

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

Issuing Agent: Oak Hills Title Company
Issuing Office: 309 Lewis Street, Canton, MO 63435
Issuing Office's ALTA® Registry ID: 1051068
Loan ID No.:
Commitment No.: 2026-673
Issuing Office File No.: 2026-673
Property Address: County Road 293, Kahoka, MO 63445
Revision No.:

SCHEDULE A

1. Commitment Date: September 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (07/01/21)
Proposed Insured: Informational Commitment Only.
Proposed Amount of Insurance:
Premium:
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: Cody Filz.
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

OAK HILLS TITLE COMPANY

By: Mary Kay Allen
Mary Kay Allen, Agent

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81C170B25 Sch. A

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

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(2026-673.PFD/2026-673/5)

SCHEDULE B, PART I - Requirements

Commitment No.: 2026-673

File No. 2026-673

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.
 - A. Informational Commitment Only.
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.

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(2026-673.PFD/2026-673/5)

SCHEDULE B
(Continued)

Commitment No.: 2026-673

File No. 2026-673

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 lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. Notwithstanding anything to the contrary contained herein in the legal description of the property, the amount of acreage shown is for reference purposes only, and represents no guarantee, or other undertaking by the insurer, of the actual amount of acreage contained in the policy.
8. Tenancy rights or written leases of persons in possession of the premises in question, not shown in the public records.
9. Rights of the public and private rights of others entitled thereto in and to that portion of the public road known as County Road 293.
10. Right of Way Conveyance given to Producers Refining Co., a Missouri Corporation, dated June 13, 1928, and filed for record on June 23, 1928, in Book 94, at page 150, in the office of Recorder of Deeds for Clark County, Missouri.
11. Right of Way Conveyance given to Producers Refining Co., a Missouri Corporation, dated June 1, 1928, and filed for record on July 23, 1928, in Book 94, at page 171, in the office of Recorder of Deeds for Clark County, Missouri.
12. Right of Way Conveyance given to Producers Refining Co., a Missouri Corporation, dated June 5, 1928, and filed for record on July 23, 1928, in Book 94, at page 173, in the office of Recorder of Deeds for Clark County, Missouri.
13. Right of Way Easement given to Consolidated Public Water Supply District #1 of Clark County, Missouri, dated June 23, 1999, and filed for record on September 21, 1999, as Document No. 10237, in the office of Recorder of Deeds for Clark County, Missouri.
14. Roadway and Utility Easement as conveyed in a General Warranty Deed dated February 27, 2017, and filed for record on March 1, 2017, in Book 2017, at page 210, in the office of Recorder of Deeds for Clark County, Missouri.
15. Transcript Judgment entered in favor of LVNV Funding, LLC, against Cody A. Filz in Case No. 19CK-AC00148, in the Circuit Court of Clark County, Missouri.

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(2026-673.PFD/2026-673/5)

SCHEDULE B
(Continued)

Commitment No.: 2026-673

File No. 2026-673

16. Deed of Trust given by Brent A. Filz, a single person, to AT, INC., Trustee for HOMEBANK, dated June 17, 2021, and filed for record on June 24, 2021, in Book 2021, at page 789, in the office of Recorder of Deeds for Clark County, Missouri.
17. Fenceline encroachments where are depicted on Survey #2026-009849 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during September of 2026.

FOR INFORMATIONAL PURPOSES ONLY:

Assessor's Parcel Nos. 1-16-04-19-00-00-002.02; 1-16-04-19-00-00-002.00; and 1-15-06-24-00-00-001.00. County and state taxes for 2025 in the amount of \$425.39 are paid in full. [Parent Tracts]

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(2026-673.PFD/2026-673/5)

