

Commitment No.: 2302008-1

SCHEDULE A

1. Effective Date: February 6, 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:

John Darold Bixenman Revocable Trust dated March 27, 2002 and Connie Sue Bixenman Revocable Trust dated March 27, 2002

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

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) and the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Fifty-five (55) North, Range Eighteen (18) West, all in Chariton County, Missouri.

EXCEPT:

Commencing 716 feet South of the Northeast corner of the Southeast Quarter (SE 1/4) of Section Thirty-five (35), Township Fifty-five (55), Range Eighteen (18), thence West 175 feet; thence South 264 feet; thence East 175 feet to the East section line; thence North 264 feet to the point of beginning, subject to roadway, all in Chariton County, Missouri.

Authorized Signature or Signatory



Commitment No.: 2302008-1

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 Berger Road right of way.
 2. Any portion of the within described property used for Prather Road right of way.
 3. Transmission Line Easement granted to N.W. Electric Power Cooperative, Inc., recorded in Book 179 at Page 416.

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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. 5925.0
 PARCEL 13-03769.0000
 TOTAL ASSESSED 4,340

BIXENMAN JOHN DAROLD TRUSTEE &
 25812 FARM VIEW AVE
 SALISBURY, MO 65281-2634

ITEMIZATION OF TAX	
State	1.30
County	7.81
Twp Musselfork	4.34
Musselfork Road	22.54
Ambulance	11.28
Sheltered Workshop	3.47
Health	4.34
Senior Services	2.17
School R-3	184.27
TOTAL TAX	241.52

PARCEL NO 13-03769.0000	
LOCATION	
LEGAL DESCRIPTION	
35-55-18 S 1/2 NE; E 1/2 SE	
Acres: 155.00	ASSESSED VALUATION
S-T-R: 35-55-18	Agriculture 4,340
	Total Assessed Value 4,340

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
12/01/2022 - BIXENMAN JOHN DAROLD	CK - PART PAY - CK - 3788	115933	241.52	0.00	241.52

TOTAL PAID 241.52 0.00 241.52

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>	