

Commitment No.: 2302018-1

SCHEDULE A

1. Effective Date: February 1, 2023 at 8:00 AM

2. Policy or Policies to be issued: Amount

a. ((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured: Prospective Purchaser

b. ((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Amber Speer, a married person, Ashley Kuse, a married person, John Bondy, a single person, Alexandria Bondy, a single person and Aaron Bondy, a single person

5. The land referred to in the Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.



Authorized Signature or Signatory

EXHIBIT "A"

DESCRIPTION TRACT 1:

A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 54 NORTH, RANGE 21 WEST, CHARITON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT 3/8" IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AS SHOWN BY SURVEY IN BOOK 3, PAGE 220. THENCE S1°12'25"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2658.19 FEET TO THE CENTER OF SAID SECTION 24; THENCE S1°12'00"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1326.72 FEET TO THE NORTHWEST CORNER OF THE SURVEY IN CABINET 2, SLEEVE 58-B; THENCE S1°10'50"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1326.86 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 24 & 25; THENCE S3°23'35"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 857.31 FEET TO THE CENTERLINE OF AN EXISTING DITCH (SAND SLOUGH) AS SHOWN BY THE SURVEY IN CABINET 2, SLEEVE 58-B; THENCE LEAVING SAID QUARTER SECTION LINE, S15°42'45"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 542.19 FEET; THENCE S12°08'35"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 149.85 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE CENTERLINE OF SAID DITCH, S89°49'05"E, A DISTANCE OF 775.95 FEET;
THENCE N87°42'20"E, A DISTANCE OF 232.17 FEET;
THENCE N85°26'25"E, A DISTANCE OF 146.78 FEET;
THENCE S84°37'40"E, A DISTANCE OF 313.10 FEET TO THE INTERSECTION WITH THE APPROXIMATE CENTERLINE OF AN EXISTING DITCH AND THE PROPERTY LINE SHOWN BY SURVEYS IN CABINET 2, SLEEVE 58-B AND BOOK 3, PAGE 220;

THENCE ALONG THE APPROXIMATE DITCH CENTERLINE AND PROPERTY LINE AS FOLLOWS:

1. S9°34'30"W, A DISTANCE OF 109.88 FEET;
2. S3°49'50"W, A DISTANCE OF 455.13 FEET;
3. S23°04'55"W, A DISTANCE OF 211.32 FEET;
4. S23°44'00"W, A DISTANCE OF 212.13 FEET;
5. S21°40'45"W, A DISTANCE OF 212.48 FEET;
6. S20°49'10"W, A DISTANCE OF 128.95 FEET;
7. S9°57'20"W, A DISTANCE OF 215.21 FEET;
8. S0°50'00"W, A DISTANCE OF 262.89 FEET TO THE SOUTHEAST CORNER OF THE SURVEY IN CABINET 3, SLEEVE 58-B;

THENCE S88°57'55"W ALONG THE SOUTH LINE OF SAID SURVEY, A DISTANCE OF 1344.39 FEET TO THE SOUTHWEST CORNER OF SAID SURVEY AND THE INTERSECTION WITH THE QUARTER SECTION LINE;
THENCE N3°23'35"E ALONG THE WEST LINE OF SAID SURVEY AND SAID QUARTER SECTION LINE, A DISTANCE OF 1320.22 FEET TO THE CENTERLINE OF AN EXISTING DITCH (KNOWN AS SAND SLOUGH) AS SHOWN BY THE SURVEY IN CABINET 2, SLEEVE 58-B;

THENCE N34°22'40"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 214.70 FEET;
THENCE N12°08'35"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 290.15 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 59.09 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 268, PAGE 536 OF THE CHARITON COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

DESCRIPTION TRACT 2:

A PORTION OF THE WEST HALF OF SECTION 25 AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 54 NORTH, RANGE 21 WEST, CHARITON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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Commitment No.: 2302018-1

SCHEDULE A
(Continued)

COMMENCING AT 3/8" IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AS SHOWN BY SURVEY IN BOOK 3, PAGE 220. THENCE S1°12'25"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2658.19 FEET TO THE CENTER OF SAID SECTION 24; THENCE S1°12'00"W ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 1326.72 FEET TO THE NORTHWEST CORNER OF THE SURVEY IN CABINET 2, SLEEVE 58-B AND THE POINT OF BEGINNING;

THENCE S1°10'50"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1326.86 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 24 & 25;

THENCE S3°23'35"W ALONG THE QUARTER SECTION LINE, A DISTANCE OF 857.31 FEET TO THE CENTERLINE OF AN EXISTING DITCH (KNOWN AS SAND SLOUGH) AS SHOWN BY THE SURVEY IN CABINET 2, SLEEVE 58-B;

