



ALTA 2021 COMMITMENT FOR TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

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, WFG National Title Insurance Company, a Oregon 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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.

COMMITMENT

(Continued)

- 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.
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.
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.


COMMITMENT

(Continued)

- 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 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 - INTENTIONALLY DELETED**

In Witness Whereof, WFG NATIONAL TITLE INSURANCE COMPANY has caused this commitment to be signed and sealed by its duly authorized officers as of Date of Commitment shown in Schedule A.

WFG NATIONAL TITLE INSURANCE COMPANY

By: 
Steve Ozonian, President/CEO

ATTEST:

Joseph V. McCabe, EVP/General Counsel/Secretary





ALTA 2021 COMMITMENT FOR TITLE INSURANCE
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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Guaranty Title Company, LLC dba Guaranty Land Title
Issuing Office: 504 Bailey Road, 504 Bailey Road, Crystal City MO 63019
ALTA® Registry ID:
Loan ID No.:
Commitment No.: GTA-01489-26
Issuing Office File No.: GTA-01489-26
Property Address: 3847 Cleavesville Road, Bland, MO 65014

SCHEDULE A

1. Commitment Date: April 21, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owners Policy (07/01/21)
Proposed Insured: Purchaser with contractual obligations under a purchase agreement with the
Proposed Insured Identified in Schedule A, Item 4
Proposed Amount of Insurance: \$5,000.00
The estate or interest to be insured: Fee Simple
 - b. ALTA Loan Policy (07/01/21)
Proposed Insured: Lender with contractual obligations under a loan agreement with the Proposed
Insured Identified in Schedule A, Item 2(a), its successors and/or assigns as their
respective interests may appear.
Proposed Amount of Insurance: \$5,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

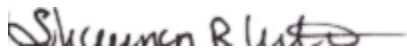
Fee Simple
4. The Title is, at the Commitment Date, vested in:

Decker Family L.P., a Missouri limited partnership (as to Tract 1) and
James L. Decker and Patricia A. Decker, his wife, subject to the interest of Daryl B. Decker and Diane K.
Decker, Trustees of the Decker Family Trust U/A March 23, 2016 (as to Tract 2)
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

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SCHEDULE A
(Continued)



Shannon Wilson
Guaranty Title Company, LLC dba Guaranty Land Title
504 Bailey Road, 504 Bailey Road
Crystal City MO, 63019

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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.
 - a. General Warranty Deed from Decker Family L.P., a Missouri limited partnership to Purchaser with contractual obligations under a purchase agreement with the Proposed Insured Identified in Schedule A, Item 4.
 - b. General Warranty Deed from the Heirs-at-Law of James L. Decker and Patricia A. Decker to Purchaser with contractual obligations under a purchase agreement with the Proposed Insured Identified in Schedule A, Item 4.
 - c. Quitclaim Deed from the current Trustee(s) of The Decker Family Trust U/A Marsh 23, 2016 to Purchaser with contractual obligations under a purchase agreement with the Proposed Insured Identified in Schedule A, Item 4.
 - d. Deed of Trust from Purchaser with contractual obligations under a purchase agreement with the Proposed Insured Identified in Schedule A, Item 4 to Trustee(s) for Lender with contractual obligations under a loan agreement with the Proposed Insured Identified in Schedule A, Item 2(a), securing the principal amount of \$5,000.00
5. NOTE: Requirement 4a applies to Tract 1. Requirements 4b and 4c apply to Tract 2.
6. If the property shown herein to split prior to closing, furnish this company with an ALTA/NSPS Minimum Standard Survey containing an accurate legal description and depiction of the parcel intended to be conveyed, together with a certification that the land to be conveyed is entirely within the boundaries of the land described on this commitment. We reserve the right to make additional requirements and/or exceptions upon examination of the same.

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SCHEDULE B, PART I

(Continued)

7. We have been provided with information outside the chain of title that James L. Decker and Patricia A. Decker are deceased. In this regard we require an affidavit in a recordable form executed by some competent person well acquainted with the facts, establishing the time and place of the deaths of James L. Decker and Patricia A. Decker, and establishing whether they were survived by a spouse, or by any child, natural born or adopted, or by any child of any deceased child or deceased adopted child, and if not, whether they were survived by their father or mother, or by any sister or brother, either of the whole or half-blood, or by adoption, or by any descendant, by birth or by adoption, of any deceased brother or sister, either of the whole or half-blood, or by any other statutory heir at law.
This company must be provided with the name of each heir prior to closing and we reserve the right to make additional requirements and/or exceptions as may be necessary.
8. NOTE: Grantors on all documents must show a marital status and any spouse of a grantor must join in the execution of all documents to be recorded.
9. In regards to Decker Family L.P., this Company requires the following:
 - A. Furnish This Company a copy of the Partnership Agreement and all amendments thereto for review. This commitment is subject to such other and further exceptions and requirements as might be revealed by an examination of said agreement.
 - B. The Proposed documents should be executed by all the partners unless provided otherwise in the partnership agreement.
 - C. Furnish proof that the partnership agreement is still in full force and effect and has not been amended, revoked or cancelled.
10. This Company requires a Trust Certificate to be signed prior to closing confirming the following,
 - 1) the trustees are the duly acting and qualified Trustees under said trust: Decker Family Trust U/A March 23, 2016
 - 2) the trust has not been amended, revoked, or canceled, and is in full force and effect: and
 - 3) the trustees have the full and complete powers and authority to sell the subject property.
11. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
12. This company finds no open Deeds of Trust of record. In the event there are any unrecorded Deeds of Trust, we must be notified immediately, and we reserve the right to make additional requirements and/or exceptions as may necessary.
13. Execution of Affidavit by the seller/borrower, to verify there are no outstanding Deeds of Trust on the property insured herein to be executed and delivered to Company prior to closing.