EXHIBIT A

Commitment No.: 2026-673

File No. 2026-673

A tract of land lying in the Northwest Quarter of Section 19, Township 64 North, Range 6 West and the East Half of the Northeast Quarter of Section 24, Township 64 North, Range 7 West, Clark County, Missouri and being more fully described as follows to-wit: Beginning at a found 5/8" iron pin marking the Northwest Corner of said Section 19, Township 64 North, Range 6 West; thence South 88 degrees, 34 minutes and 39 seconds East along the North line of said Section 19 a distance of 992.42 feet to a 5/8" iron pin; thence South 01 degree, 45 minutes and 45 seconds West leaving said North line 693.00 feet to a 5/8" iron pin; thence South 88 degrees, 34 minutes and 39 seconds East parallel with said North line 325.87 feet to a 5/8" iron pin on the East line of the West Half of the Northwest Quarter of said Section 19, Township 64 North, Range 6 West; thence North 01 degree, 45 minutes and 45 seconds East along said East line 693.00 feet to a 5/8" iron pin marking the Northeast Corner of said West Half; thence South 88 degrees, 34 minutes and 39 seconds East leaving said East line and along the North line of said Section 1318.30 feet to a 5/8" iron pin marking the North Quarter Corner of said Section 19, Township 64 North, Range 6 West; thence South 01 degree, 43 minutes and 02 seconds West leaving said North line and along the North-South centerline of said Section 19, Township 64 North, Range 6 West 915.63 feet to a found 5/8" iron pin; thence North 88 degrees, 16 minutes and 52 seconds West leaving said North-South centerline 460.43 feet to a found 5/8" iron pin; thence South 01 degree, 42 minutes and 32 seconds West 685.83 feet to a found 5/8" iron pin; thence North 88 degrees, 17 minutes and 28 seconds West 1203.79 feet to a found 5/8" iron pin; thence North 60 degrees, 18 minutes and 13 seconds West 1301.10 feet to a found 5/8" iron pin; thence South 03 degrees, 00 minutes and 54 seconds East 328.99 feet to a found 5/8" iron pin; thence South 25 degrees, 39 minutes and 44 seconds East 318.34 feet to a found 5/8" iron pin; thence South 88 degrees, 17 minutes and 28 seconds East 324.47 feet to a found 5/8" iron pin; thence South 01 degree, 49 minutes and 35 seconds West 612.29 feet to a found 5/8" iron pin; thence South 75 degrees, 04 minutes and 11 seconds East 489.57 feet to a found 5/8" iron pin; thence South 13 degrees, 57 minutes and 20 seconds West 153.94 feet to a found 5/8" iron pin; thence North 89 degrees, 52 minutes and 35 seconds East 272.15 feet to a found 5/8" iron pin; thence South 02 degrees, 12 minutes and 08 seconds West 165.74 feet to a found 5/8" iron pin; thence North 87 degrees, 47 minutes and 52 seconds West 959.17 feet to a found 5/8" iron pin; thence North 39 degrees, 10 minutes and 45 seconds West 140.51 feet to a found 5/8" iron pin; thence North 87 degrees, 00 minutes and 03 seconds West 1290.84 feet to a found 5/8" iron pin on the West line of the East Half of the Northeast Quarter of said Section 24, Township 64 North, Range 7 West; thence North 02 degrees, 03 minutes and 52 seconds East along said West line 1718.79 feet to a 5/8" iron pin; thence South 88 degrees, 59 minutes and 01 second East leaving said West line 667.97 feet to a 5/8" iron pin; thence North 36 degrees, 18 minutes and 15 seconds East 406.82 feet to a 5/8" iron pin; thence North 23 degrees, 31 minutes and 45 seconds East 515.11 feet to a 5/8" iron pin on the North line of said Section 24, Township 64 North, Range 7 West; thence South 86 degrees, 46 minutes and 08 seconds East along said North line 206.31 feet to a found 5/8" iron pin marking the Northeast Corner of said Section 24, Township 64 North, Range 7 West; thence South 01 degree, 49 minutes and 35 seconds West leaving said North line and along the East line of said Section 24, Township 64 North, Range 7 West 58.08 feet to the Point of Beginning, containing 148.2 Acres, more or less, with the above described being subject to and having the right-of-use of a 30.00 Feet Wide Roadway and Utility Easement recorded in Book 2017 Page 210 in the office of the Recorder of Deeds for Clark County, Missouri and lying 15.00 each side of the following described line to-wit: Commencing at the Center of said Section 24; thence South 86 degrees, 59 minutes and 37 seconds East 1273.43 feet; thence continue South 86 degrees, 59 minutes and 37 seconds East 17.74 feet to the True Point of Beginning of said line; thence North 22 degrees, 41 minutes and 43 seconds East 105.95 feet; thence North 01 degree, 50 minutes and 01 second East 99.26 feet; thence North 01 degree, 15 minutes and 16 seconds West 146.26 feet; thence North 40 degrees, 40 minutes and 21 seconds West 37.64 feet; thence North 20 degrees, 51 minutes and 20 seconds west 49.03 feet; thence North 02 degrees, 14 minutes and 33 seconds East 436.19 feet; thence North 01 degree, 23 minutes and 28 seconds West 175.85 feet; thence North 07 degrees, 54 minutes and 37 seconds West 151.29 feet; thence North 18 degrees, 27 minutes and 35 seconds West 68.89 feet; thence North 30 degrees, 26 minutes and 30 seconds West 50.17 feet; thence North 03 degrees, 57 minutes and 20 seconds East 39.40 feet; thence North 38 degrees, 50 minutes and 04 seconds East 38.09 feet; thence North 61 degrees, 20 minutes and 08 seconds East 42.44 feet; thence North 69 degrees, 03 minutes and 52 seconds East 26.52 feet to the Point of Termination of said line. Also, with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2026-009849 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during September of 2026.