



Title & Escrow Office:

1265 E Republic Road
Springfield, Missouri 65804
Phone (417) 889-2394
Fax (417) 889-7872

MOBILE CLOSING AND NOTARY SERVICES

THANK YOU FOR YOUR ORDER!!

File Number 26SP10727

8/4/2026

LENDER: ATTN: FAX# EMAIL:	MASSENGALE GROUP - KELLER WILLIAMS ATTN: JASON MASSENGALE FAX# EMAIL: JMASSENGALE@KW.COM
EMAIL TITLE: title@ptofmo.com EMAIL ESCROW: docs@ptofmo.com	MASSENGALE GROUP - KELLER WILLIAMS ATTN: JASON MASSENGALE FAX# EMAIL: JMASSENGALE@KW.COM

PHYSICAL ADDRESS REF: 000 HARRIS BLVD, OZARK MO

Transaction Party(ies): AMIJEAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY to
CHRISTIAN COUNTY

The following premiums and fees will be a cost charged in connection with your real estate transaction. If this is a sale, the Real Estate Contract will dictate which party will be responsible for each charge.

Title insurance policy amounts: Owners \$300,000.00 Lenders \$

Policy premium for Owner's	290.00
TITLE SERVICE CHARGE	783.00
TITLE COMMITMENT FEE	225.00
Total:	\$1,298.00

*****ADDITIONAL FEES THAT MAY APPLY TO YOUR TRANSACTION:*****

- ☐ **\$600.00 Buyer/Seller Commercial Settlement Fee:** includes closing only, wire and delivery fees are extra charges
- ☐ **\$25.00 each** - Closing Protection Letter to title insurance underwriter
- ☐ The Recorder of Deeds will charge \$24.00 to record the 1st page and \$3.00 for ea addl pg. Please add an additional \$4.00/document for ERecording

Title Services/Policy Preparation fee does not include the title search fee

Title insurance premium and a closing protection fee have been calculated according to rates filed with Missouri's Insurance Director. But title service charges, closing charges and other fees are not limited by state law and may vary between different title insurers, agencies and agents.



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
COMMONWEALTH LAND 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, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Florida 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 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

By:

Michael J. Nolan
President

ATTEST:

Marjorie Nemzura
Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C170B25

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



(26SP10727.PFD/26SP10727/8)

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: PREFERRED TITLE OF MISSOURI, INC.
Issuing Office: 1265 E. REPUBLIC RD, SPRINGFIELD, MO 65804
Issuing Office's ALTA® Registry ID: 1056649
Loan ID No.:
Commitment No.: 26SP10727
Issuing Office File No.: 26SP10727
Property Address: 000 HARRIS BLVD, OZARK, MO 65721

SCHEDULE A

1. Commitment Date: July 24, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy (07/01/2021)
Proposed Insured: CHRISTIAN COUNTY
Proposed Amount of Insurance: \$ 300,000.00
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: AMIJEAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY.
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

PREFERRED TITLE OF MISSOURI, INC.By: PREFERRED TITLE OF MISSOURI, INC.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



(26SP10727.PFD/26SP10727/8)

COMMONWEALTH LAND 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 Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from AMIJEAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY to CHRISTIAN COUNTY
5. No open mortgages/deeds of trust are found filed of record up to our effective date. If a mortgage is to be paid through closing please provide us with all of the information that is currently available. It is the responsibility of all parties to this title commitment who have knowledge of anything omitted from this commitment to provide any available information to The Company immediately upon receipt of this commitment.
6. The company requires for its review a satisfactory copy of the "Articles of Organization" and the Operating Agreement of the limited liability company, and any amendments thereof, a certificate of good standing, and satisfactory evidence of the authority of the officers, managers, or members to execute the documents (this office has obtained the certificate of good standing). We will need the TAX IDENTIFICATION NUMBER for the company.
7. Furnish this office with the name and capacity of who will sign on behalf of CHRISTIAN COUNTY.
8. Furnish this company an accurate survey of the premises to be conveyed herein.

PURSUANT TO MISSOURI STATE SENATE BILL SB36 (STATUTE RSMO442.135) ANY CONVEYANCE OF A NEWLY CREATED PROPERTY DESCRIPTION MUST CONTAIN THE NAME AND PROFESSIONAL LICENSE NUMBER OF THE PERSON THAT CREATED THE NEW DESCRIPTION.

