



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.

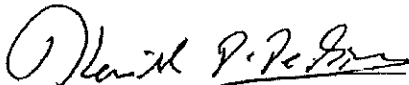
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Comehl, Secretary

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Form 50201429 (02-08-2023)



(24-0262-SCHRAGE.PFD/24-0262-SCHRAGE/5)



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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Form 5020-1429 (02-08-2023)



(24-0262-SCHRAGE.PFD/24-0262-SCHRAGE/5)



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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Form 5020-1429 (02-08-2023)

(24-0262-SCHRAGE.PFD/24-0262-SCHRAGE/5)





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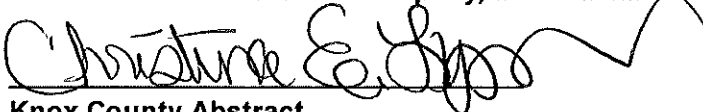
Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: HuRa-Ra LLC d/b/a Knox County Abstract
Issuing Office: 103 S. First ST. Suite A, Edina, MO. 63537
Issuing Office's ALTA® Registry ID: 1168333
Loan ID No.:
Commitment No.: 24-0262-SCHRAGE
Issuing Office File No.: 24-0262-SCHRAGE
Property Address: Hwy 6, Edina, MO 63537
Revision No.:

SCHEDULE A

1. Commitment Date: April 3, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (06/17/06)
Proposed Insured: TBD
Proposed Amount of Insurance:
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (06/17/06)
Proposed Insured:
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: Jeremy Schrage and A. Heather Schrage, husband and wife.
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

First American Title Insurance Company, a Nebraska

By: 
Knox County Abstract

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SCHEDULE B, PART I - Requirements

Commitment No.: 24-0262-SCHRAGE

File No.: 24-0262-SCHRAGE

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. from Jeremy Schrage and A. Heather Schrage, husband and wife to TBD
 - b. Deed of Trust from TBD to , Trustee for TBD, securing the principal amount of \$
5. Pay the full consideration to, or for the account of, the grantors, or mortgagors.
6. Pay us the premiums, fees and charges for the policy.
7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
8. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
9. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.
10. Release of a Deed of Trust in favor of Enterprise Bank recorded in Book 228 Page 710 .
11. Release of a Deed of Trust in favor of Enterprise Bank recorded in Book 231 Page 228 .

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SCHEDULE B
(Continued)

Commitment No.: 24-0262-SCHRAGE
File No.: 24-0262-SCHRAGE

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. Taxes and assessments for the year 2024 and all subsequent years.
Parcel #06-07.0-00-00 026.001.04.000 Tax amount for 2023: \$97.89 pd.
Parcel #06-07.0-00-00 026.001.05.000 Tax amount for 2023: \$22.31 pd.
8. An easement disclosed by an instrument recorded in Book 216 Page 846 in favor of:
Union Electric
9. An easement disclosed by an instrument recorded in Book 216 Page 739 in favor of:
Joseph Bedsworth and Linda Bedsworth/ ingress and egress
10. Deed of Trust dated: July 13, 2018 Amount:\$2,000,000.00
Executed By: Jeremy Schrage and A. Heather Schrage, husband and wife, as to Tract 1, Jeremy Schrage and Heather Schrage, husband and wife, as to Tract 2-3, Jeremy F. Schrage, a single person, as to Tract 4, Jeremy F. Schrage and Heather Schrage, husband and wife, as to Tract 5 & 6, Jeremy Franklin Schrage and Anna Heather Schrage, husband and wife, as tenants by the entirety, as to Tract 7, Jeremy Schrage and Heather Schrage, a married couple, as to Tract 8
Trustee: Charford, Inc
Beneficiary: Enterprise Bank & Trust
Recorded in : Book 228 Page 710 Date Recorded: July 18, 2018 at 11:22 AM
The above Deed of Trust contains provisions for future advances under Section 443.055 of the R. S. of Missouri.

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SCHEDULE B
(Continued)

Commitment No.: 24-0262-SCHRAGE
File No.: 24-0262-SCHRAGE

The above Deed of Trust has been subordinated to the Deed of Trust recorded in Book 231 Page 228 by an instrument recorded in Book 231 Page 416.

Request for Notice of Sale recorded November 5, 2021 in Book 231 Page 736

11. Deed of Trust dated: May 19, 2021 Amount: \$3,900,000.00
Executed by: Jeremy Schrage and A. Heather Schrage, husband and wife
Trustee: Charford, Inc.
Beneficiary: Enterprise Bank & Trust
Recorded in: Book 231 Page 228 #202100390 Date Recorded: May 21, 2021 at 2:57 PM
12. 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 carefully considered.

