



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
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

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-01548-26
Issuing Office File No.: GTA-01548-26
Property Address: 900 East Rolla Road, Salem, MO 65560
Revision No.: 2 SRW 6/30/26

SCHEDULE A

1. Commitment Date: May 7, 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:

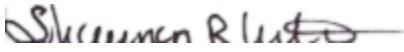
Teel R. Wisdom and Richelle B. Wisdom
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE A

(Continued)



Shannon Wilson

Guaranty Title Company, LLC dba Guaranty Land Title

504 Bailey Road, 504 Bailey Road

Crystal City MO, 63019

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



ALTA 2021 COMMITMENT FOR TITLE INSURANCE

Issued By

WFG NATIONAL TITLE INSURANCE COMPANY

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 Teel R. Wisdom and Richelle B. Wisdom to Purchaser with contractual obligations under a purchase agreement with the Proposed Insured Identified in Schedule A, Item 4.
 - b. 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: 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.
6. Pending Chapter 7 Bankruptcy filed 04/21/2026 in the Federal Bankruptcy Court for the Eastern District of Missouri as Case No. 26-41696, wherein Teel Ryan Wisdom and Richelle Brooke Wisdom are the Debtors; SSN: 0400 and 8358.

Provide this company with proof of SSN or authorization from the Federal Bankruptcy Court authorizing this transaction.

7. Release the premises in question from Deed of Trust with Future Advances and Future Obligations executed by Teel R. Wisdom and Richelle B. Wisdom, husband and wife, to Edward D. Hoertel Trustee for Riverways Federal Credit Union, dated 12/21/2018 and recorded 12/28/2018 as Document No. 20182546 in the amount of \$255,000.00.

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I

(Continued)

8. Release the premises in question from Deed of Trust with Future Advances and Future Obligations executed by Teel R. Wisdom and Richelle B. Wisdom, husband and wife, to Edward D. Hoertel Trustee for Riverways Federal Credit Union, dated 01/24/2019 and recorded 01/31/2019 as Document No. 20190188 in the amount of \$75,000.00.
9. 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.
10. 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.
11. If survey coverage is required on the policy or policies issued, the company requires a survey of the subject property prior to closing. This commitment is subject to such other and further exceptions and requirements as might be revealed by an examination of said survey.
12. Execution of Owner's Title Affidavit in a form satisfactory to the Company.
13. Execution of Survey Affidavit in lieu of survey in a form satisfactory to the Company.
14. Payment in full at closing of all taxes, charges, assessments, levied, assessed and currently due against the subject premises.
15. 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.
16. 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.
17. Pay any unpaid sewer assessments and/or sewer lateral fees, if any.
18. Pay any unpaid subdivision assessments, if any.

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I

(Continued)

19. 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. 09-4.0-18-0-00-019.000

Assessed Value:\$38,780.00

Real Property Taxes in the amount of \$2,128.79 are paid

Tax Year: 2025

Parcel No. 09-4.0-18-0-00-019.002

Assessed Value:\$2,580.00

Real Property Taxes in the amount of \$116.39 are paid

Tax Year: 2025

Parcel No. 09-4.0-18-2-03-001.001

Assessed Value:\$570.00

Real Property Taxes in the amount of \$31.29 are paid

Tax Year: 2025

Parcel No. 09-4.0-18-4-02-004.000

Assessed Value:\$1,160.00

Real Property Taxes in the amount of \$63.67 are paid

Tax Year: 2025

Parcel No. 09-4.0-18-4-02-003.001

Assessed Value:\$2,770.00

Real Property Taxes in the amount of \$152.05 are paid

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



ALTA 2021 COMMITMENT FOR TITLE INSURANCE

Issued By

WFG NATIONAL TITLE INSURANCE COMPANY

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.

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART II

(Continued)

11. Building lines, easements, covenants and restrictions of record according to the plat thereof recorded in Plat Number PLAT0032, including provisions for assessments, if any, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604, any violation of which will not work a forfeiture or reversion of title. (Tracts 3 & 4)
12. Subject to easements and encroachments as shown on survey by Michelle L. Elwood, PLS dated October 15, 2020, Survey No. M-1563 and recorded in Instrument 20202695. (Tract 4)
13. Easement reserved in General Warranty Deed recorded in Book 151, Page 595 and Quit Claim Deed recorded in Book 176, Page 396. (Tract 3)
14. Sanitary Sewer Right-of-Way Easement, and the terms, conditions, and provisions thereof in favor of The City of Salem, a Municipal corporation dated April 7, 1986, recorded April 25, 1986 in Book 179, Page 122, Instrument 179122. (Tract 1)
15. Right-of-Way Easement granted to the City of Salem, Missouri, recorded in Book 180, Page 125. (Tract 4)
16. Right-of-Way Easement granted to the City of Salem, Missouri, recorded in Book 180, Page 160. (Tract 4)
17. Access to and from the property identified as Tracts 3 and 4 is afforded over Tract 2 by virtue of common ownership.
18. 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.
19. 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.

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



ALTA 2021 COMMITMENT FOR TITLE INSURANCE

Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

EXHIBIT A

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

Tract 1: All that part of the West Half of the Northeast Quarter of Section 18, Township 34 North, Range 5 West described as follows: Commencing at the Southeast corner of Lot One of the Northwest Quarter of said Section 18, thence North 0 degrees 30 minutes East 1564 feet, thence North 75 degrees 30 minutes East 174.9 Feet, thence South 69 degrees 30 minutes East 530 Feet, thence South 1441.7 Feet, thence West 672 Feet to point of beginning. Containing 23.57 acres, more or less.

Also, a part of the Lot One of the Northwest Quarter of Section 18, Township 34 North, Range 5 West, described as follows: Commencing at a point 665 Feet North 0 degrees 30 minutes East of the Southeast corner of Lot One of the Northwest Quarter of said section 18, thence North 88 degrees West 678 feet, thence North 0 degrees 15 minutes East 1199 Feet, thence South 75 degrees 15 minutes East 136.5 Feet, thence South 62 degrees East 629 Feet, thence South 0 degrees 30 minutes West 899 Feet to point of beginning. Containing 16.70 acres, more or less.

Also, a part of Lot One of the Northwest Quarter of Section 18, Township 34 North, Range 5 West, described as follows: Commencing at the Southeast corner of Lot One of the Northwest Quarter of said Section 18, thence West 418 feet, thence North 0 degrees 15 minutes East 350 feet, thence East 418 feet, thence South 0 degrees 30 minutes West 350 Feet to place of beginning. Containing 3.35 acres, more or less. Less, however a 20 Foot Roadway on the South side of last above described land.

Containing in all 43.62 acres, more or less.

Excepting Therefrom: A parcel of land being part of the South Half of Lot 1 of the Northwest Quarter of Section 18, Township 34 North, Range 5 West, being more particularly described as follows: Beginning at a point 20 Feet North and 406 Feet West of the SE corner of the South Half of Lot 1 of the Northwest Quarter of said Section 18; thence North 170 feet; thence East 100 Feet; thence South 170 Feet; thence West 100 Feet to the point of beginning.

Also Excepting Therefrom: All that part of the South Half of Lot One (1) of the Northwest Quarter of Section Eighteen (18), Township Thirty-four (34) North, Range Five (5) West of the Fifth Principal Meridian, Dent County, Missouri, described as follows: Beginning at a point 30 feet North and 418 Feet West of the Southeast corner of said South Half of Lot 1 aforesaid; said beginning point being the Southeast corner of the tract described in Warranty Deed by a Corporation recorded in Book 196, Page 272 of the Dent County Deed Records, wherein Dent County Bank was the grantor and Doris K. Phillips was the grantee, and running thence North 160 Feet to the Northeast corner of said Phillips tract; thence East 12 Feet, more or less, to an old wire fence; thence South with said old wire fence 160 Feet; thence West 12 Feet, more or less, to the point of beginning. Containing 0.04 acre, more or less, and subject to all easements, rights-of-way and restrictions of record.

