



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.

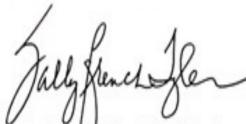
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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


Sally F. Tyler, President


William J. Aulbert, 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.: 261245
Issuing Office File No.: 261245
Property Address: 160 Hickory Lane, Eolia, MO 63344
Revision No.:

SCHEDULE A

1. Commitment Date: July 29, 2026 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: 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: Marion L. Duff and/or Pamela J. Duff, as Trustees of the Marion L. Duff and Pamela J. Duff Revocable Living Trust dated the 22nd day of May, 2013.
5. The Land is described as follows:

PARCEL 1:

THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED THREE TRACTS OF LAND, TO-WIT:

Tract No. 1:

Beginning at the Northwest corner of Survey No. 1638 a stone; thence South 68 degrees West 21 chains to a stone; thence South 22 degrees East 19 chains to the beginning point of this tract; thence South 68 degrees West 18.54 chains to a post; thence South 22 degrees East 11.84 chains to a stone; thence North 68 degrees East 12.54 chains to a stone; thence North 22 degrees West 11.84 chains to the place of beginning, containing 21.95 acres, all in Section 34, Township 52 North, Range 1 West and lies in Survey No. 3131 reserving a strip 30 feet by 65 feet as a roadway at the Southwest corner, Pike County, Missouri.

Tract No. 2:

Commencing at the Northwest corner of Survey No. 1638 in Township 52 North, Range 1 West, thence South 68 degrees East 33.54 chains; thence South 22 degrees East 12.53 chains to the Southeast corner of the H. J. Pollard tract; thence South 68 degrees West 15.95 chains to a stone; South 22 degrees East 9.47 chains to a stone; thence North 68 degrees East 15.95 chains to a stone; thence North 22 degrees West 9.47 to the place of beginning, containing 15.10 acres, in Township 52 North, Range 1 West and in Survey No. 3131, Pike County, Missouri.

Tract No. 3:

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SCHEDULE A
(Continued)

Commitment No.: 261245
File No.: 261245

Beginning at the Northwest corner of Tract No. 2 last above described; thence South 22 degrees East 5.09 chains to a stone; thence South 68 degrees West 9.54 chains to center of gravel road; thence North 27 1/2 degrees West 5.19 chains to a stone; thence North 68 degrees East 10.07 chains to the place of beginning, containing 5.03 acres, all in Township 52 North, Range 1 West, Pike County, Missouri; also roadway 30 feet wide along the South side of the West half of above described tracts; running from the gravel road to the Southwest corner of tract hereby conveyed Benjamin Simon and wife own the West half of said three tracts of land hereby conveyed. Containing in the aggregate, 21.04 acres, more or less.

The above described property has been recently surveyed and is more particularly described by metes and bound as follows, to-wit:

A 19.916 acre tract of land within part of U.S. Survey No. 3131, Township 52 North, Range 1 West of the Fifth P.M., Pike County, Missouri, and being more particularly described as follows: Commencing at the Northwest corner of U.S. Survey 1638 Township 52 North 1 West; thence South 68 degrees 0 minutes 0 seconds West 2213.64 feet to a point; thence South 22 degrees 17 minutes 30 seconds East 1344.6 feet to a point; thence North 67 degrees 33 minutes 10 seconds East 161.16 feet to the point of beginning of the tract herein described; thence North 67 degrees 33 minutes 10 seconds East 1110.39 feet to a point; thence South 23 degrees 29 minutes 0 seconds East 781.43 feet to a point; thence South 67 degrees 33 minutes 10 seconds West 1110.36 feet to a point; thence North 23 degrees 29 minutes 0 seconds West 781.44 feet to the point of beginning. All as shown on a plat by Fitch and Associates being the East 1/2 of a 39.832 acre tract.

Also a 30 foot wide roadway easement within part of U.S. Survey No. 3131, Township 52 North, Range 1 West of the Fifth P.M., Pike County, Missouri, the center line is more particularly described as follows: Commencing at the Northwest corner of U.S. Survey 1638 Township 52 North, Range 1 West; thence South 68 degrees 0 minutes 0 seconds West 2213.64 feet to a point; thence South 22 degrees 17 minutes 30 seconds East 826.98 feet to a point; thence South 68 degrees 0 minutes 0 seconds West 1717.95 feet to a point; thence South 27 degrees 15 minutes 30 seconds East 327.62 feet to the point of beginning of the center line herein described; thence North 69 degrees 14 minutes 20 seconds East 1201.91 feet to a point; thence South 21 degrees 17 minutes 20 seconds East 261.66 feet to a point; thence North 67 degrees 33 minutes 20 seconds East 655.73 feet to the end point of said center line.

PARCEL 2:

All of a certain tract of land lying in Survey No. 3131, Township 52 North, Range 1 West, Pike County, Missouri, and being more particularly described as follows: Begin at a point where the South city limits line of Eolia, Missouri, intersects with the East right-of-way line of Old Missouri Highway No. 9, run thence South 28 1/2 degrees East along and with said East right-of-way line 1078 feet to the point of beginning; thence North 68 degrees East 1700 feet to the Northeast corner; thence South 22 degrees East 625 feet to an iron post at the Southeast corner; thence South 68 degrees West 505 feet to an iron post; thence North 22 degrees West 263 feet to an iron post; thence South 68 degrees West 1163 feet to Southwest corner on East right-of-way of Old Missouri Highway No. 9; thence North 28 1/2 degrees West along and with said East right-of-way line 342 feet to the point of beginning, containing 16.3 acres, more or less.

An established easement 40 feet in width (Northwest to Southeast) and running from East right-of-way line of Old Missouri Highway No. 9, 600 feet along the South line of the above described property. Said easement shall run with the land and shall be binding on the future owners of said strip whether said property is owned by the same or different owners.

