



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN 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.

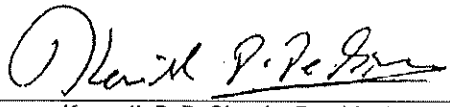
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

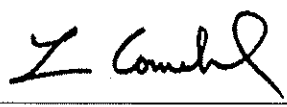
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

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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.

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.

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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.

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.

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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.

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

Issuing Agent: Accurate Land Title Company
Issuing Office: Accurate Land Title Company
Issuing Office's ALTA® Registry ID: 1069460
Loan ID Number:
Commitment Number: 2024-0913
Issuing Office File Number: 2024-0913
Property Address: 18830 Harbortown Road, Monroe City, MO 63456
Revision Number:

SCHEDULE A

1. Commitment Date: November 1, 2024
2. Policy to be issued:
 - a. 2021 ALTA® Owners Policy
Proposed Insured: INFORMATIONAL – BUYER AT AUCTION
Proposed Amount of Insurance: \$
The estate or interest to be insured:
 - b. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured:
 - c. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *FEE*
4. The Title is, at the Commitment Date, vested in: **Deborah L. Ruhl, Personal Representative of the Estate of Terry Berry, Deceased.**
5. The Land is described as follows:

TRACT I:

A tract of land lying in the Northwest Quarter of the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Axle marking the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East along the East-West centerline of said Section 683.85 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 710.46 feet to a 5/8" iron pin; thence North 86 degrees, 23 minutes and 16 seconds West 683.97 feet to said North-South centerline, from which a found corner post bears South 86 degrees, 23 minutes and 16 seconds East 30.32 feet; thence North 02 degrees, 09 minutes and 37 seconds East along said North-South centerline and along Harbortown Road 681.13 feet

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to the Point of Beginning, containing 10.9 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT II:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Axle marking the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East along the East-West centerline of said Section 683.85 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence continue South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 677.94 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 1304.49 feet to a 5/8" iron pin; thence North 89 degrees, 01 minute and 34 seconds West 677.98 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1306.63 feet to the Point of Beginning, containing 20.3 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT III:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Aluminum Monument marking the East Quarter Corner of said Section 11; thence North 88 degrees, 50 minutes and 43 seconds West along the East-West centerline of said Section 648.17 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 1302.36 feet to a 5/8" iron pin; thence North 89 degrees, 01 minute and 34 seconds West 676.25 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1304.49 feet to a 5/8" iron pin on the East-West centerline of said Section; thence South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 676.21 feet to

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Form 50201429 (2-6-23)





the Point of Beginning, containing 20.2 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT IV:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Aluminum Monument marking the East Quarter Corner of said Section 11; thence South 01 degree, 26 minutes and 40 seconds West along the East line of said Section 1300.08 feet to a found 1" iron pin marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line 664.45 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1302.36 feet to a 5/8" iron pin on the East-West centerline of said Section; thence South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 648.17 feet to the Point of Beginning, containing 19.6 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT V:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Aluminum Monument marking the West Quarter Corner of said Section 12; thence South 89 degrees, 32 minutes and 58 seconds East along the East-West centerline of said Section 652.50 feet to a 5/8" iron pin marking the Northeast Corner of the West Half of the Northwest Quarter of the Southwest Quarter of said Section; thence South 01 degree, 39 minutes and 57 seconds West leaving said East-West centerline and along the East line of said West Half 1306.09 feet to a 5/8" iron pin marking the Southeast Corner of said West Half; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line and along the South line of the Northwest Quarter of the Southwest Quarter of said Section 647.38 feet to a found 1" iron pin marking the Southwest Corner of said Quarter-

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Quarter Section; thence North 01 degree, 26 minutes and 40 seconds East leaving said South line and along the West line of said Section 1300.08 feet to the Point of Beginning, containing 19.4 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of Section 11, Township 55 North, Range 7 West; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT VI:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found 1" iron pin marking the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 12; thence South 01 degree, 53 minutes and 06 seconds West along the East line of said Quarter-Quarter Section 1312.12 feet to a found 3/4" iron bar marking the Southeast Corner of said Quarter-Quarter Section; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line and along the South line of said Quarter-Quarter Section 647.38 feet to a 5/8" iron pin marking the Southwest Corner of the East Half of said Quarter-Quarter Section; thence North 01 degree, 39 minutes and 57 seconds East leaving said South line and along the West line of said East Half 1306.09 feet to a 5/8" iron pin marking the Northwest Corner of said East Half; thence South 89 degrees, 32 minutes and 58 seconds East leaving said West line along the East-West centerline of said Section 652.50 feet to the Point of Beginning, containing 19.5 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of Section 11, Township 55 North, Range 7 West; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT VII:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Axle marking the Center of said Section 11; thence South 02 degrees, 09 minutes and 37 seconds West along the North-South centerline of said Section and along Harbortown Road 681.13 feet to the **True Point of Beginning**, from which a found corner post bears South 86 degrees, 23 minutes and 16 seconds East 30.32 feet; thence South 86 degrees, 23 minutes and 16 seconds East leaving said North-South