THENCE LEAVING SAID QUARTER SECTION LINE, S15°42'45"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 542.19 FEET;

THENCE S12°08'35"E ALONG THE CENTERLINE OF SAID DITCH, A DISTANCE OF 149.85 FEET;

THENCE LEAVING THE CENTERLINE OF SAID DITCH, S89°49'05"E, A DISTANCE OF 775.95 FEET;

THENCE N87°42'20"E, A DISTANCE OF 232.17 FEET;

THENCE N85°26'25"E, A DISTANCE OF 146.78 FEET;

THENCE S84°37'40"E, A DISTANCE OF 313.10 FEET TO THE INTERSECTION WITH THE APPROXIMATE CENTERLINE OF AN EXISTING DITCH AND THE PROPERTY LINE SHOWN BY SURVEYS IN CABINET 2, SLEEVE 58-B AND BOOK 3, PAGE 220;

THENCE ALONG THE APPROXIMATE DITCH CENTERLINE AND PROPERTY LINE AS FOLLOWS:

1. N9°34'30"E, A DISTANCE OF 106.42 FEET;
2. N20°18'40"E, A DISTANCE OF 266.75 FEET;
3. N4°28'30"E, A DISTANCE OF 192.32 FEET;
4. N42°53'40"W, A DISTANCE OF 297.48 FEET;
5. N24°48'45"W, A DISTANCE OF 215.98 FEET;
6. N15°39'45"W, A DISTANCE OF 408.28 FEET;
7. N18°08'00"W, A DISTANCE OF 171.28 FEET;
8. N17°54'35"W, A DISTANCE OF 555.12 FEET;
9. N43°39'30"W, A DISTANCE OF 537.03 FEET;
10. N62°48'25"W, A DISTANCE OF 234.22 FEET;
11. N47°19'15"W, A DISTANCE OF 238.78 FEET;
12. N27°43'30"W, A DISTANCE OF 185.44 FEET TO THE INTERSECTION WITH THE QUARTER QUARTER SECTION LINE AND THE NORTHEAST CORNER OF THE SURVEY IN CABINET 2, SLEEVE 58-B AND THE NORTHWEST CORNER OF THE SURVEY IN BOOK 3, PAGE 220;

THENCE S88°15'10"W ALONG SAID QUARTER QUARTER SECTION LINE, A DISTANCE OF 160.33 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 74.31 ACRES MORE OR LESS AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 268, PAGE 536 OF THE CHARITON COUNTY RECORDS. SUBJECT TO ANY EASEMENT OR RESTRICTION OF RECORD OR NOT OF RECORD, IF ANY.

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Commitment No.: 2302018-1

SCHEDULE B

1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
 1. Any portion of the within described property used for Grand River Rd. right of way.
 2. Land is within the boundaries of **Public Water Supply District #2** of Chariton County, Missouri, as filed in Book **187** at Page **405**.
 3. Land is within the Eden Levee District, we make no search as to assessments which have been or may be due.
 4. Land is within the Lower Salt Creek Levee District, we make no search as to assessments which have been or may be due.
 5. Ingress/Egress Easement granted to Evans Farms, L.P., recorded in Book 249 at Page 731.
 6. No title will be insured to any land now or formerly lying in the bed of the Sand Slough.
 7. Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Sand Slough extending through the subject land, without diminution or pollution.
 8. No title will be insured to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills.
 9. The consequence of any past or future change in the location of the Sand Slough, which forms the West Boundary of the subject land, or any disputes arising over the location of the Sand Slough or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.
 10. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.

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CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 2212.0
 PARCEL 08-00278.0100
 TOTAL ASSESSED 4,540

BONDY ALFRED J REVOCABLE TRUST

C/O WAYNE A BONDY
 25149 HIGHWAY 11
 TRIPLETT, MO 65286

PARCEL NO 08-00278.0100

LOCATION

LEGAL DESCRIPTION
 5-54-21 SEE VESTING INSTRUMENT

Acres: 114.00	ASSESSED VALUATION	
-T-R: 25-54-21	Agriculture	4,540
	Total Assessed Value	4,540

ITEMIZATION OF TAX	
State	1.36
County	8.17
Twp Triplett	4.54
Triplett Road	36.66
Ambulance	11.80
Sheltered Workshop	3.63
Health	4.54
Senior Services	2.27
School R-1	194.89
Garden Of Eden Ld	1,645.65
Lower Salt Creek Ld	564.74
TOTAL TAX	2,478.25

Assessments are made by the Assessor INQUIRIES ON VALUATION SHOULD BE ADDRESSED TO ASSESSOR. It is the obligation of the taxpayer to see that their property is properly described and assessed on the tax books. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due.
 If you have questions concerning property values, contact the County Assessor (660) 288-3873

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
1/10/2022 - BONDY ALFRED J JR TR	CK - 3044	114412	1,645.65	0.00	1,645.65
1/10/2022 - BONDY ALFRED J JR TR	-	114412	564.74	0.00	564.74
1/10/2022 - BONDY ALFRED J JR TR	-	114412	267.86	0.00	267.86

TOTAL PAID 2,478.25 0.00 2,478.25

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

Darlene Shipp, Chariton County Collector

REAL ESTATE TAX RECEIPTS
 CANNOT BE USED TO LICENSE VEHICLES

If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the county Assessor.