EXCEPT, HOWEVER, a roadway 30 feet in width along the South side of the above described property running from the gravel road to the Southwest corner of a tract now owned by Lois B. Parsons and which was conveyed to her by deed recorded in Book 321 at Page 1254 of the Deed Records of Pike County, Missouri.

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SCHEDULE A
(Continued)

Commitment No.: 261245
File No.: 261245

The above described tract of ground being conveyed by this deed is the same property which was conveyed to Fred R. Simons, et ux, by Warranty Deed dated October 27, 1959, recorded in Book 283 Page 36 of the Deed Records of Pike County, Missouri, and the above description results from a new survey.

PARCEL 3:

All of a part of a certain 63.50 acres tract of land conveyed by Harry C. Carroll, Sheriff of Pike County, Missouri, to William E. Pollard, by deed December 5th, 1912, and recorded in Book 157 at Page 447 of the Deed Records of Pike County, Missouri, described as per survey of J.D. Beauchamp, Surveyor of Pike County, Missouri, beginning a stone the Southeast corner of the said 63.50 acre tract which is also the Northeast corner of the land of Frank Simons, thence North 22 degrees West 3.81-1/2 chains to a stone from which a walnut tree 6 inches in diameter bears South 22 degrees East 2-1/2 links; thence South 68 degrees West 16.60 chains to a point; thence South 27-1/2 degrees East 3.91 chains to a point; thence North 68 degrees East along the South line of the said 63.50 acres tract a distance of 16.6 chains to the place of beginning, containing 6.39 acres, more or less, except a strip of 30 feet off of the North side sold to John Clark, for a roadway, all being in Survey 3131, Township 52, Range 1 West.

First American Title Insurance Company

By: Kathren Finch
Touchstone Title & Abstract

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SCHEDULE B, PART I - Requirements

Commitment No.: 261245
File No.: 261245

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.
5. Furnish for examination an authentic copy of the Marion L. Duff and Pamela J. Duff Revocable Living Trust dated the 22nd day of May, 2013 or Declaration of Trust and any Amendments or Revocation thereto. We reserve the right to make any additional requirements we may deem necessary.
6. Trustee's Deed to be executed by Marion L. Duff and Pamela J. Duff, as Trustees of the Marion L. Duff and Pamela J. Duff Revocable Living Trust dated the 22nd day of May, 2013, as amended, 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.

7. Provide this Company with a properly executed and completed Owner's Affidavit.
8. 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.
9. Minimum Standards for Property Boundary Surveys and that the survey to accurately reflects all improvements, including fences, and easements, both recorded and visible unrecorded.
10. 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.

(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.

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SCHEDULE B
(Continued)

Commitment No.: 261245
File No.: 261245

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.

11. 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.
12. Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. If the required information is not fully and timely provided, expressly reserves the right to withdraw as the settlement agent for the transaction. Additional information regarding FinCEN's reporting requirements is available at www.fincen.gov/rre.

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SCHEDULE B
(Continued)

Commitment No.: 261245
File No.: 261245

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 2026 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 2025 figures

Tax I.D. No.: 21-08-34-000-000-029.000 (Parcel 1 - 19.96 acres)

Assessed Value: \$350.00

2025 Tax Amount: \$22.20

2025 Real Estate Taxes and prior years are paid.

Based upon 2025 figures

Tax I.D. No.: 21-08-34-000-000-026.000 (Parcel 2 - 14.40 acres)

Assessed Value: \$320.00

2025 Tax Amount: \$22.29

2025 Real Estate Taxes and prior years are paid.

Based upon 2025 figures

Tax I.D. No.: 21-08-34-000-000-029.000 (Parcel 2 - 5.50 acres)

Assessed Value: \$460.00

2025 Tax Amount: \$29.15

2025 Real Estate Taxes and prior years are paid.

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SCHEDULE B
(Continued)

Commitment No.: 261245
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Based upon 2025 figures

Tax I.D. No.: 21-08-34-000-000-006.000 (Parcel 3 - 5 acres)

Assessed Value: \$29,710.00

2025 Tax Amount: \$1,883.03

2025 Real Estate Taxes and prior years are paid.

9. 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.
10. Tenancy rights, either as month to month or by virtue of written lease of any party now in possession of the premises in question.
11. Right-of -Way Easement to Cuivre River Electric Cooperative, Inc. Book 318 Page 3989, Deed Records of Pike County, Missouri. (Parcel 1 and Parcel 2)
12. Easement to the Village of Eolia recorded in Book 322 Page 3099, Deed Records of Pike County, Missouri. (Parcel 1 and Parcel 2)
13. Easement to the Village of Eolia recorded in Book 322 Page 3100, Deed Records Pike County Missouri. (Parcel 1 and Parcel 2)
14. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 326 Page 2534, Pike County Deed Records. (Parcel 1 and Parcel 2)
15. Easement for roadway purposes in Book 327 Page 8845, Deed Records of Pike County, Missouri, This is proposed to be same as the 30 foot easement mentioned in Book 321 Page 5978. (Parcel 1 and Parcel 2)
16. Easement disclosed by an instrument recorded in Book 322 Page 3499, in favor of Village of Eolia. (Parcel 3)
17. Right of Way of the County Road constituting a boundary of the land.
18. Any reference to acreage content of the premises in question is shown as it appears of record (or on survey) and is shown for informational purposes only. No representation as to the accuracy thereof is assured hereunder.
19. Loss or damage to the insured as a result of the legal description of the premises in question being ambiguous, erroneous or indefinite, or by reason of the inability to establish the location of same on the ground.
20. Terms and provisions of RSMO 137.082 which allows for re-assessment of new construction after the date of occupancy.

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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