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centerline and said Harbortown Road 683.97 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West parallel with said North-South centerline 1311.08 feet to a 5/8" iron pin; thence North 87 degrees, 14 minutes and 50 seconds West 683.78 feet to said North-South centerline, from which a found corner post bears South 87 degrees, 14 minutes and 50 seconds East 30.81 feet; thence North 02 degrees, 09 minutes and 37 seconds East along said North-South centerline and along Harbortown Road 1321.34 feet to the Point of Beginning, containing 20.7 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT VIII:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found copperweld marking the South Quarter Corner of said Section 11; thence South 88 degrees, 14 minutes and 53 seconds East along the South line of said Section 11 and along Redwood Trails 80.76 feet to a 5/8" iron pin on the East right-of-way of Missouri Route "J" marking the **True Point of Beginning**; thence North 17 degrees, 24 minutes and 49 seconds East leaving said South line and said Redwood Trails and along said right-of-way 13.85 feet to a found right-of-way marker; thence North 40 degrees, 51 minutes and 30 seconds West along said right-of-way 83.23 feet to a found right-of-way marker; thence North 01 degree, 32 minutes and 07 seconds East along said right-of-way and along Harbortown Road 235.02 feet to a found right-of-way marker; thence North 53 degrees, 09 minutes and 51 seconds West along said right-of-way and along said Harbortown Road 30.47 feet to the North-South centerline of said Section; thence North 02 degrees, 09 minutes and 37 seconds East leaving said right-of-way and along said North-South centerline and along said Harbortown Road 292.68 feet to a point from which a found corner post bears South 87 degrees, 14 minutes and 50 seconds East 30.81 feet; thence South 87 degrees, 14 minutes and 50 seconds East leaving said North-South centerline and said Harbortown Road 683.78 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West parallel with said North-South centerline 607.86 feet to a 5/8" iron pin on the South line of said Section; thence North 88 degrees, 14 minutes and 53 seconds West along said South line and along Redwood Trails 603.00 feet to the Point of Beginning, containing 9.4 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT IX:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found copperweld marking the South Quarter Corner of said Section 11; thence South 88 degrees, 14 minutes and 53 seconds East along the South line of said Section and along Redwood Trails 80.76 feet to a 5/8" iron pin

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on the East right-of-way of Missouri Route "J"; thence continue South 88 degrees, 14 minutes and 53 seconds East leaving said right-of-way and along said South line and along said Redwood Trails 603.00 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence North 02 degrees, 09 minutes and 37 seconds East leaving said South line and said Redwood Trails and parallel with the North-South centerline of said Section 1322.77 feet to a 5/8" iron pin; thence South 89 degrees, 01 minute and 34 seconds East 677.98 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West 1331.98 feet to a 5/8" iron pin on the South line of said Section; thence North 88 degrees, 14 minutes and 53 seconds West along said South line and along Redwood Trails 677.85 feet to the Point of Beginning, containing 20.7 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT X:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found 5/8" iron pin marking the Southeast Corner of said Section 11; thence North 88 degrees, 14 minutes and 53 seconds West along the South line of said Section and along Redwood Trails 693.58 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence continue North 88 degrees, 14 minutes and 53 seconds West along said South line and along Redwood Trails 676.12 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East leaving said South line and said Redwood Trails and parallel with the North-South centerline of said Section 1331.98 feet to a 5/8" iron pin; thence South 89 degrees, 01 minute and 34 seconds East 676.25 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West parallel with the North-South centerline of said Section 1341.16 feet to the Point of Beginning, containing 20.7 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT XI:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found 5/8" iron pin marking the Southeast Corner of said Section 11; thence North 88 degrees, 14 minutes and 53 seconds West along the South line of said Section and along Redwood Trails 693.58 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East leaving said South line and said Redwood Trails and parallel with the North-South centerline of said Section 1341.16 feet to a 5/8" iron pin; thence South 89 degrees, 01 minute and 34 seconds East 664.45 feet to a found 1" iron pin marking the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section; thence South 00 degrees, 55 minutes and 09 seconds West along said East line 1350.29 feet to the Point of Beginning,

This page is only a part of a 2021 ALTA Commitment for Title Insurance Issued by First American 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

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containing 21.0 Acres, more or less, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY
By: Accurate Land Title Company

By: *James H. Harris*
Authorized Signatory

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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. We require a Report of Sale of Real Property and an Order of Court Confirming Report of Sale of Real Property and Ordering Execution of Instruments in the Estate of Terry E. Berry, Deceased, Cause No. 24RL-PR00030.
6. Personal Representative's Deeds from Deborah L. Ruhl, Personal Representative of the Estate of Terry E. Berry, Deceased, to "To Be Determined", must be acknowledged, delivered and recorded.
7. The Owner's Affidavit must be fully executed and returned to Accurate Land Title Company.

