

Commitment No.: 2603147-1

SCHEDULE A

1. Effective Date: April 21, 2026 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:

Bondy Farm Charitable Trust U/A 03/13/2026, an undivided one-half interest and DAB Charitable Remainder Unitrust U/A 03/13/2026, an undivided one-half interest

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

Tract 1:


All of Sixty (60) acres off of the South side of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Fifty-four (54), Range Nineteen (19), Chariton County, Missouri.

AND

The North One Hundred (100) acres of the Southwest Quarter of Section Eight (8), Township Fifty-four (54), Range Nineteen (19), Chariton County, Missouri.

Tract 2:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Fifty-four (54), Range Nineteen (19) containing forty (40) acres more or less, Chariton County, Missouri.



Authorized Signature or Signatory

Commitment No.: 2603147-1

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. Tract references are for informational purposes only. All exceptions and requirements shown apply to all Land as described on Schedule A.

Tract 1:

2. Any portion of the within described property used for West Wind Road right of way.

3. Any portion of the within described property used for Marquette Ave right of way.

4. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.

5. Easement granted to Kansas City Power & Light Company, recorded in Book 154 at Page 587.

6. Land is within the boundaries of Public Water Supply District #2 of Chariton County, Missouri, as filed in Book 187 at Page 405.

7. Easement granted to Public Water Supply District #2, recorded in Book 203 at Page 886.

Tract 2:

8. Any portion of the within described property used for West Wind Road right of way.

9. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.

10. Land is within the boundaries of Public Water Supply District #2 of Chariton County, Missouri, as filed in Book 187 at Page 405.

CHARITON COUNTY PAID TAX RECEIPT

2025 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. 9490.0
 PARCEL 20-00048.0000
 TOTAL ASSESSED 4,830

BITTER DENISE TRUSTEE & LAAKER

C/O DENISE BITTER
 8710 S 69TH ST
 PAPIILLION, NE 68133-2159

ITEMIZATION OF TAX	
State	1.45
County	7.00
Twp Brunswick	4.83
Brunswick Road	33.97
Ambulance	12.56
Sheltered Workshop	4.78
Health	4.83
Senior Services	2.41
School R-2	205.28
TOTAL TAX	277.11

PARCEL NO 20-00048.0000	
LOCATION MARQUETTE AVE	
LEGAL DESCRIPTION	
MARQUETTE AVE	08-54-19 SW
Acres: 155.00	ASSESSED VALUATION
S-T-R: 08-54-19	Agriculture 4,830
	Total Assessed Value 4,830

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
11/24/2025 - BITTER DENISE	CK - 1184	136110	277.11	0.00	277.11

TOTAL PAID 277.11 0.00 277.11
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

2025 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. 9513.0
 PARCEL 20-00065.0000
 TOTAL ASSESSED 970

BITTER DENISE TRUSTEE & LAAKER

8710 S 69TH ST
 PAPPILLION, NE 68133-2159

ITEMIZATION OF TAX	
State	0.29
County	1.41
Twp Brunswick	0.97
Brunswick Road	6.82
Ambulance	2.52
Sheltered Workshop	0.96
Health	0.97
Senior Services	0.48
School R-2	41.23
TOTAL TAX	55.65

PARCEL NO 20-00065.0000	
LOCATION	
LEGAL DESCRIPTION	
17-54-19 NE NW	
Acres: 40.00	ASSESSED VALUATION
S-T-R: 17-54-19	Agriculture 970
	Total Assessed Value 970

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DATE PAID - BY WHOM	PMT MTHD - REF	CL RECEIPT #	TAX PAID	INTEREST FEES & PENALTY	TOTAL PAID
11/24/2025 - BITTER DENISE	CK - 1184	136110	55.65	0.00	55.65

TOTAL PAID 55.65 0.00 55.65

NON-CLEARANCE OF CHECKS VOIDS THIS RECEIPT

Darlene Shipp, Chariton County Collector

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