
SCHEDULE A

1. Commitment Date: February 6, 2024 at 08:30 AM
2. Policy to be issued:
 - a.

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: JUDITH A. ALBER AND RUDY H. ALBER AS CO-TRUSTEES OF THE JUDITH A. ALBER LIVING TRUST DATED OCTOBER 13, 1999, an undivided 1/4 interest, ROBERT BRUCE PALOMBO, an undivided 1/4 interest, LARRY W. JONES, an undivided 1/4 interest, and JERRY A. JONES, an undivided 1/4 interest.
5. The Land is described as follows:

THE SOUTHEAST QUARTER OF SECTION TWO (2), TOWNSHIP THIRTY-THREE (33), RANGE THIRTY (30), IN BARTON COUNTY, MISSOURI.

Barton County Title Company, Inc.

By: Chanel Bogendorfer
BARTON COUNTY TITLE COMPANY, INC.

This page is only a part of a 2021 ALTA Commitment for Title Insurance. 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.

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SCHEDULE B, PART I - 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 Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

TO BE DETERMINED AFTER WE ARE INFORMED AS TO THE IDENTITY OF INSURED ON SCHEDULE A. THIS TITLE COMMITMENT IS FOR THE PURPOSE OF A TITLE SEARCH ONLY. SHOULD A TITLE POLICY BE REQUESTED, WE RESERVE THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS.

Pay the full consideration to, or for the account of, the Grantors or Mortgagors.

Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

If there has been construction, improvements or repairs to or on the property in the last 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 are made prior to closing. The Company reserves the request, but not limited to, the following: a mechanic lien indemnity agreement, satisfactory financial statements, affidavits and lien waivers. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.

NOTE: NO INQUIRY, SEARCH, OR EXAMINATION HAS BEEN MADE OF THE FEDERAL COURTS FOR PENDING BANKRUPTCY PROCEEDINGS.

Certified funds, which is either a cashier's check or wire transfer, MUST be brought to closing, made payable to Barton County Title Company.

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. Taxes for 2023 and all prior years are shown paid.
2023 TAX AMOUNT: \$424.59
PARCEL NO. 02-010-02-000-000-003000

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SCHEDULE B

(Continued)

2. CONVEYANCE FOR STATE HIGHWAY PURPOSES IN FAVOR OF THE STATE OF MISSOURI, FOR THE USE OF THE STATE HIGHWAY COMMISSION OF MISSOURI, RECORDED SEPTEMBER 6, 1955 IN BOOK 262, PAGE 244, DEED RECORDS OF BARTON COUNTY, MISSOURI.
3. DOYLESPOUT TOWNSHIP PLANNING & ZONING HANDBOOK APPROVED AND RECORDED MAY 15, 1995 IN BOOK 413, PAGE 226; and
DOYLESPOUT TOWNSHIP PLANNING & ZONING HANDBOOK APPROVED AND RECORDED APRIL 26, 1999 IN BOOK 449, PAGE 73, DEED RECORDS OF BARTON COUNTY, MISSOURI.
4. Rights of the Public, State of Missouri, County of Barton, in and to that part of subject premises taken or used for NE 90th Road and NE 60th Ln/N Highway A.
5. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only, and as such should not be relied upon for a Real Estate Transaction. This is not a commitment to insure, and no insurance is provided by this commitment; nor is the company liable for errors or omissions in this report. If a Commitment for Title Insurance is desired, the identity of the entities to be insured and policy amounts must be disclosed to this Company, and this Company will then issue a Commitment for Title Insurance disclosing all requirements for issuance of the policy, as well as any additional exceptions which may then be necessary, additional fees will be charged to issue a policy, the liability of this company is the amount paid for same.

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