

Schedule A
ALTA Commitment

Commitment Number: 0620-17

1. Commitment Date: June 1, 2020 at 08:00 AM
2. Policy to be issued:
 - (a) INFORMATIONAL REPORT
Proposed Insured:
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
Jorge's Revocable Trust
5. The Land is described as follows:
All of the Southwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Fifty-seven (57), Range Seventeen (17), in Macon County, Missouri.

All of the North Half of the Southwest Quarter of Section Seventeen (17), Township Fifty-seven (57), Range Seventeen (17), in Macon County, Missouri.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Schedule B-II
ALTA COMMITMENT

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, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Standard Exceptions

2.
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
 - (d) 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.
 - (e) General taxes for the year 2020 and thereafter, none now due and payable.

Special Exceptions

1. Property is located within the bounds of a Public Water Supply District as shown in Book 525, Page 76 RE: Public Water Supply District No. 3 of Chariton and Linn County, for which no assessment has yet been levied in Macon County, Missouri records.
2. Water Line Easement to Public Water Supply District No. 3 of Chariton & Linn County, Missouri as conveyed in Book 472, Page 513 of the Macon County, Missouri records.
3. Trustees Deed dated on December 10, 2018, filed on December 10, 2018 in Book 1050 Page 056 of the Macon County, Missouri records.
4. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et Sec., the Packers and Stockyard act of 1921, as amended, 7 USC 181 et Sec., or any similar state laws.
5. Rights of the public and others entitled thereto in and to that portion of the subject property embraced within the right of way of Abbey Avenue.
6. Rights of other to use that portion of the Land which lies within the right of way of public roads.
7. Changes in the land due to accretion, avulsion, reliction or meandering of the Unnamed Creek. Rights of the United States, State of Missouri and the public in and to the navigable servitudes of the Unnamed Creek. Land lying below the normal high water mark of the Unnamed Creek. Title to accreted land is not insured.
8. Riparian rights are neither guaranteed nor insured. Rights of the upper and lower riparian owners to the free and unobstructed flow of water. Any Riparian Rights, and any claims or rights of third parties under State or Federal Law, in, or for access to the bank bed, or waters of the Body of water abutting the real estate described herein, and Riparian Rights incident to the said property described herein. Any loss or gain in area or content, or change of boundaries because of application of the rules of avulsion, reliction and natural accretion, or by reason of movement of the thread of the stream of the River as it is located at the date hereof. The effect of any State or Federal Law or local ordinance pursuant to which a particular parcel or tract of land described herein is or could be designated as a wetland.

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Schedule B-II
(Continued)

9. NOTE: PARCEL ID #
0000-16-04-17-00-000-0004-00 (2019 COUNTY TAX AMOUNT \$249.27 PAID)
10. Liability for this commitment/search is limited to the amount paid for said commitment/search.

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