

**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.: 2026-215  
Issuing Office File No.: 2026-215  
Property Address: County Road 277, Kahoka, MO 63445  
Revision No.:

**SCHEDULE A**

1. Commitment Date: April 1, 2026 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Own. Policy (07/01/21)  
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.  
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: Darin Scott Oberman.
5. The Land is described as follows:  
  
SEE EXHIBIT A ATTACHED HERETO

**OAK HILLS TITLE COMPANY**

By: Mary Kay Allen  
Mary Kay Allen, Agent

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

81C170B25 Sch. A

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

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(2026-215.PFD/2026-215/9)

**SCHEDULE B, PART I - Requirements**

Commitment No.: 2026-215

File No. 2026-215

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. For each policy to be issued as identified in Schedule A, Item 2; the company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend the commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
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. Notice: This company finds no open Deeds of Trust / Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.

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LAND TITLE  
ASSOCIATION



(2026-215.PFD/2026-215/9)

**SCHEDULE B**  
(Continued)

Commitment No.: 2026-215

File No. 2026-215

**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 277.
10. Fence line encroachments which are depicted on the Survey in September of 1997 of Marvin J. Likes, Missouri Registered Land Surveyor, #1363, filed for record on September 21, 1997, in Plat Book 3, at page 75, in the office of Recorder of Deeds for Clark County, Missouri.

FOR INFORMATIONAL PURPOSES ONLY:

Assessor's Parcel No. 1-15-06-24-00-00-002.03. County and state taxes for 2025 in the amount of \$128.72 are paid in full.

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(2026-215.PFD/2026-215/9)

**EXHIBIT A**

Commitment No.: 2026-215

File No. 2026-215

A tract of land lying in and being a part of the West one-half of the Northwest Quarter of Section 24, Township 64 North, Range 7 West of the Fifth Principal Meridian, Clark County, Missouri, and being more fully described as follows: Beginning at a point marking the Northwest corner of the West one-half of the Northwest Quarter of the aforementioned Section 24; thence South 88 degrees 16 minutes and 36 seconds East along the North line of said Section 24, a distance of 1316.91 feet to a point marking the Northeast corner of said West one-half; thence South 00 degrees 17 minutes and 29 seconds East along the East line of said West one-half, 1979.44 feet; thence North 88 degrees 16 minutes and 36 seconds West, 1317.99 feet to a point on the West line of the West one-half of the Northwest Quarter of said Section 24; thence North 00 degrees 15 minutes and 37 seconds West along said West line, 1979.41 feet to the point of beginning, containing 59.83 acres, more or less, with the above described subject to that portion now being used for public road purposes, as per survey in September of 1997 of Marvin J. Likes, Missouri Registered Land Surveyor, #1363.