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Form 50201429 (2-6-23)





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 line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), that would be disclosed by an accurate and complete land title survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. The lien of the General Taxes for the year 2024, and thereafter.

NOTE: For informational purposes only we submit the following tax figures and property address, if known. We assume no liability for the correctness of same. Based upon information provided by us by the public authorities: The 2023 County Taxes are paid. The 2024 County Taxes are due by December 31, 2024, in the amounts of \$537.07 and \$219.79 as to Tracts I-IV and Tracts VII-XI. The parcel numbers are 06-1.2-11-000-00-06.00000 and 06-1.2-11-000-00-06.01000. The account numbers are 35-09-06406.000 and 35-09-06407.000. The 2024 County Taxes are due by December 31, 2024, in the amount of \$43.61 as to Tracts V and VI. The parcel number is 06-1.2-12-000-00-03.00000 and the account number is 35-09-06412.000.

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Form 50120429 (8-5-22)





8. As to Tracts I-IV and Tracts VII-XI: Right of Way Easement granted to Missouri Electric Power Cooperative dated June 11, 1963, and filed of record May 1, 1964, in Book 172 at Page 370 of the Deed Records of Ralls County, Missouri.
9. As to Tracts I, VII and VIII: Right of Way Easement granted to Western Telephone Company, dated April 5, 1971, and filed of record April 23, 1971, in Book 190 at Page 677 of the Deed Records of Ralls County, Missouri.
10. As to Tract VIII: Right of Way granted to the State of Missouri dated May 11, 1977, and filed of record June 22, 1977, in Book 209 at Page 411 of the Deed Records of Ralls County, Missouri.
11. Tract I-VI: Subject to Shared Roadway Agreement dated November 8, 2024, and filed of record November 8, 2024, as Document #2024-76226 of the Deed Records of Ralls County, Missouri.
12. Tracts I-XI: Subject to Survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024, filed of record November 7, 2024, in Survey Book 19 at Page 17 of the Deed Records of Ralls County, Missouri.

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Form 50120429 (8-5-22)





Title of Document: SHARED ROADWAY AGREEMENT

Date of Document: November 8, 2024

Grantor: Deborah L. Ruhl, Personal Representative of the Estate
of Terry E. Berry, Deceased

Grantee: Deborah L. Ruhl, Personal Representative of the Estate
of Terry E. Berry, Deceased
c/o 51741 Big Creek Lane
Hannibal, Missouri 63401

Legal Description: See Exhibit A and Exhibit B

Reference: N/A

SHARED ROADWAY AGREEMENT

This Agreement, made the 8th day of November, 2024, by and between Deborah L. Ruhl, Personal Representative of the Estate of Terry E. Berry, Deceased, hereinafter referred to as GRANTOR, and Deborah L. Ruhl, Personal Representative of the Estate of Terry E. Berry, Deceased, her successors and assigns, hereinafter referred to as GRANTEE;

Grantor is the owner of real estate, more particularly described in Exhibit A-Encumbered Tracts, and Grantee if the owner of land described in Exhibit B-Benefited Tracts. Grantor and Grantee have agreed upon this Shared Roadway Agreement for ingress, egress and utilities and encumbering the land of Grantor in favor of Grantee and for the benefit of the land of Grantee.

WITNESSEITH: That for good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR does hereby convey and confirm unto GRANTEE, her successors and assigns, a permanent right of ingress and egress, along with the right of place utilities, over and across a roadway identified as follows:

A 50.00 Feet Wide Roadway & Utility Easement lying in the Southeast Quarter of Section 11 and the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

It is further agreed between the parties that they will share the necessary costs of maintaining and repairing the existing roadway so as to remain in its current condition. Provided, however, that if damage to said roadway is directly caused by either party, or their invitees, then said party shall bear the cost of repairing the roadway to the condition which existed immediately prior to said damage. The party desiring to place utilities along said shared roadway shall bear the cost of installing and maintaining said utilities, returning the roadway to the condition which existed immediately prior to the installation of utilities.

This Agreement shall inure to and bind the successors and assigns of the parties and shall constitute a covenant running with the lands of Grantor and Grantee.