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SCHEDULE B, PART I

(Continued)

14. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
15. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
16. Execution of Owner's Title Affidavit in a form satisfactory to the Company.
17. Execution of Survey Affidavit in lieu of survey in a form satisfactory to the Company.
18. Payment in full at closing of all taxes, charges, assessments, levied, assessed and currently due against the subject premises.
19. If any portion of the proceeds of the Deed of Trust to be insured hereunder are to be used for new construction, rehab construction, or renovation on the property described on Schedule A of this Commitment the Company must be notified and hereby reserves the right to add additional requirements and exceptions to this Commitment.
20. NOTE: Closings wherein this Company will be acting as Settlement and Disbursing Agent, will require that funds be placed on deposit with us in the form of either a Cashier's Check or Wired Funds prior to disbursement.
21. Pay any unpaid sewer assessments and/or sewer lateral fees, if any.
22. Pay any unpaid subdivision assessments, if any.

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SCHEDULE B, PART I

(Continued)

23. Real Property Information: The following information is provided as a courtesy to assist persons using this commitment. As such, this information is not warranted for use by third party users of this commitment for the purpose of determining real estate taxes due and owing at closing.

Tax Year: 2025

Parcel No. 16-5.0-21-0-00-002.000

Real Property Taxes in the amount of \$4.73 are paid

Tax Year: 2025

Parcel No. 16-5.0-15-0-00-007.000

Real Property Taxes in the amount of \$5.11 are paid

Tax Year: 2025

Parcel No. 16-5.0-15-0-00-008.000

Real Property Taxes in the amount of \$6.84 are paid

Tax Year: 2025

Parcel No. 16-5.0-16-0-00-015.000

Real Property Taxes in the amount of \$269.48 are paid

Tax Year: 2025

Parcel No. 16-5.0-16-0-00-015.010

Real Property Taxes in the amount of \$2,700.29 are paid

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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. Rights or claims of parties in possession not recorded in the Public Records.
3. Easements or claims of easements not recorded in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land.
5. Any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land and not recorded in the Public Records.
6. Liens for real estate taxes, assessments and other charges imposed by a governmental authority that are not shown as existing liens by its records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
8. Any Services, installation or connection charge for sewer, water or electricity.
9. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.
10. Real Estate taxes or special assessments for the year 2026, that are not yet due and payable.

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SCHEDULE B, PART II

(Continued)

11. Maintenance Agreement, and the terms, conditions, and provisions thereof executed by Decker Family LP (James Decker) and between Supervisors of the Gasconade County Soil and Water Conservation District dated August 15, 2007, recorded September 4, 2008 as instrument 2008-3068.
12. Acreage, if any, referred to in the legal description is shown for the purpose of description only; no certification is made hereto as to the accuracy of the acreage contained in said tract of land and is specifically excepted from coverage.
13. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.
14. Judgments and/or Tax Liens (whether State or Federal) if any, against the proposed insured buyer(s).

NOTE: This exception will be deleted on a Mortgagee's Loan Policy which insures the lien of a purchase money mortgage on the subject property.

15. Terms and provisions of any road agreements, including but not limited to the use and maintenance thereof, not filed of public record.
16. CHAIN OF TITLE FOR INFORMATIONAL PURPOSES ONLY:

Tract 1:

General Warranty Deed from Patricia A. Decker, Trustee of the Patricia A. Decker Revocable Living Trust U/A 9/5/86 to Decker Family, L.P., a Missouri limited partnership, dated 12/14/1998 and recorded 12/17/1998 in Book 338, Page 806.

Tract 2:

Quit Claim Deed from Patricia A. Decker, Trustee of the Patricia A. Decker Revocable Living Trust U/A 9/5/86 to Daryl B. Decker and Diane K. Decker, Trustees of the Decker Family Trust U/A March 23, 2016, dated 03/23/2016 and recorded 03/24/2016 in Document 2016-0751.

General Warranty Deed from Kenneth E. Jackson and Wanda J. Jackson, his wife to James L. Decker and Patricia A. Decker, his wife, dated 08/01/1989 and recorded 08/01/1989 in Book 232, Page 742.

