FEET; THENCE NORTH 03 DEGREES, 59 MINUTES AND 38 SECONDS WEST ALONG SAID CENTERLINE 205.44 FEET; THENCE NORTH 20 DEGREES, 31 MINUTES AND 55 SECONDS WEST ALONG SAID CENTERLINE 326.82 FEET; THENCE NORTH 49 DEGREES, 44 MINUTES AND 34 SECONDS WEST ALONG SAID CENTERLINE 114.24 FEET; THENCE NORTH 11 DEGREES, 29 MINUTES AND 43 SECONDS EAST LEAVING SAID CENTERLINE 49.96 FEET TO A 5/8" IRON PIN; THENCE NORTH 88 DEGREES, 58 MINUTES AND 34 SECONDS EAST 310.89 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT-OF-WAY OF OLD U.S. ROUTE #61; THENCE SOUTH 13 DEGREES, 41 MINUTES AND 26 SECONDS EAST ALONG SAID RIGHT-OF-WAY 13.23 FEET TO A 5/8" IRON PIN; THENCE SOUTH 17 DEGREES, 38 MINUTES AND 58 SECONDS EAST ALONG SAID RIGHT-OF-WAY 651.80 FEET TO A 5/8" IRON PIN; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND ALONG A 00 DEGREE, 59 MINUTE AND 10 SECOND CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES, 59 MINUTES AND 29 SECONDS, AN ARC LENGTH OF 506.17 FEET AND A CHORD OF SOUTH 16 DEGREES, 11 MINUTES AND 11 SECONDS EAST 506.01 FEET TO A 5/8" IRON PIN; THENCE SOUTH 18 DEGREES, 40 MINUTES AND 55 SECONDS EAST ALONG SAID RIGHT-OF-WAY 592.35 FEET TO A 5/8" IRON PIN; THENCE NORTH 87 DEGREES, 51 MINUTES AND 02 SECONDS WEST LEAVING SAID RIGHT-OF-WAY 478.03 FEET TO THE CENTERLINE OF GAILEY BRANCH FROM WHICH A 5/8" IRON PIN BEARS SOUTH 87 DEGREES, 51 MINUTES AND 02 SECONDS EAST 40.00 FEET; THENCE SOUTH 31 DEGREES, 18 MINUTES AND 24 SECONDS EAST ALONG SAID CENTERLINE 101.12 FEET; THENCE SOUTH 61 DEGREES, 33 MINUTES AND 08 SECONDS EAST ALONG SAID CENTERLINE 57.13 FEET; THENCE NORTH 87 DEGREES, 32 MINUTES AND 40 SECONDS EAST ALONG SAID CENTERLINE 68.74 FEET; THENCE SOUTH 51 DEGREES, 24 MINUTES AND 10 SECONDS EAST ALONG SAID CENTERLINE 258.67 FEET; THENCE SOUTH 59 DEGREES, 02 MINUTES AND 23 SECONDS EAST ALONG SAID CENTERLINE 99.15 FEET; THENCE SOUTH 44 DEGREES, 53 MINUTES AND 16 SECONDS EAST ALONG SAID CENTERLINE 125.02 FEET; THENCE SOUTH 42 DEGREES, 57 MINUTES AND 25 SECONDS EAST ALONG SAID CENTERLINE 71.04 FEET; THENCE NORTH 87 DEGREES, 19 MINUTES AND 35 SECONDS EAST ALONG SAID CENTERLINE 48.23 FEET TO THE WEST RIGHT-OF-WAY OF OLD U.S. ROUTE #61; THENCE SOUTH 18 DEGREES, 40 MINUTES AND 55 SECONDS EAST LEAVING SAID CENTERLINE AND ALONG SAID WEST RIGHT-OF-WAY 55.55 FEET TO A 5/8" IRON PIN; THENCE SOUTH 35 DEGREES, 12 MINUTES AND 53 SECONDS WEST ALONG SAID RIGHT-OF-WAY 20.64 FEET TO A 5/8" IRON PIN ON THE NORTH RIGHT-OF-WAY OF MISSOURI ROUTE "U"; THENCE NORTH 54 DEGREES, 47 MINUTES AND 07 SECONDS WEST LEAVING THE RIGHT-OF-WAY OF OLD U.S. ROUTE #61 AND ALONG THE RIGHT-OF-WAY OF MISSOURI ROUTE "U" 595.49 FEET TO A 5/8" IRON PIN; THENCE NORTH 48 DEGREES, 59 MINUTES AND 01 SECOND WEST ALONG SAID RIGHT-OF-WAY 300.17 FEET TO A 5/8" IRON PIN; THENCE NORTH 51 DEGREES, 50

EXHIBIT A

(Continued)

MINUTES AND 46 SECONDS WEST ALONG SAID RIGHT-OF-WAY 50.06 FEET TO THE POINT OF BEGINNING, CONTAINING 16.1 ACRES, MORE OR LESS, WITH THE ABOVE DESCRIBED BEING SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD, IF ANY. AS PER SURVEY #2025-009523 OF JASON D. JANES, MISSOURI PROFESSIONAL LAND SURVEYOR #2004017826 DURING DECEMBER OF 2025.

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.

 OLD REPUBLIC TITLE		
FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?	
Why?	<p>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.</p>	
What?	<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"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	<p>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.</p>	
Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes - information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share
Go to <u>www.oldrepublictitle.com</u> (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 https://www.oldrepublictitle.com/privacy-policy .
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer 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"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy 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"> • <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>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
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"> • <i>Old Republic Title doesn't jointly market.</i>

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 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		