

Commitment No.: 2304102-1

SCHEDULE A

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

2. Policy or Policies to be issued: Amount

a. ((INFORMATIONAL COMMITMENT ONLY))

Proposed Insured:

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:

Jason Scott Grismore and Kayla Michelle Grismore, husband and wife

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) of Section Thirty-Five (35), Township Fifty-Six (56), Range Seventeen (17), Chariton County, Missouri.

EXCEPT: That area lying in the Southwest corner of the Southeasterly running ditch in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) to be determined by a survey.



Authorized Signature or Signatory

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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 Highway 129 & Elm Rd. right of way.
 2. No title will be insured to any land now or formerly lying in bed of the Elm Branch its arms, branches, or tributaries by whatever name called.
 3. Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Elm Branch extending through the subject land, without diminution or pollution.
 4. Conveyance granted to State of Missouri, recorded in Book 127 at Page 134.
 5. Conveyance granted to State of Missouri, recorded in Book 127 at Page 147.
 6. Conveyance granted to State of Missouri, recorded in Book 127 at Page 156.
 7. Land is within the boundaries of Thomas Hill Public Water Supply District #1, of Chariton County, Missouri a shown in Book 189 at Page 149.
 8. Easement granted to Thomas Hill Public Water Supply District #1, recorded in Book 207 at Page 627.
 9. Deed of Trust executed by Jason Scott Grismore, spouse of Kayla Michelle Grismore and Kayla Michelle Grismore spouse of Jason Scott Grismore to trustee for Regional Missouri Bank, dated September 24, 2018 and recorded September 24, 2018 in Book 279 at Page 921 for an original amount of \$175,000.00.
 10. Agreement with Prior Lienholder recorded in Book 279 at Page 923.
 11. Deed of Trust executed by Jason Scott Grismore and Kayla Michelle Grismore, husband and wife to , trustee for United States of America, acting through the Farm Service Agency, United States Department of Agriculture, dated September 24, 2018 and recorded September 24, 2018 in Book 279 at Page 922 for an original amount of \$175,000.00.