We reserve the right to make additional requirements.

9. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B

(Continued)

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. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. NO EXAMINATION OF City or Township Taxes not collected by the County OR Taxes levied by any Levee District OR Assessments by Sewer District and Water Districts. Coverage against any liens from stated entities are hereby excluded from this policy.
8. The lien of all taxes and assessments for the year 2026, and thereafter.
Parcel Number 19-0.1-12-000-000-019.021. Taxes for the year 2025 are marked PAID in the amount of \$12.93. (BASE AMOUNT) Assessed value \$260.00. (VACANT LAND)
9. BOUNDARY LINE STATEMENT as recorded in Book 2012 at Page 17268 of the deed records, of CHRISTIAN County, Missouri.
10. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by LAND DEVELOPMENT STRATEGIES INC, Job MASSENGALE, dated 10/04/04 filed in Survey Book V at Page 1889 of the Deed Records of CHRISTIAN County, Missouri.
11. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by GUARANTY LAND SURVEYING INC, Job MASSENGALE, dated 11/13/08 filed in Survey Book V at Page 1673 of the Deed Records of CHRISTIAN County, Missouri.
12. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by GUARANTY LAND SURVEYING INC, Job MASSENGALE, dated 11/26/03 filed in Survey Book V at Page 1679 of the Deed Records of CHRISTIAN County, Missouri.
13. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the UNRECORDED survey by GUNER AND ASSOCIATES INC, Job # 4916-CR, dated 09/17/15.
14. WATER LINE EASEMENT as recorded in Book 300 at Page 6869 of the deed records, of CHRISTIAN County, Missouri.
15. PERPETUAL EASEMENT as recorded in Book 329 at Page 394 of the deed records, of CHRISTIAN County, Missouri.
16. ROAD CONVEYANCE to the State Highway Commission of Missouri as recorded in Book RC4 at Page 164 of the deed records, of CHRISTIAN County, Missouri.
17. ROAD EASEMENT as recorded in Book 2026 at Page ***** of the deed records, of CHRISTIAN County, Missouri.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B
(Continued)

18. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by _____, Job # _____, dated _____ filed in Survey Book _____ at Page _____ of the Deed Records of CHRISTIAN County, Missouri.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Commitment No.: 26SP10727

EXHIBIT A

A PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 22 WEST, CHRISTIAN COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 12; THENCE NORTH 81°36'08" WEST, 115.69 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 160 AND THE SOUTH RIGHT-OF-WAY LINE OF STEINERT ROAD; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 160 THE FOLLOWING COURSES: THENCE THROUGH A CURVE TO THE RIGHT HAVING CENTRAL ANGLE 2°11'08", A RADIUS OF 2755.00 FEET, A CHORD BEARING OF SOUTH 1°59'11" EAST, A DISTANCE OF 105.09 FEET; THENCE SOUTH 4°27'59" WEST, 266.35 FEET; THENCE SOUTH 7°22'55" EAST, 320.62 FEET; THENCE SOUTH 1°05'47" EAST 258.58 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN BEING DESCRIBED: THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 160 THE FOLLOWING COURSES: THENCE SOUTH 1°05'47" EAST, 627.29 FEET; THENCE SOUTH 1°00'19" EAST, 562.93 FEET; THENCE SOUTH 35°40'11" WEST, 56.19 FEET; THENCE SOUTH 12°59'15" WEST, 88.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARRIS BOULEVARD; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES; THENCE SOUTH 14°05'29" WEST, 276.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 74°50'45", A RADIUS OF 160.00 FEET, A CHORD BEARING OF 50°36'39" WEST; A DISTANCE OF 209.01 FEET; THENCE SOUTH 84°02'54" WEST, 287.76 FEET; THENCE NORTH 0°59'48" WEST, LEAVING SAID RIGHT-OF-WAY LINE, 1298.18 FEET; THENCE NORTH 88°33'29" EAST, 25.25 FEET; THENCE NORTH 1°06'06" WEST, 280.48 FEET; THENCE NORTH 84°31'35" EAST, 70.11 FEET; THENCE NORTH 8°48'08" WEST, 151.15 FEET; THENCE NORTH 89°00'12" EAST 490.81 FEET TO THE POINT OF BEGINNING OF THE PORTION HEREIN DESCRIBED. CONTAINING 20.70 ACRES. SUBJECT TO RIGHT-OF-WAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

TRUE LEGAL TO BE GOVERNED BY SURVEY

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; and
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C170B25

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(26SP10727.PFD/26SP10727/8)

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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C170B25

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(26SP10727.PFD/26SP10727/8)

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**

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C170B25

ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(26SP10727.PFD/26SP10727/8)

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you;
- To improve our products and services;
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above-described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

Effective July 1, 2024.