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(24-0262-SCHRAGE.PFD/24-0262-SCHRAGE/5)



File No.: 24-0262-SCHRAGE

The land referred to herein below is situated in the County of Knox, State of Missouri, and is described as follows:

A tract of land lying in the East Half of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and being more fully described as follows to-wit:

Beginning at a 5/8" iron pin marking the Northwest Corner of the East Half of the Southeast Quarter of said Section 26; thence North 89 degrees, 45 minutes and 20 seconds West along the East-West centerline of said Section 680.17 feet to a found 5/8" iron pin; thence North 00 degrees, 25 minutes and 20 seconds West leaving said East-West centerline 1823.56 feet to a 5/8" iron pin on the North line of the South Half of the Northeast Quarter of said Section; thence North 89 degrees, 53 minutes and 15 seconds East along said North line 652.34 feet to a 5/8" iron pin; thence South 01 degree, 00 minutes and 11 seconds East leaving said North line 597.70 feet to a 5/8" iron pin; thence South 48 degrees, 00 minutes and 38 seconds West 224.58 feet to a 5/8" iron pin; thence South 07 degrees, 36 minutes and 28 seconds West 289.67 feet to a 5/8" iron pin; thence South 81 degrees, 35 minutes and 42 seconds East 219.23 feet to a 5/8" iron pin; thence South 05 degrees, 21 minutes and 25 seconds East 97.91 feet to a 5/8" iron pin; thence South 73 degrees, 56 minutes and 47 seconds East 195.02 feet to a 5/8" iron pin; thence South 01 degree, 56 minutes and 32 seconds East 275.35 feet to a 5/8" iron pin; thence continue South 01 degree, 56 minutes and 32 seconds East 49.98 feet to a 5/8" iron pin; thence South 85 degrees, 27 minutes and 54 seconds East 406.14 feet to a 5/8" iron pin; thence South 55 degrees, 28 minutes and 41 seconds East 28.91 feet to a 5/8" iron pin; thence South 29 degrees, 26 minutes and 07 seconds East 142.98 feet to a 5/8" iron pin; thence South 59 degrees, 41 minutes and 08 seconds East 43.38 feet to a 5/8" iron pin; thence South 81 degrees, 02 minutes and 45 seconds East 149.00 feet to a 5/8" iron pin; thence South 68 degrees, 51 minutes and 55 seconds East 60.70 feet to a 5/8" iron pin; thence South 27 degrees, 50 minutes and 22 seconds East 96.96 feet to a 5/8" iron pin; thence South 44 degrees, 56 minutes and 47 seconds East 269.56 feet to a 5/8" iron pin; thence South 27 degrees, 05 minutes and 35 seconds East 158.14 feet to a 5/8" iron pin; thence South 14 degrees, 42 minutes and 46 seconds East 267.02 feet to a 5/8" iron pin on the East line of said Section; thence North 84 degrees, 44 minutes and 14 seconds West leaving said East line 457.57 feet to a 5/8" iron pin; thence North 57 degrees, 04 minutes and 55 seconds West 317.32 feet to a 5/8" iron pin; thence North 61 degrees, 28 minutes and 46 seconds West 234.56 feet to a 5/8" iron pin; thence North 47 degrees, 36 minutes and 00 seconds West 271.66 feet to a 5/8" iron pin; thence North 55 degrees, 12 minutes and 57 seconds West 213.61 feet to the Point of Beginning, containing 42.9 Acres, more or less, with the above described being subject to easements and rights-of-way of record or not of record, if any. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.

30.00 Feet Wide Ingress/Egress Easement #1

A 30.00 feet wide ingress/egress easement lying in the Northeast Quarter of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and lying 15.00 feet each side of the following described line to-wit:

Commencing at the Northeast Corner of said Section 26; thence South 00 degrees, 33 minutes and 42 seconds East 46.20 feet; thence North 89 degrees, 59 minutes and 33 seconds West 707.14 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 262.29 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 330.00 feet to the True Point of Beginning of said line; thence South 00 degrees, 41 minutes and 45 seconds East 795.57 feet to the Point of Termination of said line. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.

30.00 Feet Wide Ingress/Egress Easement #2

A 30.00 feet wide ingress/egress easement lying in the East Half of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and lying 15.00 feet each side of the following described line to-wit:

EXHIBIT A
(Continued)

