



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 EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

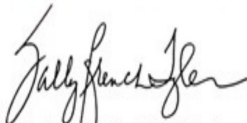
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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.: 260904
 Issuing Office File No.: 260904
 Property Address: County Road 455 - 265.45 +/-, New Franklin, MO 65274
 Revision No.:

SCHEDULE A

1. Commitment Date: June 11, 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:
 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:

TRACT 1:
 Ernest R. Weston and/or Vivian M. Weston, Co-Trustees of the Ernest R. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995, an undivided one-half interest, and Vivian M. Weston and/or Ernest R. Weston, Co-Trustees of the Vivian M. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995, an undivided one-half interest

TRACT 2:
 Vivian M. Weston, Trustee of the Vivian M. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995

TRACT 3:
 Vivian M. Weston Trust.
5. The Land is described as follows:

TRACT 1:
 A tract of land of 39.06 acres, the Southeast quarter of the Northwest quarter; a tract of land of 124.94 acres, the West part of the Northeast quarter; and a tract of land of 2.95 acres, part of the North part of the Southeast quarter, all in Section 24, Township 49, Range 16, described as follows: Beginning at an established stone the center of said Section 24; thence South 88 degrees 36 minutes West, 19.62 chains to a post the 1/8 section corner on the South of the Northwest quarter of Section 24; thence North 20 chains to a stake the center corner of Northwest quarter of Section 24; thence North 88 degrees 15 minutes East, 19.53 chains to the 1/8 section corner on the East of the Northwest quarter of Section 24; thence North 19.91 chains to the quarter section corner on the North of Section 24; thence North 88 degrees 07 minutes East with the section line, 33.55 chains to a post on the East side of road; thence South with the road 15.46 chains to an iron post on

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SCHEDULE A
(Continued)

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the East side of road; thence with the road, (1st) South 5 degrees West, 6.92 chains; (2nd) South 32 degrees 45 minutes West, 2.70 chains; (3rd) South 15 degrees 15 minutes West, 4.15 chains; (4th) South 72 degrees West, 5.66 chains; (5th) South 1/2 degree East, 2.80 chains; (6th) South 10 degrees 30 minutes East, 4.85 chains; (7th) South 15 degrees 30 minutes East, 2.35 chains to an iron post on quarter section line from said post bears the quarter section corner on East of Section 24, North 88 degrees East, 12.35 chains, from said post bears a maple 14 inches in diameter North 80 degrees 15 minutes East, 7-1/2 feet; thence South 88 degrees West, 2.38 chains to a stake; thence 1st South 76 degrees West, 2.53 chains to a W. Oak tree 24 inches in diameter, the corner; thence South 89 degrees West, 5.58 chains; thence South 55 degrees West, 5.26 chains; thence South 88 degrees 15 minutes West, 2.85 chains; thence North 50 degrees 45 minutes West, 5.37 chains to a stone on quarter section line; thence South 88 degrees West on quarter section line, 5.50 chains to the point of beginning, containing 166.95 acres, more or less. EXCEPT 6 acres, more or less, conveyed to James Mitchell Weston and Eva Jo Weston, husband and wife, by deed recorded in Book 272, Page 147, Deed Records of Howard County, Missouri.

