

Transaction Identification Data for reference only:

Issuing Agent: Vermilion County Title, Inc.
Issuing Office: 112 N. Vermilion St., Danville, IL 61832
Issuing Office's ALTA® Registry ID: T1045392
Loan ID Number:
Commitment Number: 210074
Issuing Office File Number:
Property Address: Farmland, Vermilion County, IL

SCHEDULE A

1. Commitment Date: April 3, 2020 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA®
 - Proposed Insured:
 - Proposed Policy Amount: \$ 10,000.00
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:
 - Albert Jordan Living Trust dated February 11, 2020
5. The Land is described as follows:

Parcel 1:

The Northwest Quarter of the Northwest Quarter of Section 11, Also, the South Half of the Northeast Quarter of the Northwest Quarter of said Section 11, Also, the North Half of the Southeast Quarter of the Northwest Quarter of said Section 11, Also, the East 15 acres of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 11, all situated in Section 11, Township 17 North, Range 12 West of the 2nd P.M., except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any, situated in Vermilion County, Illinois.

Parcel 2:

Part of the Northeast Quarter of Section 11, Township 17 North, Range 12 West of the 2nd P.M., described as follows:
The West one-third of the following described tract: Beginning 336 feet North of the Southwest corner of the Northeast Quarter of Section 11, Township 17 North, Range 12 West of the 2nd P.M.; thence North 407.26 feet; thence East to the East line of the Southwest Quarter of the Northeast Quarter of said Section 11; thence South 406.4 feet; thence West to the place of beginning, except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any, situated in Vermilion County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Co.. 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 countersignature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A
(Continued)

Commitment Number: 210074

Chicago Title Insurance Co.

By: Crisi Wauk
Vermilion County Title, Inc.

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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. 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.
6. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

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(210074.PFD/210074/2)

SCHEDULE B
(Continued)

Commitment Number: 210074

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:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. 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.
3. Easements, or claims of easements, not shown by the Public Records.
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. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. 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.
8. General Real Estate Taxes for the year 2022 and 2023 are not yet due and payable.
P.I.N. No.: 32-11-100-001-0021 - ELWD 0385
NOTE: Taxes for the year 2021 were assessed in the amount of \$1,687.92 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 40.00 acres; AND the noted current Exemptions are: None.
9. General Real Estate Taxes for the year 2022 and 2023 are not yet due and payable.
P.I.N. No.: 32-11-100-003-0021 - ELWD 0384
NOTE: Taxes for the year 2021 were assessed in the amount of \$313.94 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 20.00 acres; AND the noted current Exemptions are: None.
10. General Real Estate Taxes for the year 2022 and 2023 are not yet due and payable.
P.I.N. No.: 32-11-100-005-0011 - ELWD 0389
NOTE: Taxes for the year 2021 were assessed in the amount of \$246.90 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 20.00 acres; AND the noted current

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(210074.PFD/210074/2)

SCHEDULE B
(Continued)

Commitment Number: 210074

Exemptions are: None.

11. General Real Estate Taxes for the year 2022 and 2023 are not yet due and payable.
P.I.N. No.: 32-11-100-009-0021 - ELWD 0390
NOTE: Taxes for the year 2021 were assessed in the amount of \$174.68 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 15.00 acres; AND the noted current Exemptions are: None.
12. General Real Estate Taxes for the year 2022 and 2023 are not yet due and payable.
P.I.N. No.: 32-11-200-009-0021 - ELWD 0382
NOTE: Taxes for the year 2021 were assessed in the amount of \$80.18 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 4.00 acres; AND the noted current Exemptions are: None.
13. The acreage stated in the legal description is for descriptive purposes only. Nothing in this commitment or in the Policy, when issued, should be construed as insuring against loss or damage due to the inaccuracy of the acreage or any discrepancy in the quantity of land so described.
14. Rights of the Public, the State of Illinois, the County, the Township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.
15. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
16. Subject to easements apparent or of record, if any.
17. Easement of Illinois Iowa Power Company, its successors and assigns, for electric transmission lines, as contained in Easement recorded July 14, 1938 in Book 421 Page 504.
(Affects Parcel 1)
18. Easement of Illinois Bell Telephone Company, its successors and assigns, for communication system, as contained in Easement recorded October 20, 1988 as Document No. 88-8347.
(Affects Parcel 2)
19. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the lessees.
20. Terms, powers, conditions and limitations of the Trust under which title to the land is held.
21. A properly certified copy of the Original Trust Agreement or a Certification of Trust, as set out in 760 ILCS 5/8.5(j), under which title to the land is held, should be furnished, and this Commitment is subject to such further exceptions, if any, as may then be deemed necessary.
22. END SCHEDULE B.

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Remit Payment To:
Vermilion County Title, Inc.
112 N. Vermilion St.
Danville, IL 61832

INVOICE

Billed To:

Invoice Date: April 5, 2023
Please Pay Before: April 5, 2023
Our File Number: 210074
Your Reference Number:

Property:
Farmland
Vermilion County, IL
Vermilion County

Brief Legal:

DESCRIPTION		AMOUNT
Search & Exam	BUYER \$	SELLER \$ 153.00
		Invoice Total Amount Due \$ 153.00