Copyright © 2024. Fidelity National Financial, Inc. All Rights Reserved.

(26SP10727.PFD/26SP10727/8)

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing Information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing Information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's Effective July 1, 2024.

Copyright © 2024. Fidelity National Financial, Inc. All Rights Reserved.

effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

COMMONWEALTH LAND 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 Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from AMIJEAN PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY to CHRISTIAN COUNTY
5. No open mortgages/deeds of trust are found filed of record up to our effective date. If a mortgage is to be paid through closing please provide us with all of the information that is currently available. It is the responsibility of all parties to this title commitment who have knowledge of anything omitted from this commitment to provide any available information to The Company immediately upon receipt of this commitment.
6. The company requires for its review a satisfactory copy of the "Articles of Organization" and the Operating Agreement of the limited liability company, and any amendments thereof, a certificate of good standing, and satisfactory evidence of the authority of the officers, managers, or members to execute the documents (this office has obtained the certificate of good standing). We will need the TAX IDENTIFICATION NUMBER for the company.
7. Furnish this office with the name and capacity of who will sign on behalf of CHRISTIAN COUNTY.
8. Furnish this company an accurate survey of the premises to be conveyed herein.

PURSUANT TO MISSOURI STATE SENATE BILL SB36 (STATUTE RSMO442.135) ANY CONVEYANCE OF A NEWLY CREATED PROPERTY DESCRIPTION MUST CONTAIN THE NAME AND PROFESSIONAL LICENSE NUMBER OF THE PERSON THAT CREATED THE NEW DESCRIPTION.

We reserve the right to make additional requirements.

9. Notice: Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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:

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B

(Continued)

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. Any encumbrance, violation, variation, or adverse circumstance, boundary lines overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land
3. Rights or claims of parties in possession not shown by the Public Records.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. NO EXAMINATION OF City or Township Taxes not collected by the County OR Taxes levied by any Levee District OR Assessments by Sewer District and Water Districts. Coverage against any liens from stated entities are hereby excluded from this policy.
8. The lien of all taxes and assessments for the year 2026, and thereafter.
Parcel Number 19-0.1-12-000-000-019.021. Taxes for the year 2025 are marked PAID in the amount of \$12.93. (BASE AMOUNT) Assessed value \$260.00. (VACANT LAND)
9. BOUNDARY LINE STATEMENT as recorded in Book 2012 at Page 17268 of the deed records, of CHRISTIAN County, Missouri.
10. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by LAND DEVELOPMENT STRATEGIES INC, Job MASSENGALE, dated 10/04/04 filed in Survey Book V at Page 1889 of the Deed Records of CHRISTIAN County, Missouri.
11. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by GUARANTY LAND SURVEYING INC, Job MASSENGALE, dated 11/13/08 filed in Survey Book V at Page 1673 of the Deed Records of CHRISTIAN County, Missouri.
12. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the survey by GUARANTY LAND SURVEYING INC, Job MASSENGALE, dated 11/26/03 filed in Survey Book V at Page 1679 of the Deed Records of CHRISTIAN County, Missouri.
13. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts which are depicted on the UNRECORDED survey by GUNER AND ASSOCIATES INC, Job # 4916-CR, dated 09/17/15.
14. WATER LINE EASEMENT as recorded in Book 300 at Page 6869 of the deed records, of CHRISTIAN County, Missouri.
15. PERPETUAL EASEMENT as recorded in Book 329 at Page 394 of the deed records, of CHRISTIAN County, Missouri.
16. ROAD CONVEYANCE to the State Highway Commission of Missouri as recorded in Book RC4 at Page 164 of the deed records, of CHRISTIAN County, Missouri.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by COMMONWEALTH LAND TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

