



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.

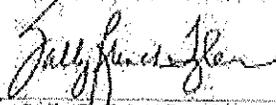
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

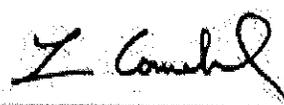
COMMITMENT TO ISSUE POLICY

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: 
Sally F. Tyler, President

By: 
Lisa W. Cornahl, 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 and authenticated by a person authorized by the Company.
- 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.

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9. CLAIMS PROCEDURES

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: Accurate Land Title Company
Issuing Office: Accurate Land Title Company
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 2026-0182
Issuing Office File Number: 2026-0182
Property Address: 26523 Route N, Monroe City, MO 63456
Revision Number:

SCHEDULE A

1. Commitment Date: February 27, 2026
2. Policy to be issued:
 - a. 2021 ALTA® Owners Policy
Proposed Insured: INFORMATIONAL
Proposed Amount of Insurance: \$
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:
 - c. 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*
4. The Title is, at the Commitment Date, vested in: **Gary W. Curry and Beverly J. Curry, Trustees of The Curry Family Trust dated December 13, 2006.**
5. The Land is described as follows:

A tract of land lying in part of Lot 2 of the Northeast Fractional Quarter of Section 1, Township 55 North, Range 8 West of the Fifth Principal meridian, Monroe County, Missouri and being more fully described as follows to wit: Commencing at a found Monument at the Northeast Corner of said Lot 2; thence South 00 Degrees 04 Minutes 53 Seconds East a distance of 40.16 feet to a point on the South Right-of-way of Missouri State Route "N"; thence along said South Right-of-Way North 88 Degrees 34 Minutes 25 Seconds West a distance of 791.23 feet to the True Point of Beginning; thence departing from said South Right-of-Way South 01 Degrees 55 minutes 50 Seconds West a distance of 612.12 feet; thence North 89 Degrees 22 Minutes 32 Seconds West a distance of 354.47 feet; thence North 01 Degrees 55 Minutes 50 Seconds East a distance of 617.08 feet to a point on the South Right-of-Way of said Missouri State Route "N"; thence along

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said South Right-of-Way South 88 Degrees 34 Minutes 25 Seconds East a distance of 354.59 feet to the True Point of Beginning containing 5.00 acres more or less and being subject to and having the benefit of any easements and rights-of-way now of record or not of record. All as per Survey #100-780 of Robert E. Vogler, LS #1248 Missouri as made in October 1994.

A tract of land being the Westerly Half of Tracts 12 and 13, lying in Lot 2 of the Northeast Fractional Quarter of Section 1, Township 55 North, Range 8 West of the Fifth Principal Meridian, Monroe County, Missouri and being more fully described as follows to wit: Commencing at the Northwest Corner of said Lot 2; thence South 00 Degrees 04 Minutes 47 Seconds East a distance of 1178.62 feet; thence North 89 Degrees 22 Minutes 32 Seconds East a distance of 1153.10 feet to a 5/8" rebar set and the True Point of Beginning; thence leaving said South line North 01 Degrees 55 Minutes 50 Seconds East a distance of 537.63 feet to an iron pin found; thence North 89 Degrees 22 Minutes 32 Seconds East a distance of 426.07 feet to an iron pin set; thence South 06 Degrees 21 Minutes 28 Seconds West a distance of 540.19 feet; thence continuing along said South line North 89 Degrees 22 Minutes 32 Seconds West a distance of 384.37 feet to an iron pin and to the True Point of Beginning containing 5.00 acres more or less and being subject to any easements and rights-of-way now of record or not of record. Also being subject to and having the benefit of all that portion now being used for county road purposes. All as per Survey #101581 of Norman D. Ellerbrock, RLS #LS2001011921-Missouri as made in January 2003.

FIRST AMERICAN TITLE INSURANCE COMPANY
By: Accurate Land Title Company

By: *[Signature]*
Authorized Signatory

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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.
5. General Warranty Deed from Gary W. Curry and Beverly J. Curry, Trustees of The Curry Family Trust dated December 13, 2006, to "To Be Determined", must be executed, acknowledged, delivered and recorded.
6. We require a copy of the pertinent pages of The Curry Family Trust dated December 13, 2006.
7. The Owner's Affidavit must be fully executed and returned to Accurate Land Title Company.

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**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, or material 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.

NOTE: For informational purposes only we submit the following tax figures and property address, if known. We assume no liability for the correctness of same. Based upon information provided by us by the public authorities: The 2025 County Taxes are paid in the amounts of \$2,492.37 and \$73.72. the parcel numbers are 10-1.1-01-0-00-012.000 and 010-1.1-01-0-00-012.030.

8. Water Line Easements in favor of Cannon Water Supply District No. 1 of Ralls, Monroe and Marion Counties, Missouri, dated March 27, 1992, and filed of record April 27, 1992, in Book 245 at Pages 118+; and dated July 10, 1992, and filed of record November 9, 1992, in Book 248 at Page 196+; all of the Deed Records of Monroe County, Missouri.

