

SCHEDULE A

CCTitle File No.: 20211020

1. **Commitment Date:** October 15, 2021 at 8:00 AM

2. **Policy or Policies to be issued:**

(a) ALTA Owner's Policy

Policy Amount \$ 0

Proposed Insured: None


This is an informational commitment only.

3. **Fee simple interest in the Land described in this Commitment is owned, at the Commitment date by:**

Alan Q. Crego II, Personal Representative of the Estate of Alan Q. Crego, deceased

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

All of the Southeast fractional Quarter of Section 5, Township 54, Range 21, lying West of the Grand River in Carroll County, Missouri.



Authorized Countersignature

NOTE: This informational commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

SCHEDULE B II

EXCEPTIONS

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. 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.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. General Taxes for the year 2021 and thereafter: NONE NOW DUE AND PAYABLE.
7. Any portion of the within described property used for **CR 164** right of way.
8. Real estate lies within the boundaries of **Public Water Supply District No. 1 of Carroll County, Missouri**.
9. **Easement Conveyance** granted to **Kansas City Power & Light Company**, recorded **February 16, 2006** in Book **709** at Page **751**.
10. **Deed of Trust** executed by **The Crego Family Trust Agreement Dated January 17, 1997** to **Doug Neeb**, trustee for **Bank Midwest, N.A.**, dated **May 24, 2007** and recorded **May 25, 2007** in Book **722** at Page **778** for an original amount of **\$20,000.00**.

This Deed of Trust was **Modified and Extended** by Instrument Recorded **July 10, 2017** in Book **796** at Page **458**.

Subsequently, this Deed of Trust was **Modified and Extended** by Instrument Recorded **July 10, 2007** in Book **796** at Page **462**.

11. Estate of Alan Q. Crego, deceased, opened November 17, 2020 as case number 20CR-PR00061.
12. No title will be insured to any land now or formerly lying in the bed of the Grand River.
13. Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Grand River extending through the subject land, without diminution or pollution.
14. No title will be insured to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills.
15. Navigation servitudes and all other statutory and regulatory rights and powers of the United States, State of Missouri, County of Carroll, and the Public, over the Grand River and its shore lands extending to the ordinary high-water line thereof and which may be exercised without obligation for compensation to the riparian owners.
16. The consequence of any past or future change in the location of the Grand River, which forms the Eastern Boundary of the subject land, or any disputes arising over the location of the Grand River or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.

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Carroll County Title Co. Privacy Policy

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Carroll County Title Co.**

In order to better service 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.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as your name, address, telephone number, or social security number;
- Information about your transactions with us, our affiliates, or others. We receive this information from your lender, attorney, real estate broker, etc; and
- Information from public records.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.