ALSO, all of 120 acres, being 116.92 acres the Northwest part of the Southeast quarter and 3.08 acres the Northeast part of the Southwest quarter all in Section 24, Township 49 North, Range 16 West of the Fifth Principal Meridian, and bounded by survey as follows: Beginning at an established stone, the center of Section 24; thence North 87 degrees East, 5.50 chains; thence South 50 degrees East, 5.36 chains; thence North 88-1/4 degrees East, 2.85 chains; thence North 54-3/4 degrees East, 5.26 chains; thence South 88 degrees 5 minutes East, 5.46 chains to W. Oak 24 inches in diameter, the corner; thence North 76 degrees East, 2.53 chains; thence South 62-3/4 degrees East, 1.74 chains; thence North 43-1/4 degrees East, 1.50 chains to the center of Salt Creek; thence down said creek with meanders thereof to and intersecting with the South boundary of Section 24; thence South 88-1/4 degrees West, 19.44 chains to the East corner Old Shop Lot; thence North 73-3/4 degrees West, 5.81 chains; thence North 55-1/4 degrees West, 4.84 chains; thence North 17-1/2 degrees East, 3.47 chains to a stone; thence North 14 degrees West, 9.97 chains to a stone; thence South 87 degrees West, 4.68 chains to a stone; thence North 22.34 chains to a stone on quarter section line whence bears a W. Elm 24 inches in diameter North 88 degrees West, 10-1/2 links; thence North 87 degrees East, 1.36 chains to the point of beginning, containing 120 acres; declination of Survey 4 degrees 54 minutes East, date of Survey August 12, 1902. ALSO, 2.00 acres in the Southwest corner of the Southwest fractional quarter of Section 19, Township 49 North, Range 15 West of the Fifth Principal Meridian, and 16.28 acres, in the East part of the East half of the Southeast fractional quarter of Section 24, Township 49 North, Range 16 West of the Fifth Principal Meridian, and containing in all 18.28 acres, more or less, beginning by survey at a stone, the Southeast corner of Section 24; thence South 1.60 chains to the Southwest corner of Section 19; thence East, 1.95 chains to a stone, whence bears a Walnut 10 inches in diameter North 1 degree West, 65 links; thence North 1 degree West, 10 chains to a Black Oak 6 inches diameter; thence North 63-1/2 degrees West, 2.90 chains; thence North 18 degrees West, 7.20 chains to an Elm 24 inches in diameter; thence North 1-1/4 degrees West, 16.00 chains to a stone; thence North 30 degrees West, 10 chains to a stone, whence bears a Black Oak 10 inches in diameter, South 67 degrees West, 5 links; thence South 67 degrees West, 4.00 chains to the middle of Salt Creek, a stake 20 links East of corner and from stake a burr oak 24 inches in diameter, bears North 16 degrees East, 110 links, and an Elm 24 inches in diameter, bears South 46 degrees East, 63 links; thence down said creek, (1st) South 20 degrees East, 3.80 chains; (2nd) South, 4.44 chains; (3rd) South 19 degrees East, 4.40 chains; (4th) South 36-1/2 degrees East, 6.65 chains; (5th) South 2 degrees West, 6.20 chains; (6th) South 15 degrees West, 5.60 chains; (7th) South 67 degrees East, 7.50 chains; (8th) South 40 degrees West, 9.00 chains to the South line of Section 24, whence bears an Elm 10 inches in diameter, South 51 degrees East, 17 links; thence East, 5.32 chains to the beginning; EXCEPT Two (2) acres, more or less, heretofore conveyed to Dale Maddox by deed heretofore recorded, all in Howard County, Missouri.

EXCEPT that part conveyed to David Weston and wife in Book 353, Page 317, Records of Howard County, Missouri.

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SCHEDULE A
(Continued)

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EXCEPT that part conveyed to James Mitchell Weston in Book 431, Page 619, Records of Howard County, Missouri.

EXCEPT that part conveyed to David A. Weston and Wife in Book 497, Page 226, Records of Howard County, Missouri.

EXCEPT that part conveyed to Joshua Robert Snapp and wife in Book 521, Page 591, Records of Howard County, Missouri.

TRACT 2:

A portion of the Northeast quarter of the Northeast quarter of Section 24, Township 49 North, Range 16 West, Howard County, Missouri, more particularly described as follows: Beginning at a 5/8 inch iron rod found at the Northeast corner of Section 24, Township 49 North, Range 16 West, Howard County, Missouri; thence along the North line of said Section 24, South 89 degrees 21 minutes 35 seconds West, 346.9 feet to a 1/2 inch iron rod set at the intersection with the centerline of County Road #455 (1/2 inch iron rod set South 89 degrees 21 minutes 35 seconds West, 30.1 feet as a witness corner); thence along the centerline, South 02 degrees 47 minutes 20 seconds West, 240.4 feet to a 1/2 inch iron rod set and the true point of beginning of Tract 1 (1/2 inch iron rod set South 52 degrees 43 minutes 15 seconds West, 39.2 feet as a witness corner); thence leaving said centerline, South 52 degrees 43 minutes 15 seconds West, 295.9 feet to a 1/2 inch iron rod set; thence North 89 degrees 21 minutes 35 seconds East, 226.9 feet to a 1/2 inch iron rod set at the intersection with the centerline of County Road #455; thence along said centerline, North 02 degrees 47 minutes 20 seconds East, 176.9 feet to the true point of beginning of Tract 1.

The above-described Tract 1 contains 0.46 acres, more or less, and is a portion of the land described by deed recorded in Book 423, Page 33, in the Office of the Howard County, Missouri Recorder of Deeds.