CHARITON COUNTY PAID TAX RECEIPT

2022 REAL ESTATE

Darlene Shipp, Collector
306 S Cherry Street
Keytesville, MO 65261
Phone: 660-288-3789
email: colltreas@charitonco.com

DUPLICATE PAID TAX RECEIPT
 TAX BILL NO. 2199.0
 PARCEL 08-00267.0100
 TOTAL ASSESSED 440

BONDY ALFRED J REVOCABLE TRUST

C/O WAYNE A BONDY
 25149 HIGHWAY 11
 TRIPLETT, MO 65286-2069

PARCEL NO 08-00267.0100

LOCATION

LEGAL DESCRIPTION
 4-54-21 ALL OF A TRACT IN SW SE LYING SW OF DITCH

Acres: 20.00	ASSESSED VALUATION	
-T-R: 24-54-21	Agriculture	440
	Total Assessed Value	440

ITEMIZATION OF TAX	
State	0.13
County	0.79
Twp Triplett	0.44
Triplett Road	3.55
Ambulance	1.14
Sheltered Workshop	0.35
Health	0.44
Senior Services	0.22
School R-1	18.90
Garden Of Eden Ld	288.68
Lower Salt Creek Ld	93.33
TOTAL TAX	407.97

Assessments are made by the Assessor. INQUIRIES ON VALUATION SHOULD BE ADDRESSED TO ASSESSOR. It is the obligation of the taxpayer to see that their property is properly described and assessed on the tax books. Failure to receive a tax statement does not relieve the taxpayer of their obligation to pay their taxes when due.
 If you have questions concerning property values, contact the County Assessor (660) 288-3873

DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
1/10/2022 - BONDY ALFRED J JR TR	CK - 3044	114412	288.68	0.00	288.68
1/10/2022 - BONDY ALFRED J JR TR	-	114412	93.33	0.00	93.33
1/10/2022 - BONDY ALFRED J JR TR	-	114412	25.96	0.00	25.96

TOTAL PAID 407.97 0.00 407.97
NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

Darlene Shipp, Chariton County Collector

REAL ESTATE TAX RECEIPTS
 CANNOT BE USED TO LICENSE VEHICLES

If you were a resident of this Missouri county on January 1, owned a vehicle or other personal property, and did not receive a personal property tax bill, contact the county Assessor.

FACTS	WHAT DOES AGENTS NATIONAL TITLE INSURANCE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Your privacy is important to us. We have developed this policy to describe how we collect, use, share and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Information we receive from you, your representatives, or other parties related to your application for insurance. This may include your social security number, name, address, financial account numbers, driver's license number, or other unique identifiers. • Information about your transactions with us, including information related to your insurance claims • Information from government entities, public records and other third-party sources <p>When you are <i>no longer</i> a customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Agents National Title Insurance chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does Agents National Title Insurance share?	Can you limit this sharing?
For our everyday business purposes – such as to provide our services and products to you, to respond to your requests and inquiries, to comply with the law and industry standards, to respond to court orders and legal investigations, or to detect or prevent fraud	Yes	No
For our marketing purposes – To offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	Yes	No
For our affiliates everyday business purposes – Information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For our nonaffiliates to market to you	No	We don't share
Questions	Call toll free at (866) 483-2763 or privacy@incenterms.com .	

Who we are	
Who is providing this notice?	Agents National Title Insurance
What we do	
How does Agents National Title Insurance protect my information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Agents National Title Insurance collect my personal information?	<p>We collect your personal information, for example:</p> <ul style="list-style-type: none"> • When you interact with us directly or through your attorney, agent, or representative • When you make a claim against your insurance policy • When we receive it from other entities, such as government entities or public records providers. <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial or nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include financial companies such as <i>Boston National Title Agency, LLC, companies with BNT in the name, The Closer, and Companies with Incenter in the Name.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Agents National Title Insurance does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Agents National Title Insurance doesn't jointly market.</i>
Other important information	
<p>For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures. Additional information concerning our privacy policies can be found on our website or by calling 1-(866) 483-2763.</p>	