

Commitment No.: 2302044-1

SCHEDULE A

1. Effective Date: February 7, 2023 at 8:00 AM

2. Policy or Policies to be issued:	Amount
a. 2021 ALTA Owner's Policy (07/01/21) ((INFORMATIONAL COMMITMENT ONLY))	

Proposed Insured: Prospective Purchaser

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:

R. W. Mott and Agnes I. Mott, subject to the interest of David O. Mott, David Mott, Rebecca J. Mott, Rebecca Mott and Cecil U. Mott and Mary Joan Mott Trust created on December 18, 2012

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

All of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), all in Section Fifteen (15), Township Fifty-five (55), Range Eighteen (18), Chariton County, Missouri. EXCEPT that part deeded to Chariton County, Missouri recorded February 7, 1985 in Book 215 at Page 478 in the Office of the Recorder of Deeds, Chariton County, Missouri.



Authorized Signature or Signatory



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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. All taxes for the year 2023 and subsequent years, not yet due and payable.
8. Any portion of the within described property used for **Pat Rd.** right of way.
9. Any portion of the within described property used for **Mussel Fork Rd.** right of way.
10. Land is within the boundaries of **Public Water Supply District 3** of Chariton County, Missouri, as filed in Book **187** at Page **597**.
11. Land is within the Mussel Fork Drainage District, we make no search as to assessments which have been or may be due.
12. Notice of Intent to Preserve Mineral Rights recorded in Book 251 at Page 493.
13. Easement granted to Public Water Supply District #3, recorded in Book 225 at Page 619.
14. Temporary Easements granted to Chariton County, recorded in Book 215 at Page 478.
15. No title will be insured to any land now or formerly lying in the bed of the Mussel Fork Creek.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Agents National Title Insurance Company. 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 and a countersignature by the Company or its issuing agent that may be in electronic form.

ANTIC CF001 MO (12-2021) - ALTA Commitment for Title Insurance

Adopted 07-30-2021

Issued by: Agents National Title Insurance Company

© Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



2302044

SCHEDULE B, PART II

(Continued)

16. Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Mussel Fork Creek extending through the subject land, without diminution or pollution.
17. The consequence of any past or future change in the location of the Mussel Fork Creek, which forms the boundary of the subject land, or any disputes arising over the location of the Mussel Fork Creek or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.
18. No title will be insured to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills.
19. Beneficiary Deed granted to Norman O. Mott and Cecil U. Mott as recorded November 3, 1993 in Book 232 at Page 709.

(NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Agents National Title Insurance Company. 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 and a countersignature by the Company or its issuing agent that may be in electronic form.

ANTIC CF001 MO (12-2021) - ALTA Commitment for Title Insurance

Adopted 07-30-2021

Issued by: Agents National Title Insurance Company



© Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



2302044

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. 4901.0
 PARCEL 13-02616.0000
 TOTAL ASSESSED 3,550

MOTT CECIL U & MARY JOANN TRUS
 C/O CECIL U MOTT
 28908 LOCKE RD
 MARCELINE, MO 64658-8277

ITEMIZATION OF TAX	
State	1.06
County	6.39
Twp Musselfork	3.55
Musselfork Road	18.44
Ambulance	9.23
Sheltered Workshop	2.84
Health	3.55
Senior Services	1.77
School R-5	170.99
TOTAL TAX	217.82

PARCEL NO 13-02616.0000	
LOCATION	
LEGAL DESCRIPTION	
15-55-18 MUSSELFORK	120.000 ACRES N 1/2 NW; & SE NW
Acres: 120.00	ASSESSED VALUATION
S-T-R: 15-55-18	Agriculture 3,550
	Total Assessed Value 3,550

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
12/28/2022 - MOTT CECIL U & MARY	CK - 5389	118448	217.82	0.00	217.82

TOTAL PAID 217.82 0.00 217.82
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>	