We do not find of record a conveyance from James L. Decker and Patricia A. Decker to Patricia A. Decker, Trustee of the Patricia A. Decker Revocable Living Trust U/A 9/5/86

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EXHIBIT A

The Land referred to in this Commitment is described as follows:

Tract 1:

The SE 1/4 of Section 16, Township 41 North, Range 6 West of the 5th P. M., Gasconade County, Missouri, excepting the North 368 feet off of the West 522.5 feet, leaving approximately 155 acres.

That part of the South 5 chains off of the SW 1/4 the NW 1/4 which lies South and West of the centerline of the County Road. Also, that part of the NW 1/4 of the SW 1/4 which lies West of the centerline of the County Road, all in Section 15 Township 41 North, Range 6 West of the 5th P. M., Gasconade County, Missouri, containing 18.59 acres as per survey 77-10-4.

The North 2.07 chains off of the NW 1/4 of the NE 1/4 of Section 21, Township 41 North, Range 6 West of the 5th P. H., Gasconade County, Missouri, excepting the West 208 feet, leaving 3-1/2 acres.

The North 208.72 feet off of the West 208.72 feet off of the NW 1/4 of the NE 1/4 of Section 21, Township 41 North, Range 6 West of the 5th P. M., Gasconade County, Missouri, containing 1 acre. Containing in the aggregate approximately 178 acres. Excepting therefrom the following 14.69 Acre tract of land: Starting at the SE corner of the NE 1/4 - SE 1/4 - S16- T41N - R6W - 5PM, Gasconade County, Missouri, (a pile of stones), thence going S86 degrees 37'W - 386.03' to a 1" pipe The point of beginning, From the point of beginning going N 0 degrees 05'E - 800.0' to a 1" pipe, thence N89 degrees 55'W - 800.0' to a 1" pipe, thence S0 degrees 05'W-800.0' to a 1" pipe, thence S89 degrees 55'E - 800.0' back to the point of beginning. The above described land is located in the NE1/4 SE1/4, and in the SE1/4- SE1/4, all in S16 - T41N - R6W - 5 PM, Gasconade County, Missouri and contains 14.69 acres.

Subject to a road easement described as follows:

Starting at the SE corner of the NE1/4 - SE1/4 - S16 T41N - 46M - 5PM (a pile of stones), thence going S86 degrees 37'W - 386.03' to a 1" pipe, thence N0 degrees 05'E - 800.0' to a 1" pipe, thence N 89 degrees 55'W 745.78' to a point the point of beginning. From the point of beginning going as follows: N11 degrees 00'E - 140.21', thence N40 degrees 06'E - 113.67', thence N60 degrees 44'E - 171.15', thence N52 degrees 56'E - 366.35', thence S85 degrees 38'E - 192.00', thence N84 degrees 38'E - 159.60', thence N76 degrees 56'E - 80.00', thence S79 degrees 46'E - 82.83', thence N88 degrees 50'E - 158.75', thence S68 degrees 38'E - 146.33', thence N53 degrees 43'E - 174.45', to a point in the center of the County Road -- end of road way. The above described line is the centerline of a 30.0 foot roadway.

Tract 2:

Starting at the SE corner of the NE 1/4 - SE 1/4 - S16- T41N - R6W - 5PM, Gasconade County, Missouri, (a pile of stones), thence going S86 degrees 37'W - 386.03' to a 1" pipe The point of beginning. From the point of beginning going N 0 degrees 05'E - 800.0' to a 1" pipe, thence N89 degrees 55'W - 800.0' to a 1" pipe, thence S0 degrees 05'W-800.0' to a 1" pipe, thence S89 degrees 55'E - 800.0' back to the point of beginning. The above described land is located in the NE1/4 SE1/4, and in the SE1/4- SE1/4, all in S16 - T41N - R6W - 5 PM, Gasconade County, Missouri and contains 14.69 acres.

Subject to a road easement described as follows: Starting at the SE corner of the NE1/4 - SE1/4 - S16 T41N - 46M - 5PM (a pile of stones), thence going S86 degrees 37'W - 386.03' to a 1" pipe, thence N0 degrees 05'E - 800.0' to a 1" pipe, thence N 89 degrees 55'W 745.78' to a point the point of beginning. From the point of

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EXHIBIT A

(Continued)

beginning going as follows: N11 degrees 00'E - 140.21', thence N40 degrees 06'E - 113.67', thence N60 degrees 44 'E - 171.15', thence N52 degrees 56'E - 366.35', thence S85 degrees 38'E - 192.00', thence N84 degrees 38'E - 159.60', thence N76 degrees 56'E - 80.00', thence S79 degrees 46'E - 82.83', thence N88 degrees 50'E - 158.75', thence S68 degrees 38'E - 146.33', thence N53 degrees 43' E - 174.45', to a point in the center of the County Road -- end of road way.

The above described line is the centerline of a 30.0 foot roadway.