



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

Issuing Agent: Randolph County Abstract, L.L.C.
Issuing Office: 627 State Street, PO Box 266, Chester, IL 62233
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: F-7051
Issuing Office File Number: F-7051
Property Address: Commonfield Road, Kaskaskia, MO 63673
Revision Number:

SCHEDULE A

1. Commitment Date: January 09, 2026 at 8:00 A.M.
2. Policy to be issued:
 - (a) 2021 ALTA® Owner's Policy
Proposed Insured: TO BE AGREED UPON
Proposed Amount of Insurance: \$ 00.00
The estate or interest to be insured:
 - (b) 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance \$
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:
THOMAS BRUCE LEE WELGE, TRUSTEE OF THE LIFETIME TRUST FBO THOMAS BRUCE LEE WELGE UIT
DTD 10-30-1984
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

First American Title Insurance Company

By: Rebecca A. Cooper

Issuing Agent:

Randolph County Abstract, L.L.C.
627 State Street
PO Box 266
Chester, IL 62233
(618) 826-2515

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Form 50128017 (6-7-22)

File No.: F-7051





EXHIBIT "A" LEGAL DESCRIPTION

Part of Survey 226, Claim 919 and part of Survey 227, Claim 287, Township 7 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois, described as follows: Commencing at the Southeast corner of Survey 226, Claim 919, Township 7 South, Range 7 West of the Third Principal Meridian, Randolph County, Illinois; thence Southwesterly along the Southerly line of said Survey 226, 79.085 chains (5219.61 feet) for a point of beginning of herein described tract; thence continuing Southwesterly on the last described course along said Southerly line of Survey 226, 4859.4 feet, more or less, to the Easterly line of the Kaskaskia Island Drainage and Levee District right-of-way; thence Northerly with a deflection angle of 102°00'08" along said Easterly right-of-way, 185.63 feet; thence Northerly with a deflection angle of 5° 27'36" to the left along said Easterly right-of-way, 398.52 feet, more or less, to the Northerly line of Survey 227, Claim 287; thence Northeasterly with a deflection angle of 83°27'28" along said Northerly line of Survey 227, 4776.8 feet, more or less, to a point 79.085 chains Southwesterly from the Northeast corner of Survey 227; thence Southeasterly with a deflection angle of 90°08'28" parallel with and 79.085 chains Westerly from the Easterly lines of said Surveys 227 and 226, 577.5 feet, more or less, to the point of beginning.

Subject to all public and private roadways and easements as now located and also subject to all zoning laws, covenants, building and set-back lines and restrictions of record.

TAX ID NO: 12-035-092-00

MAP ID NO: 16-12-200-007

NOTE: PARCEL NUMBERS AND MAP NUMBERS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

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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.

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. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/ industrial property.
4. 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.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. 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.

7. **TAX INFORMATION:**

Taxes for the years 2020 and prior are PAID in full.

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NOTE: Taxes for the year 2024, payable in 2025 are PAID in the amount of \$1,411.36.
Taxes for the year 2025 - None now due and payable.
TAX ID NO: 12-035-092-00.
MAP ID NO: 16-12-200-007.

NOTE: The taxes above are lower if tax exemptions are showing. The taxes above will increase if the seller acquired the property within the last two calendar years, and did not refile any exemptions. Contact the local Assessor if you have any questions about the current status of exemptions and how they will affect taxes payable to closing.

8. Any split of a Permanent Index Number is subject to approval by the Randolph County Land Resources Department. Also, a legal description approved by Randolph County Land Resources Department must be provided to this office prior to transfer of real estate. This office is not responsible for obtaining approval for any splits and this commitment is subject to any further exceptions that may be deemed necessary.
9. Attention is directed to ordinances and regulations relating to connections, grass mowing, charges and liens for use of any public sewage, water, or other utility systems serving the premises. NOTE: WE CALL YOUR ATTENTION TO THE FACT THAT ALL SEWER AND UTILITY BILLS SHOULD BE OBTAINED FROM THE OFFICES SUPPLYING THE SERVICE. WE INDICATE ONLY RECORDED LIENS.
10. Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
11. Matters of record affecting the name of the Proposed Insured. In this respect, the Company reserves the right to make any additional requirement it may deem necessary.
12. The actual value of the estate or interest to be insured must be disclosed to the Company and, subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00 and the total Liability of the Company, on account of this commitment, shall not exceed that amount until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid and the Company's applicable insurance premium charges for same shall have been paid.
13. Easement dated August 30, 1995 and recorded September 7, 1995 in Book 476 at Page 877 made by Herbert Klein to Randolph County.
14. Subject to easement for Kaskaskia Island and Levee District for the levee as now located.
15. The premises in question are within the Kaskaskia Island and Levee Drainage District and are subject to its special assessments and charges for annual benefits.
16. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
17. Rights of the Public, the State of Illinois, the County, the Township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.
18. Title to all coal, oil, gas and other minerals within and underlying the premises in question together with all mining and drilling rights and other rights, privileges and immunities relating thereto.

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19. Acreage shown, if any, is for convenience only to identify the property and this policy does not insure the amount of acreage.
20. The Address shown on Schedule A is solely for the purposes of identifying said tract of land and should not be construed as insuring the address as set forth in the description of the property.
21. NOTE: No examination has been made of the mineral title. This commitment / policy should not be construed as insuring the title to minerals underlying the said premises.
22. This Commitment, and Policy when issued, does not insure any photovoltaic energy system located on the Land, and same shall not be included in the definition of "Land" as contained in the Policy.

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Privacy Notice

Last Updated and Effective Date: December 1, 2025

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy notice ("Notice"), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted ("Sites"); (2) you use our products and services ("Services"); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a non-identifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that this Notice does **not** apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We may disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; and (3) for legal process and protection. Although we do not "sell" your information in the traditional sense, the definition of "sale" is broad under the CCPA that some disclosures of your information to third parties may be considered a "sale" or "sharing" for targeted advertising. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. We take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.



Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

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Changes to Our Notice: We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE NOTICE.

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