Tract 2: All that part of the West Half of Lot One (1) of the Northwest Quarter of Section Eighteen (18), Township Thirty-four (34) North, Range Five (5) West of the Fifth P.M., also being part of Block "E" of the Young Addition to Salem, City of Salem, Dent County, Missouri, described as follows: Commencing at the Northwest corner of the East Half of the West Half of the Northeast Quarter of said Section 18, thence South 43 degrees 09 minutes 06 seconds West 2028.26 Feet to an iron pipe stake set in an old North-South fence line marking the Southeast

This page is only a part of an ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company, a Oregon company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

EXHIBIT A

(Continued)

corner of the tract described in Book 133, Page 556 of the Dent County Deed Records; thence North, along said old fence line, 266.53 Feet to a rebar pin for the Point of Beginning of the tract herein described; thence South 89 degrees 44 minutes 56 seconds West, along an existing fence, 172.89 Feet to a rebar pin set at the base of a fence corner post; thence North 20 degrees 19 minutes 52 seconds East along an existing fence, 110.11 Feet to a fence corner post; thence North 61 degrees 43 minutes 09 seconds West, along an existing fence, 89.93 Feet to the intersection of the Southeasterly right of way line of Dent's Ford Road; thence Northeasterly along said right of way line the following: North 34 degrees 52 minutes 46 seconds East, 134.55 Feet and thence North 49 degrees 33 minutes 03 seconds East 83.55 feet; and thence North 60 degrees 49 minutes 56 seconds East 79.06 Feet; and thence North 62 degrees 58 minutes 47 seconds East 4.79 Feet to a rebar pin at the intersection of the Northerly prolongation of the old fence line marking the East line of the West Half of Lot 1 of the Northwest Quarter of said Section 18 as described in Book 133, Page 556; thence departing said right of way line South, along said old fence line, 350.39 Feet to the point of beginning, containing 1.14 acres, more or less, and subject to all easements, rights of way and restrictions of record.

Tract 3: The Eastern 75 feet of the West Half of Lot 5 and the Northern 33 feet of the Eastern 75 feet of Lot 6 in Block 1 of Citizen's Addition to the City of Salem, Dent County, Missouri.

Tract 4: All of Lots One (1) and Two (2), and a part of Lots Three (3), Four (4), Five (5), Seven (7), Twenty-two (22) and Twenty-three (23) of Block One (1) of Citizen's Addition to the City of Salem, Dent County, Missouri, described as follows: Beginning at an iron pin at the Northeast corner of Block 1 of Citizen's Addition; thence South 01 degree 58 minutes 42 seconds West, 460.12 feet, along the East line of said Block 1, to an iron pin; thence North 87 degrees 35 minutes 55 seconds West, 193.05 feet to an iron pin; thence N 03 degrees 42 minutes 30 seconds West, 312.04 feet to an iron pin; thence North 83 degrees 28 minutes 16 seconds West, 278.63 feet to an iron pin at the Northwest corner of Lot 7 of Block 1; thence North 01 degree 11 minutes 56 seconds East, 131.27 feet to an iron pin at the Northwest corner of the East Half of Lot 5 of Block 1; thence South 87 degrees 25 minutes 56 seconds East, 165.03 feet to an iron pin at the Northwest corner of Lot 5; thence South 87 degrees 26 minutes 02 seconds East, 338.50 feet, along the North line of Block 1 to the point of beginning. Bearings based on Grid North. Description per Survey M-1563, dated October 15, 2020, by Michelle Elwood, PLS. Containing 3.16 acres, more or less.