

Boyd & Boyd, Inc.

Commitment Number: 250352S

SCHEDULE A

1. Commitment Date: April 24, 2025 at 08:00 AM
2. Policy (or Policies) to be issued: Amount
 - (a) Owner's Policy (ALTA Own. Policy (2021))
Proposed Insured:
 - (b) Loan Policy (ALTA Loan Policy (2021))
Proposed Insured:
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by The Estate of Victor J.R. Weiser, deceased.
4. The land referred to in the Commitment is described as follows:

TRACT 1:

All that part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West, Callaway County, Missouri described as follows: Commencing at an iron pin at the East Quarter corner of the above described section; thence North 00 degrees 24 minutes 02 seconds East along the East line of said Section 19, 236.16 feet to an iron pin at a fence corner and the true point of beginning; thence continue North 00 degrees 24 minutes 02 seconds East along the East line of said Section 19, 1079.86 feet to an iron pin in a mound of stones at the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 19, thence South 89 degrees 45 minutes 35 seconds West along a Quarter Quarter Section line 975.50 feet to an iron pin; thence South 00 degrees 24 minutes 02 seconds West on a line parallel to the East line of said Section 19, 1035.22 feet to an iron pin in a fence line, thence South 42 degrees 17 minutes 21 seconds East along said fence line, 72.63 feet to a stone as called for in Survey by W.P. Divers, recorded in Survey Book R at page 195; thence North 89 degrees 02 minutes 35 seconds East along an old fence line 367.67 feet to a 3/4 inch gas pipe; thence North 89 degrees 16 minutes 48 seconds East along said fence line, 558.85 feet to the true point of beginning.

TRACT 2:

All of the following described land, to-wit: From the Quarter Section corner on the East side of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West, thence South with the Section line, 177.5 feet to the North right-of-way line of State Route "Z"; thence West on North side of Route "Z" 116.3 feet; thence Northwesterly with said right-of-way line, 241.6 feet to an axle, the point of beginning; thence North with the Reed Dudley lot, 345.5 feet; thence South 88 degrees 27 minutes West 210 feet to a 1 1/2 inch gas pipe; thence South 0 degrees 15 minutes East 318.8 feet to a gas pipe on North right-of-way of State Route "Z"; thence South 83 degrees 02 minutes East with said right-of-way 210 feet to the point of beginning.

All in part of the Southeast Quarter and in part of the Northeast Quarter of Section Nineteen (19), Township Forty-eight (48) North, Range Eight (8) West in Callaway County, Missouri.

EXCEPT that part conveyed to the State of Missouri for Highway Purposes.

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SCHEDULE A
(Continued)

Boyd & Boyd, Inc.

By: _____


Boyd & Boyd, Inc.

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- d. 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.
- e. Company understands, from outside the public records of Callaway County, Missouri, that Verna M. Weiser is deceased. In this instance requires proof of her death be placed of record with the Callaway County Recorder's Office.
- f. This is an Informational Commitment

This information commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the Land. It may not be relied upon as a commitment to insure title to the Land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the Policy to be issued. It is agreed that, as between the Company, the applicant for this commitment and every person relying on this commitment, the amount of the requested policy will be assumed to be \$225.00 and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid and the Company's applicable insurance premium charges for same shall have been paid.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, 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. 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.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. All Assessments for Taxes for the year of 2022 and all subsequent years.

Tract	Tax Year	Status	Parcel Number
1	2022	Not Paid	09-04.0-19.0-00-000-026.000
1	2023	Not Paid	" "
1	2024	Not Paid	" "
2	2022	Not Paid	09-04.0-19.0-00-000-020.000
2	2023	Not Paid	" "
2	2024	Not Paid	" "

For payoff amounts, including interest and penalties, call the Callaway County Collector's Office at (573) 642-0747.
7. That part conveyed to the State of Missouri for highway purposes.
8. Waterline Easements as shown recorded in Miscellaneous Book 226 at page 312 and Book 226 at page 436, Records of Callaway County, Missouri.
9. Easement to Central Electric Power Cooperative, as shown recorded in Miscellaneous Book 251 at page 156, Records of Callaway County, Missouri.
10. Covenants, Conditions and Restrictions as shown by instrument recorded in Warranty Deed Book 250 at page 657, Records of Callaway County, Missouri.

NOTE: This exception omits any covenants, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. SS.3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. SS. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
11. The land described herein shall not be deemed to include any house trailer/mobile home/manufactured home/modular home located on the premises.
12. Callaway County, Missouri Case 23CW-PR00077 in The Estate of Victor J.R. Weiser, deceased.

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(WEISER250352S.PFD/250352S/5)

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SCHEDULE B - SECTION II
Continued)

13. Possible Judgment in Callaway County, Missouri Case 22CW-CV00887 dated February 21, 2003 and styled "Vanderbilt Mortgage and Finance, Inc. V. Victor J. Weiser etal.", Records of Callaway County, Missouri.