Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
(919) 968-2200 • www.invtitle.com

ALTA COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Investors Title Insurance Company, a North Carolina corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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COMMITMENT CONDITIONS

1. DEFINITIONS
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements;
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
    ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY

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BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

W. Morris Fine — President

[signature] — Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	The Title Center, LLC
Commitment No.:	202516753IL
Issuing Office File No.:	202516753IL
Property Address:	268.62 +/- Acres Farmland, Paris, IL 61944

SCHEDULE A

1. Commitment Date: September 15, 2025 at 12:00 AM
2. Policy to be issued:
   a. ALTA 2021 Owner's Policy
      Proposed Insured: To Be Determined
      Proposed Amount of Insurance: TBD
      The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:

   Susan Ann Harmon and Lloyd Victor Wood and John Robert Wood and Laura Darlene Welch

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Commitment No.: 202516753IL

SCHEDULE A
(Continued)

5. The Land is described as follows:

Parcel I:
All of that part of the West Half of the Southwest Fractional Quarter of Section 18, Township 14 North, Range 13 West of the 2nd P.M., lying North of the road running through said West Half of the Southwest Fractional Quarter, Embarrass Township.

Situated in Edgar County, Illinois.

Parcel II:
The South 26 acres of even width of the Southeast Quarter of the Southwest Quarter of Section 18, being further described as Lots 4, 5, 6, 7, and 8 of County Clerk's Subdivision of the East Half of the Southwest Quarter of said Section 18 as shown by Plat of said Subdivision in Plat Book 2, Page 235, of the Records of Edgar County, Illinois.

Situated in Edgar County, Illinois.

Parcel III:
All that part of the East Half of the Northwest Quarter and of the West Half of the Northeast Quarter of Section 19, lying North of the North Line of the right-of-way of Penndel Company (Formerly Terre Haute and Peoria Railroad Company) EXCEPT the East 2 acres of even width of the Northwest Quarter of the Northeast Quarter of said Section 19, said exception being further described as Lot 1 of the County Clerk's Subdivision of the Northwest Quarter of the Northeast Quarter of said Section 19, as shown by Plat of said subdivision in Plat Book 1, Page 113 of the Records of Edgar County, Illinois; ALSO EXCEPT one-fourth of an acre of the Northwest Corner of the Northwest Quarter of Northeast Quarter of Section 19, for graveyard purposes; and ALSO EXCEPT the East 4 rods of even width of that Part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 14 North, Range 13 West of the 2nd P.M. lying North of the North Line of the right-of-way of the Penndell Railroad Company; All situated in Township 14 North, Range 13 west of the 2nd P.M.

Situated in Edgar County, Illinois.

Parcel IV:
ALL THAT STRIP OR PARCEL of land situated in the Township of Embarrass, County of Edgar, State of

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Commitment No.: 202516753IL

SCHEDULE A
(Continued)

Illinois, being part of the North Half of Section 19, part of Section 20, Township 14 North, Range 13 West, and being all of the right, title, and interest to all those certain pieces or parcels of land and premises, easements, rights- of-way and any other rights of any kind whatsoever appurtenant thereto or used in conjunction therewith on and along that portion of the former Peoria Secondary Tract, described as follows:

THE NORTH ONE HALF OF THE TRACT BEGINNING at the centerline of County Road W1175 in said Section 19 as extended across the right-of-way of said Peoria Secoondary through a point in the centerline thereof at Railroad Valuation Station 1706+85; thence extending in a Southeasterly direction along the centerline of said railroad, to a line extended perpendicularly across the right-of-way of said Peoria Secondary through a point intersecting the West line of the East 58 acres of the NE 1/4 of Section 19 lying North of the railroad right-of-way.

Situated in Edgar County, Illinois.

Parcel V:
The North Half of the Southeast Quarter of Section 20, Township 14 North, Range 13 West of the 2nd P.M.

Situated in Edgar County, Illinois.

Parcel VI:
The Northeast Quarter of the Southwest Quarter of Section 20, Township 14 North, Range 13 West of the 2nd P.M.

Situated in Edgar County, Illinois.

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AMERICAN LAND TITLE ASSOCIATION

Commitment No.: 202516753IL

SCHEDULE A
(Continued)

Issued through the Office of:
The Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704
Tel. (217) 787-3330 Fax (217) 787-3331
Email info@iltitlecenter.com

Melissa L. Lock

Authorized Countersignature

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Commitment No.: 202516753IL

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Receipt of satisfactory, notarized Seller/Borrower Affidavit (Form SB-1, copy attached).
6. Duly authorized and executed deed from Susan Ann Harmon and Lloyd Victor Wood and John Robert Wood and Laura Darlene Welch, vesting fee simple title in To Be Determined.
7. In order to insure the accuracy of this commitment, an update on title must be performed within five (5) days prior to closing. Please advise as to the scheduled closing date as soon as possible to insure that all necessary updates are obtained in a timely manner.
8. In order to issue final policy(ies) (a) Agency must obtain final title update; and (b) settlement agent must provide all required documentation as noted in Commitment.

   NOTE: Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Underwriting Department immediately for further review prior to closing.

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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. Taxes for the year 2025, and subsequent years, not yet due and payable.
   Tax I.D. No. 05-12-18-300-001. Taxes for the year 2024 paid in the amount of $739.62. (Parcel I)
   Tax I.D. No. 05-12-18-300-005. Taxes for the year 2024 paid in the amount of $295.96. (Parcel II)
   Tax I.D. No. 05-12-19-200-001. Taxes for the year 2024 paid in the amount of $1,281.94. (Parcel III)
   Tax I.D. No. 05-12-19-100-003. Taxes for the year 2024 paid in the amount of $743.36. (Parcel III)
   Tax I.D. No. 05-12-19-100-008. Taxes for the year 2024 paid in the amount of $25.06. (Parcel IV)
   Tax I.D. No. 05-12-19-200-008. Taxes for the year 2024 paid in the amount of $58.66. (Parcel IV)
   Tax I.D. No. 05-12-20-400-004. Taxes for the year 2024 paid in the amount of $3,718.88. (Parcel V)
   Tax I.D. No. 05-12-20-300-002. Taxes for the year 2024 paid in the amount of $1,132.10. (Parcel VI)

3. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.

4. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.

5. Rights or claims of parties in possession not shown by the Public Records.

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Commitment No.: 202516753IL

The following applies to Parcel I only:

6. Rights of others thereto entitled in and to the continued uninterrupted flow of water through ditch(es), stream(s), creek(s) or gully(ies) crossing the Land, or an abutting pond incident to the Land, without diminution.

7. Dedication of Right of Way for public road purposes to Embarrass Road District recorded May 10, 2007 as Document No. 07-0001197.

The following applies to Parcels II and III only:

8. Matters shown on Plat recorded in Plat Book 2, Page 235.

9. Rights of others thereto entitled in and to the continued uninterrupted flow of water through ditch(es), stream(s), creek(s) or gully(ies) crossing the Land, or an abutting pond incident to the Land, without diminution. (Parcel II)

10. This policy does not insure against loss or damage as a result of lack of access for Tax Parcel No. 05-12-19-200-001 if said tract becomes severed from Tax Parcel No. 05-12-19-100-003. (Parcel III)

The following applies to Parcel IV only:

11. Reservations of Easements, Covenants and Conditions contained in Deed recorded July 28, 1992 in Book 263 of Deeds at Page 938.

12. This policy does not insure against loss or damage as a result of lack of access for Tax Parcel No. 05-12-19-200-008 if said tract becomes severed from Tax Parcel No. 05-12-19-100-008.

The following applies to Parcels V and VI only:

13. Rights of others thereto entitled in and to the continued uninterrupted flow of water through ditch(es), stream(s), creek(s) or gully(ies) crossing the Land, or an abutting pond incident to the Land, without diminution.

14. This policy does not insure against loss or damage as a result of lack of access for Parcel 6 if said tract

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becomes severed from Parcel 5.

15. Reservations of Easements, Covenants and Conditions contained in Deed recorded July 28, 1992 in Book 263 of Deeds at Page 938.

16. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land. Paragraph 2 (c) of the Covered Risks is hereby deleted.

Note: Title Insurance insured by Investors Title Insurance Company through The Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

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Commitment No.: 202516753IL

SCHEDULE C

Parcel I:
All of that part of the West Half of the Southwest Fractional Quarter of Section 18, Township 14 North, Range 13 West of the 2nd P.M., lying North of the road running through said West Half of the Southwest Fractional Quarter, Embarrass Township.

Situated in Edgar County, Illinois.

Parcel II:
The South 26 acres of even width of the Southeast Quarter of the Southwest Quarter of Section 18, being further described as Lots 4, 5, 6, 7, and 8 of County Clerk's Subdivision of the East Half of the Southwest Quarter of said Section 18 as shown by Plat of said Subdivision in Plat Book 2, Page 235, of the Records of Edgar County, Illinois.

Situated in Edgar County, Illinois.

Parcel III:
All that part of the East Half of the Northwest Quarter and of the West Half of the Northeast Quarter of Section 19, lying North of the North Line of the right-of-way of Penndel Company (Formerly Terre Haute and Peoria Railroad Company) EXCEPT the East 2 acres of even width of the Northwest Quarter of the Northeast Quarter of said Section 19, said exception being further described as Lot 1 of the County Clerk's Subdivision of the Northwest Quarter of the Northeast Quarter of said Section 19, as shown by Plat of said subdivision in Plat Book 1, Page 113 of the Records of Edgar County, Illinois; ALSO EXCEPT one-fourth of an acre of the Northwest Corner of the Northwest Quarter of Northeast Quarter of Section 19, for graveyard purposes; and ALSO EXCEPT the East 4 rods of even width of that Part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 14 North, Range 13 West of the 2nd P.M. lying North of the North Line of the right-of-way of the Penndell Railroad Company; All situated in Township 14 North, Range 13 west of the 2nd P.M.

Situated in Edgar County, Illinois.

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Commitment No.: 202516753IL

SCHEDULE C
(Continued)

Parcel IV:
ALL THAT STRIP OR PARCEL of land situated in the Township of Embarrass, County of Edgar, State of Illinois, being part of the North Half of Section 19, part of Section 20, Township 14 North, Range 13 West, and being all of the right, title, and interest to all those certain pieces or parcels of land and premises, easements, rights- of-way and any other rights of any kind whatsoever appurtenant thereto or used in conjunction therewith on and along that portion of the former Peoria Secondary Tract, described as follows:

THE NORTH ONE HALF OF THE TRACT BEGINNING at the centerline of County Road W1175 in said Section 19 as extended across the right-of-way of said Peoria Secoondary through a point in the centerline thereof at Railroad Valuation Station 1706+85; thence extending in a Southeasterly direction along the centerline of said railroad, to a line extended perpendicularly across the right-of-way of said Peoria Secondary through a point intersecting the West line of the East 58 acres of the NE 1/4 of Section 19 lying North of the railroad right-of-way.

Situated in Edgar County, Illinois.

Parcel V:
The North Half of the Southeast Quarter of Section 20, Township 14 North, Range 13 West of the 2nd P.M.

Situated in Edgar County, Illinois.

Parcel VI:
The Northeast Quarter of the Southwest Quarter of Section 20, Township 14 North, Range 13 West of the 2nd P.M.

Situated in Edgar County, Illinois.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors 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; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION