



**Agents National Title
Insurance Company**

Transaction Identification Data for reference only:

issuing Agent: Landmark Title & Guaranty Co Inc dba Audrain County Title Company
Loan ID Number: N/A
Commitment Number: 17-31536
Issuing Office File Number: 17-31536
Property Address: Lagemann Rd., Jonesburg, MO

SCHEDULE A

1. Commitment Date: May 24, 2017 at 8:00 A.M.

2. Policy to be issued:

a. ~~ALTA Owner's Policy~~

Proposed Insured: REPORT FOR INFORMATIONAL PURPOSES ONLY
Proposed Policy Amount:

b. ~~ALTA Loan Policy~~

Proposed Insured: NONE
Proposed Policy Amount:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:
Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the effective date hereof vested in:
ROY HOELSCHER

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

A tract of land being part of the Southeast Quarter of the Southwest Quarter, and part of the Southwest Quarter of the Southeast Quarter of Section 12, Township 48 North, Range 4 West of the Fifth Principal Meridian, in the County of Montgomery and State of Missouri, being described as follows: Commencing at an old post at the Northeast corner of the Southwest Quarter of the Southeast Quarter; thence along the East line of the Southwest Quarter of the Southeast Quarter, South 01 ° 25' West 821.32 feet to an iron rod; thence North 89 ° 49' West 748.00 feet to an iron rod; thence South 01 ° 25' West 524.12 feet; thence along the South line of Section 12, North 89 ° 49' West 915.72 feet in the County Road, as now located, to an iron rod on the North line of Missouri State Highway "E"; thence along the said North line with a curve to the left, said curve having a radius of 528.21 feet, and a chord of North 77 ° 27' West 168.49 feet; thence leaving the said North line, North 01 ° 25' East 1310.00 feet to an iron rod; thence along the North line of the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southeast Quarter, South 89 ° 48' East 1829.12 feet to the place of beginning.

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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.
5. Deed of Trust (Future Advance) dated June 28, 2006, executed by Roy Hoelscher and Rhonda M. Hoelscher, husband and wife, to Linda Schulze, Trustee for use of Jonesburg State Bank, filed for record June 29, 2006 and recorded in Book 569, at Page 649 of the Records of Montgomery County, Missouri. (Covers additional property)

NOTE: The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, the Title Company assumes no liability as to the accuracy or completeness of such information.

The Title Company shall have no liability for this report unless the invoice for this report is paid in full within 30 days of the invoice date.

The Title Company's liability for this report is limited to the amount paid for the same. There is no liability assumed for items not indexed properly in the public records or other data bases on which the Title Company relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

This report is prepared by the Title Company as an accommodation and does not represent a Commitment to insure title or an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.



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SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions 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, attached, or 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 shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Minerals, both subsurface and surface substances, including but not limited to coal, oil, gas, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities related thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests.
8. General and Special Taxes for the year 2017 and subsequent years.
(2016 Taxes - \$210.75 Parcel No. 10-1.0-12-000-009.000)
9. Title to that portion of the premises in question within the bounds of Lagemann Road and Missouri State Route E.
10. Financing statements, if any, not recorded in the Real Estate Records of Montgomery County, Missouri.
11. Tenancy rights, either as month to month, or by virtue of written leases or crop leases, of persons now in possession of any part of the premises in question.
12. Terms and provisions of instrument entitled "Gas Pipe Line Easement" to Missouri Edison Company, said instrument recorded in Book 213, at Page 407 of the Records of Montgomery County, Missouri. (Copy attached)
13. Restrictions as set forth in instrument entitled "Restrictions of Hackman Farms Subdivision", said instrument recorded in Book 567, at Page 433 of the Records of Montgomery County, Missouri. (Copy attached)