TRACT 3:

A portion of Tract 1 of the Survey recorded in Book 19, Page 53, and being located in the Northeast quarter of Section 24, Township 49 North, Range 16 West, Howard County, Missouri, and being more particularly described as follows: Commencing at the Northeast corner of said Section 24 and with the East line thereof, South 1 degree 46 minute 50 seconds West, 1222.78 feet; thence leaving said line, South 88 degrees 12 minutes 25 seconds East, 801.36 feet to the Northeast corner of said Tract 1 and the point of beginning; thence from the point of beginning and continuing with the lines of said Tract 1, South 87 degrees 10 minutes 10 seconds West, 334.66 feet; thence South 87 degrees 18 minutes 15 seconds West, 265.11 feet; thence South 83 degrees 53 minutes 00 seconds West, 39.58 feet; thence South 44 degrees 16 minutes 40 seconds West, 108.78 feet; thence South 34 degrees 20 minutes 25 seconds West, 189.62 feet; thence leaving the lines of said Tract 1, South 88 degrees 41 minutes 50 seconds East, 251.23 feet to the Northwest corner of Tract 2 of said Survey; thence with the North line of said Tract 2, South 88 degrees 41 minutes 50 seconds East, 289.99 feet; thence leaving said line, South 86 degrees 52 minutes 00 seconds East, 225.53 feet to a point on the East line of said Tract 1; thence continuing with the East line thereof, North 3 degrees 27 minutes 25 seconds East, 219.40 feet; thence North 29 degrees 42 minutes 50 seconds East, 84.39 feet to the point of beginning.

The above-described tract of land contains 4.15 acres, more or less, and is a portion of the same land described by deed recorded in Book 497, Page 226 of the Howard County Records.

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SCHEDULE A
(Continued)

Commitment No.: 260904
File No.: 260904

First American Title Insurance Company

By: Kathren Finch
Touchstone Title & Abstract

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SCHEDULE B, PART I - Requirements

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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 Ernest R. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995 or Declaration of Trust and any Amendments or Revocation thereto. We reserve the right to make any additional requirements we may deem necessary.
6. Furnish for examination an authentic copy of the Vivian M. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995 or Declaration of Trust and any Amendments or Revocation thereto. We reserve the right to make any additional requirements we may deem necessary.
7. We have been informed that Ernest R. Weston is deceased. We require the following:

A copy of the Death Certificate.

Furnish a properly executed Affidavit establishing the death of Ernest R. Weston to be recorded in the Howard County public records.

8. We have been informed that Vivian M. Weston is deceased. We require the following:

A copy of the Death Certificate.

Furnish a properly executed Affidavit establishing the death of Vivian M. Weston to be recorded in the Howard County public records.

9. Trustee's Deed to be executed by the Successor Trustee(s) of the Ernest R. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995 (as to Tract 1), and the Successor Trustee(s) of the Vivian M. Weston Trust established by Revocable Living Trust Indenture dated December 5, 1995 (as to Tract 1, Tract 2 and Tract 3), 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.

10. Provide this Company with a properly executed and completed Owner's Affidavit.
11. 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

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SCHEDULE B
(Continued)

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are made prior to closing.

12. Minimum Standards for Property Boundary Surveys and that the survey to accurately reflects all improvements, including fences, and easements, both recorded and visible unrecorded.
13. 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.

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.

14. 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.
15. 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/re.

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SCHEDULE B
(Continued)

Commitment No.: 260904
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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, 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.: 17-6.0-24-000-000-010.000 (265.45 acres)

Assessed Value: \$8,390.00 (agricultural)

2025 Tax Amount: \$602.80

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. Easement granted to Public Water Supply District No. 1, according to instrument recorded in Book 311 Page 500.
12. Easement for water line system purposes, according to instrument recorded in Book 557 Page 568.
13. Building lines, rights of way, easements, and all other matters, as disclosed on surveys recorded in Survey Record Book 19, Page 53; Survey Record Book 25, Page 18; Survey Record Book 32, Page 31 and Survey Record Book 39, Pages 27 & 29 of the Howard County Records.

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SCHEDULE B
(Continued)

Commitment No.: 260904
File No.: 260904

14. Right of Way of the County Road constituting a boundary of the land.
15. Consequences of one or more boundaries of the Land referring to a river, creek, stream or any other water boundary, including, but not limited to: Decrease in area, if any, of the Land by erosion and/or the consequences of any past or future change in the location of any river, creek, or channel which affects the Land.
16. 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.
17. 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.
18. Terms and provisions of RSMO 137.082 which allows for re-assessment of new construction after the date of occupancy.

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