

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

Issuing Agent: Pike County Title Company  
Issuing Office: 317 W. Main Street, Bowling Green, MO 63334  
Issuing Office's ALTA® Registry ID: 1091109  
Loan ID No.:  
Commitment No.: 2025129448  
Issuing Office File No.: 2025129448  
Property Address: Pike 132, Bowling Green, MO 63334

**SCHEDULE A  
COMMITMENT**

1. Commitment Date: December 17, 2025 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (07/01/21)  
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:  
  
Troy Niemeyer and Darla Niemeyer, husband and wife
5. The Land is described as follows:  
  
SEE EXHIBIT A ATTACHED HERETO

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Ins. Co.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

## **SCHEDULE B I COMMITMENT**

### **REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Pursuant to §381.412 RSMo., effective August 28, 1996, real estate settlement funds must be in the form of a cashier's check, certified check, teller's check or wire transfer. If this company is preparing a HUD1 Settlement Statement in connection with this commitment, we must receive figures at least 24 hours in advance of closing.
7. Execute and return to this Company the Affidavit by Owner. If any problems are disclosed by said Affidavit or it is not properly executed, this Company reserves the right to make additional requirements and/or exceptions.
8. Cancel or release Deed of Trust (with Future Advance Clause) from Troy Niemeyer and Darla Niemeyer, spouses to Earl J Niemeyer, Trustee for Community State Bank of Missouri dated August 23, 2024, filed for record on August 26, 2024 at 11:08 AM in Book 334, Page 2842, Pike County Deed Records, in the principal sum of \$432,000.00.

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

Tax locator #06-08-34-000-000-002.020

2025 Assessed Value: \$1,310.00

2025 County Tax: \$69.24 - PAID

Situs: 72.07 ac Pike 132, Bowling Green, MO

No search or information regarding bankruptcy proceedings, notices, judgments, orders or discharges of any person or entity has been made. Accordingly, no representation, commitment, opinion or insurance is made regarding the effects, if any, of any such bankruptcy documents on the real property described herein.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Ins. Co.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

## **SCHEDULE B II COMMITMENT**

### **EXCEPTIONS FROM COVERAGE**

Commitment No.: 2025129448

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

#### **Standard Exceptions**

2.
  - (a) Rights or claims of parties in possession not shown by the public records.
  - (b) Easements, or claims of easements, not shown by the public records.
  - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
  - (d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.
  - (e) General taxes for the year 2026 and thereafter , none now due and payable.
3. Title to and easements in that portion of the Land within Pike 132 or its right of way.
4. Easement to Public Water Supply District #1 of Pike County, Missouri recorded in Book 318 Page 260-334, Pike County Deed Records.
5. Right-of-way to Panhandle Eastern Pipe Line Company recorded in Book 210 Page 56 on November 15, 1930.
6. An easement and right of way to Panhandle Eastern Pipe Line Company recorded in Book 212 Page 282 on November 9, 1931.
7. An easement to Rockies Express Pipeline, LLC recorded in Book 329 Page 4789 on February 14, 2008.
8. Boundary Survey performed by Donald B. Mayhew, PLS #2389-MO dated 05/15/2012, filed as Plat 7-345 Pike County Records and designated as Great River Engineering, Inc. Job #12-2867.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Ins. Co.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.*

## **SCHEDULE B - PART II**

(Continued)

9. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a Boundary Survey made by Great River Engineering, Inc. during May of 2012, designated as Job Number 12-2867:
- a) Barbed wire fence lying outside the property as deeded (East side of property) and
  - b) Barbed wire fence lying inside the property as deeded (West side of property).

WE RESERVE THE RIGHT OF REVISION OF THE SCHEDULES OF THIS COMMITMENT WHEN THE IDENTITY OF THE BUYER(S) IS MAKE KNOWN; AND IF A NEW SURVEY IS PERFORMED.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Ins. Co.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.*

## EXHIBIT A

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

A TRACT OF LAND BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 54 NORTH, RANGE 3 WEST, PIKE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE CENTER OF SECTION 34, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S01°00'54"W, 2,177.43 FEET, TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE CENTERLINE OF COUNTY ROAD #132; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: N68°14'20"W, 121.92 FEET; THENCE N69°55'58"W, 52.51 FEET; THENCE N73°15'33"W, 92.28 FEET; THENCE LEAVING SAID LINE, N10°22'11"W, 319.55 FEET, TO AN IRON PIN; THENCE N32°59'38"W, 756.22 FEET, TO AN IRON PIN; THENCE S58°39'59"W, 239.85 FEET, TO AN IRON PIN; THENCE S67°22'32"W, 278.24 FEET, TO A TREE MARKED WITH A NAIL; THENCE S34°01'22"W, 153.76 FEET, TO A TREE MARKED WITH A NAIL; THENCE N89°10'16"W, 33.46 FEET, TO AN IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°49'44"E, 1,509.37 FEET, TO AN IRON PIN AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°49'51"E, 519.64 FEET, TO AN IRON PIN; THENCE S89°41'11"E, 808.36 FEET, TO AN IRON PIN; THENCE N00°49'51"E, 808.36 FEET, TO AN IRON PIN; THENCE S89°41'11"E, 514.17 FEET, TO AN IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE S01°00'54"W, 1,332.64 FEET, TO THE POINT OF BEGINNING. CONTAINING 72.07 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

# **Pike County Title Company – Privacy Policy**

## ***We Are Committed to Safeguarding Customer Information***

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

## ***Applicability***

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

## ***Types of Information***

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- \* Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- \* Information about your transactions with us, our affiliated companies, or others; and
- \* Information we receive from a consumer-reporting agency.

## ***Use of Information***


We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

## ***Former Customers***

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

## ***Confidentiality and Security***

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

 <b>OLD REPUBLIC TITLE</b>		
<b>FACTS</b>		<b>WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?</b>
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.	
<b>Reasons we can share your personal information</b>		<b>Does Old Republic Title share?</b>
<b>For our everyday business purposes</b> - such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		<b>Yes</b>
<b>For our marketing purposes</b> - to offer our products and services to you		<b>No</b>
<b>For joint marketing with other financial companies</b>		<b>No</b>
<b>For our affiliates' everyday business purposes</b> - information about your transactions and experiences		<b>Yes</b>
<b>For our affiliates' everyday business purposes</b> - information about your creditworthiness		<b>No</b>
<b>For our affiliates to market to you</b>		<b>No</b>
<b>For non-affiliates to market to you</b>		<b>No</b>
		Go to <a href="http://www.oldrepublictitle.com">www.oldrepublictitle.com</a> (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company.</i></li> </ul>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>



Affiliates Who May be Delivering This Notice				
American First Title and Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract and Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		