



Fidelity National Title Insurance Company

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

Issuing Agent: Town & Country Abstract Co. Inc.
Issuing Office: 541 West Coates, Moberly, Missouri 65270
Issuing Office's ALTA® Registry ID:
Loan ID No.:
Commitment No.: MITCHELL70
Issuing Office File No.: MITCHELL70
Property Address: County Road 819, Paris, MO 65275
Revision No.:

SCHEDULE A

- 1. Commitment Date: March 18, 2026 at 08:00 AM
2. Policy to be issued:
a. ALTA Own. Policy 7/01/2021
Proposed Insured: TO BE DETERMINED
Proposed Amount of Insurance:
Premium:
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: Tara Mitchell, an undivided 50% interest and Jesse Mitchell, an undivided 50% interest
5. The Land is described as follows:
The East Half (E-1/2) of the Southeast Quarter (SE-1/4) and Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of Section Thirty-Six (36) in Township Fifty-Four (54) North, Range Eleven (11) West of the fifth Principal Meridian. Excepting Therefrom that part heretofore conveyed at Book 204 at Page 573, and Book 283 at Page 644, Monroe County, Missouri.

TOWN & COUNTRY ABSTRACT CO. INC.

By: [Signature]
Town & Country Abstract Co. Inc.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National 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.

27C170B25 Sch. A

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

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SCHEDULE B, PART I - Requirements

Commitment No.: MITCHELL70

File No. MITCHELL70

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.
5. NOTE: This commitment is an informational report and is NOT a policy of insurance. 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.
6. Properly executed Warranty Deed from recited owner to recited purchaser.
7. The Company requires that any conveyance from the present titleholder recite his/her marital status, and, if married, that his/her spouse join in the execution of said conveyance.
8. Furnish evidence that all assessments which are due the owners' association and/or master association, if any, have been paid in full and are current.
9. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable, if any.
10. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
11. Notice: Please be aware that 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.

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SCHEDULE B
(Continued)

Commitment No.: MITCHELL70

File No. MITCHELL70

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 shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. 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.
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 which are not shown as existing liens by the public records.
7. General Taxes for the year 2026 and all subsequent years.

General taxes for the year 2025 in the amount of \$194.39, PAID

FOR INFORMATIONAL PURPOSES ONLY:

City, State and County Tax ID No.: 16-7.0-36-0-00-004.000
2025 Estimated Assessed Value: \$3,500.00

Special assessments and sewer usage fees, if any, which are DUE AND PAYABLE to the City of Paris.

8. Future Advance Deed of Trust executed by Albert Dale Mitchell, a single person, to John D. Zimmer, Trustee for HNB National Bank, dated August 12, 2014, recorded August 19, 2014 in Document No. 2014-1042, to secure a note not to exceed \$110,000.00.
9. Future Advance Deed of Trust executed by Alber Dale Mitchell, a single person, to John D. Zimmer, Trustee for HNB National Bank, dated March 22, 2016, recorded March 25, 2016, in Document No. 2016-0415, to secure a note to exceed \$121,000.00.
10. Any loss, penalties, forfeiture or divestiture of title for failure to comply with the provisions of Missouri Executive Order 24-01.
11. Limitations and conditions imposed by law on the ownership of land by Foreign Adversaries, pursuant to Missouri Executive Order 24-01.

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(MITCHELL70.PFD/MITCHELL70/8)

SCHEDULE B

(Continued)

Commitment No.: MITCHELL70

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12. For Information Purposes Only: This Company performed a 24 month chain of title and results are as follows:

Chain of Title

Document Type: Probate

Grantor: In the Estate of Albert Dale Mitchell, Deceased

Grantee: Tara Mitchell, an undivided 50% interest and Jesse Mitchell, an undivided 50% interest

Recording Date: January 05, 2026

Recording No: Document No. 2026-0008

Document Type: Quit Claim Deed

Grantor: M. Denise Mitchell, a Single Person

Grantee: Albert Dale Mitchell, a Single Person

Recording Date: April 15, 2004

Recording No: Book 306, Page 1605

13. NOTE: This informational 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.

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(MITCHELL70.PFD/MITCHELL70/8)