File No.: 24-0262-SCHRAGE

Commencing at the Northeast Corner of said Section 26; thence South 00 degrees, 33 minutes and 42 seconds East 46.20 feet; thence North 89 degrees, 59 minutes and 33 seconds West 707.14 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 262.29 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 330.00 feet; thence South 00 degrees, 41 minutes and 45 seconds East 795.57 feet to the True Point of Beginning of said line; thence South 01 degree, 09 minutes and 55 seconds East 965.31 feet; thence South 10 degrees, 04 minutes and 48 seconds East 75.29 feet; thence South 31 degrees, 29 minutes and 11 seconds East 62.90 feet; thence South 53 degrees, 21 minutes and 28 seconds East 52.83 feet; thence South 63 degrees, 06 minutes and 40 seconds East 69.72 feet; thence South 53 degrees, 43 minutes and 34 seconds East 40.83 feet; thence South 45 degrees, 01 minute and 35 seconds East 39.99 feet; thence South 27 degrees, 23 minutes and 14 seconds East 42.38 feet; thence South 03 degrees, 47 minutes and 32 seconds East 209.10 feet; thence South 05 degrees, 19 minutes and 22 seconds East 38.15 feet; thence South 25 degrees, 18 minutes and 22 seconds East 30.58 feet; thence South 51 degrees, 10 minutes and 57 seconds East 48.06 feet; thence South 85 degrees, 27 minutes and 54 seconds East 320.65 feet; thence South 55 degrees, 28 minutes and 41 seconds East 28.91 feet; thence South 29 degrees, 26 minutes and 07 seconds East 142.98 feet; thence South 59 degrees, 41 minutes and 08 seconds East 43.38 feet; thence South 81 degrees, 02 minutes and 45 seconds East 149.00 feet; thence South 68 degrees, 51 minutes and 55 seconds East 60.70 feet; thence South 27 degrees, 50 minutes and 22 seconds East 96.96 feet; thence South 44 degrees, 56 minutes and 47 seconds East 269.56 feet; thence South 27 degrees, 05 minutes and 35 seconds East 158.14 feet; thence South 14 degrees, 42 minutes and 46 seconds East 267.02 feet to the Point of Termination of said line. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.

30.00 Feet Wide Ingress/Egress Easement #4

A 30.00 feet wide ingress/egress easement lying in the Northeast Quarter of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and lying 15.00 feet each side of the following described line to-wit:

Commencing at the Northeast Corner of said Section 26; thence South 00 degrees, 33 minutes and 42 seconds East 46.20 feet; thence North 89 degrees, 59 minutes and 33 seconds West 707.14 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 262.29 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 330.00 feet; thence South 00 degrees, 41 minutes and 45 seconds East 795.57 feet to the True Point of Beginning of said line; thence South 89 degrees, 48 minutes and 09 seconds West 1015.38 feet to the Point of Termination of said line. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.

A tract of land lying in the Northwest Quarter of the Northeast Quarter of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and being more fully described as follows to-wit:

Commencing at a 5/8" iron pin marking the Northwest Corner of the East Half of the Southeast Quarter of said Section 26; thence North 89 degrees, 45 minutes and 20 seconds West along the East-West centerline of said Section 680.17 feet to a found 5/8" iron pin; thence North 00 degrees, 25 minutes and 20 seconds West leaving said East-West centerline 1823.56 feet to a 5/8" iron pin on the South line of the Northwest Quarter of the Northeast Quarter of marking the True Point of Beginning; thence continue North 00 degrees, 25 minutes and 20 seconds West 6.50 feet to a 5/8" iron pin; thence South 89 degrees, 48 minutes and 09 seconds West 341.79 feet to a found 5/8" iron pin; thence North 09 degrees, 55 minutes and 27 seconds West 803.58 feet to a found 5/8" iron pin on the South right-of-way of Missouri Route #6; thence South 89 degrees, 59 minutes and 53 seconds East along said right-of-way 741.14 feet to a found 5/8" iron pin; thence South 00 degrees, 23 minutes and 52 seconds East leaving said right-of-way 796.35 feet to the South line of the Northwest Quarter of the Northeast Quarter of said Section, from which a 5/8" iron pin bears North 00 degrees, 23 minutes and 52 seconds West 15.00 feet; thence South 89 degrees, 53 minutes and 15 seconds West along the South line of said Quarter-Quarter Section 266.34 feet to the Point of Beginning, containing 12.3 Acres, more or less, with the above described being subject to easements and

EXHIBIT A
(Continued)

File No.: 24-0262-SCHRAGE

rights-of-way of record or not of record, if any. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.

30.00 Feet Wide Ingress/Egress Easement #1

A 30.00 feet wide ingress/egress easement lying in the Northeast Quarter of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and lying 15.00 feet each side of the following described line to-wit:

Commencing at the Northeast Corner of said Section 26; thence South 00 degrees, 33 minutes and 42 seconds East 46.20 feet; thence North 89 degrees, 59 minutes and 33 seconds West 707.14 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 262.29 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 330.00 feet to the True Point of Beginning of said line; thence South 00 degrees, 41 minutes and 45 seconds East 795.57 feet to the Point of Termination of said line. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.

30.00 Feet Wide Ingress/Egress Easement #4

A 30.00 feet wide ingress/egress easement lying in the Northeast Quarter of Section 26, Township 62 North, Range 12 West, Knox County, Missouri and lying 15.00 feet each side of the following described line to-wit:

Commencing at the Northeast Corner of said Section 26; thence South 00 degrees, 33 minutes and 42 seconds East 46.20 feet; thence North 89 degrees, 59 minutes and 33 seconds West 707.14 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 262.29 feet; thence continue North 89 degrees, 59 minutes and 53 seconds West 330.00 feet; thence South 00 degrees, 41 minutes and 45 seconds East 795.57 feet to the True Point of Beginning of said line; thence South 89 degrees, 48 minutes and 09 seconds West 1015.38 feet to the Point of Termination of said line. As per survey #2017-005093 of Doug Walker, Missouri Professional Land Surveyor #2014000200 during October of 2017.