WFG National Title Insurance Company
a Williston Financial Group company

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.

   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.

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

WFG NATIONAL TITLE INSURANCE COMPANY
INCORPORATED
1974
FLORIDA

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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
Revision No.:	Rev2 JIM 7/10/2026

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:

   Tract 1:
   Decker Family L.P., a Missouri limited partnership

   Tract 2: Vesting for informational purposes only- see Schedule B-1
   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

5. The Land is described as follows:

SCHEDULE A
(Continued)

SEE EXHIBIT A ATTACHED HERETO

Shannon R Wilson

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

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a Williston Financial Group company

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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 (Tract 1).

   b. Personal Representative's Deed from Tracy L. Bonnell, Diane K. Decker, and Daryl B. Decker, Personal Representatives of the Estate of James L. Decker, Deceased to Purchaser with contractual obligations under a purchase agreement with the Proposed Insured Identified in Schedule A, Item 4 (Tract 2).

   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 (Tract 2).

   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: 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. 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.

SCHEDULE B, PART I
(Continued)

7. 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.

   (Tract 1).

8. We find of record 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.

   We do not find that said Grantor had a record interest in the property upon making said deed. We require a Quit Claim Deed from said Grantee.
   (Tract 2).

9. Properly executed and recorded Affidavit as Tenancy by the Entireties regarding the death of Patricia A. Decker, said Affidavit should state James L. Decker and Patricia A. Decker have never been divorced since they acquired title until the death of Patricia A. Decker.
   (Tract 2).

10. We find that James Linwood Decker was deceased on or about 11/15/2025 owning the subject property, and we find administration upon the estate of said party is pending under Estate No. 26GA-PR00057 under Independent Administration. Tracy L. Bonnell, Diane K. Decker, and Daryl B. Decker has been duly appointed as Independent Personal Representative of said estate and has qualified as such. It is our understanding that the Independent Personal Representative intends to sell the subject property pursuant to statutory authority on Independent Administration.

    We require the following:

    - Filed and stamped copy of the estate inventory.

    Once all requirements are met, this Company will insure the purchaser at such sale, for the amount of the purchase price, providing such sale proceedings are conducted and completed in strict compliance with the orders of the court and the statutes governing such sales.

    (Tract 2).

11. 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.

    (Tract 2).

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. Execution of Owner's Title Affidavit in a form satisfactory to the Company.

18. Execution of Survey Affidavit in lieu of survey in a form satisfactory to the Company.

19. Payment in full at closing of all taxes, charges, assessments, levied, assessed and currently due against the subject premises.

20. 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.

21. 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.

22. Pay any unpaid sewer assessments and/or sewer lateral fees, if any.

23. Pay any unpaid subdivision assessments, if any.

24. 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.

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 fest, 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 degrees44 '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

EXHIBIT A

(Continued)

beginning going as follows: N11 degrees 00'E - 140.21', thence N40 degrees 06'E - 113.67', thence N60 degrees44 '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.

Williston Financial Group Privacy Notice

WFG believes it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and with whom we share that information will form the basis for a relationship of trust between us. This Privacy Policy provides that explanation. We reserve the right to change this Privacy Policy from time to time.

Williston Financial Group, LLC, WFG National Title Insurance Co. and each of the affiliates listed below (collectively "WFG" or the "WFG Family") are obligated to comply with Federal and state privacy laws. While there are some common requirements to those laws, the definitions and duties differ significantly from law-to-law and state-to-state. A privacy statement drafted to comply with all of the applicable privacy laws and their differing definitions would likely be confusing. Therefore, in an attempt to better communicate our privacy policies, WFG designed this "Plain English" explanation, followed by the Gramm-Leach-Bliley Act model form and website links to State-Specific Privacy Notices in order to provide you with the complete, legal privacy notices and disclosures required under Federal and applicable State Laws.

WFG's primary business is providing appraisal, title insurance and, escrow services for the sale or refinance of real property. This can be a complicated process, involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information including email addresses, Social Security numbers, driver's license and, other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land records, tax, court and credit records to make certain that any liens, challenges, or title defects are addressed properly. Some of the information that is collected is provided by you, or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and, others working to facilitate your transaction. We also may receive information from public, private or governmental databases including credit bureaus, 'no-fly' lists, and terrorist 'watch lists', as well as from your lenders and credit bureaus.

<u>What Information is Shared?</u>

WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.

However, some of the same information <u>does get shared</u> with persons inside and outside the WFG Family in order to facilitate and complete current and future transactions.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, the lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, and condominium or homeowners' association information.

- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals, and inspections may be ordered.
- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG Family.
- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents, usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Information within your title policy may be shared with WFG National Title Insurance Company title policy issuing agents to facilitate future financial transactions involving your property.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the U.S. Department of the Treasury, local and state tax authorities, and other regulatory and governmental agencies.
- **WFG title policy issuing agents only**: personal information provided by you may be shared with a third party for the purposes of facilitating training to obtain CE/CLE credits.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

<u>How does WFG use your Information?</u>

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested, and to close and facilitate your transaction.
- Provide and use historic transaction information to facilitate future financial transactions.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create, manage, and maintain your account.
- Operate and improve WFG's applications and websites, including WFG MyHome®, WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party.

- Protect the integrity and maintain security of our applications, websites, and products.
- Operate, evaluate, and improve our business.
- Provide you with information about products, services, and promotions from WFG or third parties that may interest you.
- **WFG title policy issuing agents only**: Provide you with a training platform to obtain CE/CLE credits.

<u>How Do We Store and Protect Your Personal Information?</u>

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

<u>How Long Do We Keep Your Personal Information?</u>

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

<u>Computer Information</u>

When you access a WFG website, communicate with us by email, or close your transaction on an eClosing platform, we may automatically collect and store more information than you are expressly providing.This may include:

- Your IP address.
- Your email address, your alias, and social media handles.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our website you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain websites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our website and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our website, assess how our advertisements on other websites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

In addition to the above, if you use an eClosing platform to sign your real estate transaction additional information may be collected. This may include:

- Your IP address.
- Your location.
- Your email address and your alias.

- The type of browser and operating system you use.
- The time of your visit.
- Your biometrics.
- Your image.
- Video recording of your transaction signing.
- Transaction metadata.
- Cookies.

Links to Third Party Sites

Our applications and websites may contain links to third party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities ("Do Not Track"), our websites do not currently change the way they operate based upon detection of a Do Not Track or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

Social Media Integration

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect from the social media platform additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook's "Like" button, Twitter's "tweet" button, or the Google+, that particular social network's plug-in will be activated and your browser will directly connect to that provider's servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We therefore encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

How Can You "Opt-Out?"

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the links under the Legal Notices below.

The "Legal" Notices

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures – see links below. The state-specific statutes referenced therein may also give residents of those states additional rights and remedies.

Privacy Notice for California Residents - https://national.wfgnationaltitle.com/privacy-notice-california

Privacy Notice for Oregon Residents - https://national.wfgnationaltitle.com/privacy-notice-oregon

How to Contact Us

If you have any questions about WFG's privacy policy or how we protect your information, please contact WFG:

- By email: Consumerprivacy@willistonfinancial.com
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE

FACTS	WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and other government identification information. • Your name, address, phone, and email. • Information about the property, any liens and restrictions. • Financial Information including credit history and other debt. • Financial account information, including wire transfer instructions.
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 Williston Financial Group chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	Yes	No
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 nonaffiliates to market to you	No	We don't share

To limit our sharing	• Call 833-451-5718—our menu will prompt you through your choice(s) • Visit us online: http://bit.ly/WFGsConsumerPrivacyInformationRequestPage or e-mailing us at consumerprivacy@willistonfinancial.com • Mail the form below Please note: If you are a new customer, we can begin sharing your information from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing
Questions?	Call 833-451-5718 or email consumerprivacy@willsitonfinancial.com

Mail-In Form

If you have a joint policy, your choices will apply to everyone on your account.	Mark any/all you want to limit: ☐ Do not share information about my creditworthiness with your affiliates for their everyday business purposes. ☐ Do not allow your affiliates to use my personal information to market to me. ☐ Do not share my personal information with nonaffiliates to market their products and services to me.		
	Name		Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68th Pkwy, #350 Portland, OR 97223
	Address		
	City, State, Zip		
	File Number		

Who we are	
Who is providing this notice	Williston Financial Group LLC and its affiliates and subsidiaries as listed below:
What we do	
How does Williston Financial Group protect my personal 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. We limit access to your information to employees that need to use the information to process your transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking.
How does Williston Financial Group collect my personal information?	We collect your personal information, for example, when you: • Apply for insurance • Engage us to provide appraisal, title and escrow services • Give us your contact information • Provide your mortgage information • Show us your driver's license We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • 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 State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. Our affiliates include companies with a common corporate identity, including those listed below.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. Nonaffilliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers, and others as appropriate to facilitate your transaction.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. Williston Financial Group does not jointly market.

Other important information

As a resident or citizen of certain states, we may have to provide additional state specific privacy notices and you may have rights other than as set forth above. The links below will provide state specific information:

Privacy Notice for California Residents -https://wfgtitle.com/privacy-notice-california/
Privacy Notice for Oregon Residents - https://wfgtitle.com/privacy-notice-oregon/