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9. Restrictions and Covenants dated January 17, 1995, and filed of record January 25, 1995, in Book 261 at Page 221 of the Deed Records of Monroe County, Missouri.
10. Zoning and Subdivision Regulations of Monroe County, Missouri, as filed of record December 9, 1968, in Book 147 at Page 541+; and Comprehensive Development Plan of Monroe County, Missouri, as filed of record in Book 174 at Page 176+, and amendments thereto in Book 205 at Page 331+ and 485+, all of the Deed Records of Monroe County, Missouri.
11. Monroe County Code of Health Regulations dated and filed of record March 4, 1994, in Book 255 at Page 359 of the Deed Records of Monroe County, Missouri, regarding the construction, installation or modification of small on-site waster water treatment systems.

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RESTRICTIONS AND COVENANTS

The following Restrictions and Covenants shall apply to all tracts, lots, and parcels of land hereafter sold off of the following described property, to-wit:

A tract of land being part of Lots One (1) and Two (2) in the Northwest Fractional Quarter of Section Six (6), Township Fifty-Five (55) North, Range Seven (7) West and also part of Lot Two (2) in the Northeast Fractional Quarter of Section One (1), Township Fifty-Five (55) North, Range Eight (8) West of the Fifth Principal Meridian, Monroe County, Missouri, and being more fully described as follows, to-wit: From a monument marking the Northwest corner of Lot Two (2) and being on the West line of said Section Six (6); thence South 00 degrees 04 minutes and 53 seconds East along the West line of said Section Six (6), a distance of 40.16 feet to the Southerly right-of-way of Missouri State Route "N"; thence South 88 degrees 34 minutes and 25 seconds East along said Southerly right-of-way, 1066.81 feet; thence continue along said right-of-way along a curve to the right having a chord bearing South 44 degrees 37 minutes and 27 seconds East 738.49 feet, a radius of 532.04 feet and an arc length of 816.21 feet; thence South 00 degrees 40 minutes and 29 seconds East along the Westerly right-of-way of said Missouri State Route "N", 718.16 feet; thence leaving said Westerly right-of-way North 88 degrees 57 minutes and 34 seconds West along an existing fence line 1592.22 feet to the center of a 24" oak tree on the West line of said Section Six (6); thence North 00 degrees 04 minutes and 53 seconds West along said West line 102.89 feet; thence North 89 degrees 22 minutes and 32 seconds West along an existing fence line, 1537.46 feet to the center of County Road 492; thence North 01 degree 55 minutes and 50 seconds East along the center of said County Road, 1159.63 feet to the Southerly right-of-way of said Missouri State Route "N"; thence South 88 degrees 34 minutes and 25 seconds East along said Southerly right-of-way, 1497.18 feet to the point of beginning, containing 83.73 acres, more or less, being SUBJECT TO that portion now being used for County Road purposes, ALSO SUBJECT TO any easements or rights-of-way now of record, as per Survey #100-70 of Robert E. Vogler, R.L.S. #LS1248-Missouri, during October 1994.

These Restrictions and Covenants shall run with the land, and shall remain in full force and effect for a period of thirty (30) years.

For purposes of this document, the term "tract" shall be synonymous with the terms "lot" and "parcel".

*Return: C. David Henderson
Box 276 - Monroe City, Mo.*

1. No tract shall be used, except for residential purposes, and limited agricultural purposes as hereinafter provided in paragraph 8.

2. Building set-back lines shall be in accordance with the provisions of the Monroe County Planning and Zoning Ordinance.

3. No residential building shall be permitted of less than 900 square feet; exclusive of attached porches, attached garages, and basements.

4. All homes and outbuildings constructed on a tract must be constructed with quality materials, and must be maintained so that at all times all structures shall be sightly.

5. All tracts must be kept clean of debris, junk and trash.

6. No mobile homes or prefabricated housing are to be placed upon any tract.

7. No portable storage sheds or portable outbuildings are to be placed on any tract.

8. No dog kennels, cat kennels, livestock feed lots, sheep, or hogs are to be allowed on any tract. Provided, however, that any tract owner my have cattle or horses, but not to exceed one (1) head per acre.



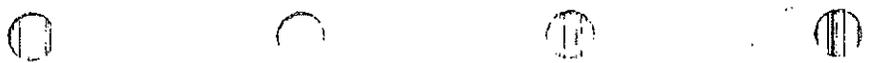
Attest:
Betty Vanderbeck
SECRETARY

CONTROLLED DEVELOPMENT, INC.

By: Robert Vanderbeck
PRESIDENT

STATE OF MISSOURI]
] ss.
COUNTY OF MARION]

On this 17th day of January, 1995, before me personally appeared ROBERT VANDERBECK, to me personally known, who being duly sworn, did say that he is President of CONTROLLED DEVELOPMENT, INC., a Corporation organized and existing under the laws of the State of Missouri, with its principal office in Monroe City, and that the seal affixed to this instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and that said ROBERT VANDERBECK, President of CONTROLLED DEVELOPMENT, INC., acknowledged said instrument to be the free act and deed of said Corporation.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Monroe City, Missouri, the day and year first above written.

My Commission expires: August 24, 1995.

David Henderson
DAVID HENDERSON, Notary Public for
Ralls County, Missouri, a County ad-
joining Marion County, Missouri

STATE OF MISSOURI)
) ss.
COUNTY OF MONROE)

I, Dale Reed, Recorder of said County, do hereby certify that the within instrument of writing was at 8 o'clock and 35 Minutes A.M., on the 25th day of January, A.D. 1995, duly filed for record in my office, and is recorded in the records of this office, in Book 261, at Page 221.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Paris, Missouri, this 25th day of January, A.D. 1995.

Dale Reed
RECORDER

BY: _____
DEPUTY

223