The GRANTOR warrants and covenants unto GRANTEE that, subject to liens and encumbrances of record at the date of the Shared Roadway Agreement, she has the full right and authority as the Personal Representative of the Estate of Terry E. Berry, Deceased, to validly grant this Shared Roadway Agreement.

GRANTOR:
Deborah L. Ruhl, Personal Representative of
the Estate of Terry E. Berry, Deceased

Deborah L. Ruhl

GRANTEE:
Deborah L. Ruhl, Personal Representative of
the Estate of Terry E. Berry, Deceased

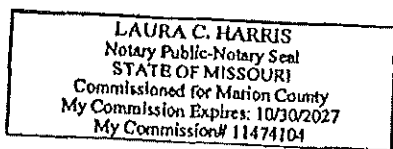
Debbie L. Ruhl

STATE OF MISSOURI]
] ss.
COUNTY OF Marion]

On this 8th day of November, 24, before me, a Notary Public in and for said state, personally appeared **Deborah L. Ruhl, Personal Representative of the Estate of Terry E. Berry, Deceased**, to me known to be the person described in and who executed the foregoing instrument as Grantor, and acknowledged to me that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year above written.

My Commission expires: 10-30-2027



Laura C. Harris
Notary Public for Marion
County, Missouri.

STATE OF MISSOURI]
] ss.
COUNTY OF Marion]

On this 8th day of November, 2024, before me, a Notary Public in and for said state, personally appeared **Deborah L. Ruhl, Personal Representative of the Estate of Terry E. Berry, Deceased**, to me known to be the person described in and who executed the foregoing instrument as Grantee, and acknowledged to me that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year above written.

My Commission expires: 10-30-2027.

Laura C. Harris
Notary Public for Marion
County, Missouri.

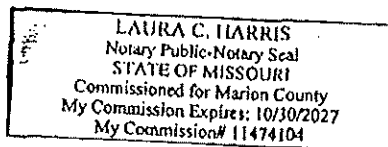


EXHIBIT A – Encumbered Tracts

TRACT I:

A tract of land lying in the Northwest Quarter of the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Axle marking the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East along the East-West centerline of said Section 683.85 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 710.46 feet to a 5/8" iron pin; thence North 86 degrees, 23 minutes and 16 seconds West 683.97 feet to said North-South centerline, from which a found corner post bears South 86 degrees, 23 minutes and 16 seconds East 30.32 feet; thence North 02 degrees, 09 minutes and 37 seconds East along said North-South centerline and along Harbortown Road 681.13 feet to the Point of Beginning, containing 10.9 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT II:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Axle marking the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East along the East-West centerline of said Section 683.85 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence continue South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 677.94 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 1304.49 feet to a 5/8" iron pin; thence North 89 degrees, 01 minute and 34 seconds West 677.98 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1306.63 feet to the Point of Beginning, containing 20.3 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility**

Easement lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT III:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Aluminum Monument marking the East Quarter Corner of said Section 11; thence North 88 degrees, 50 minutes and 43 seconds West along the East-West centerline of said Section 648.17 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 1302.36 feet to a 5/8" iron pin; thence North 89 degrees, 01 minute and 34 seconds West 676.25 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1304.49 feet to a 5/8" iron pin on the East-West centerline of said Section; thence South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 676.21 feet to the Point of Beginning, containing 20.2 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT IV:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Aluminum Monument marking the East Quarter Corner of said Section 11; thence South 01 degree, 26 minutes and 40 seconds West along the East line of said Section 1300.08 feet to a found 1" iron pin marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line 664.45 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1302.36 feet to a 5/8" iron pin on the East-West centerline of said Section; thence South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 648.17 feet to the Point of Beginning, containing 19.6 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with

the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT V:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Aluminum Monument marking the West Quarter Corner of said Section 12; thence South 89 degrees, 32 minutes and 58 seconds East along the East-West centerline of said Section 652.50 feet to a 5/8" iron pin marking the Northeast Corner of the West Half of the Northwest Quarter of the Southwest Quarter of said Section; thence South 01 degree, 39 minutes and 57 seconds West leaving said East-West centerline and along the East line of said West Half 1306.09 feet to a 5/8" iron pin marking the Southeast Corner of said West Half; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line and along the South line of the Northwest Quarter of the Southwest Quarter of said Section 647.38 feet to a found 1" iron pin marking the Southwest Corner of said Quarter-Quarter Section; thence North 01 degree, 26 minutes and 40 seconds East leaving said South line and along the West line of said Section 1300.08 feet to the Point of Beginning, containing 19.4 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of Section 11, Township 55 North, Range 7 West; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT VI:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found 1" iron pin marking the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 12; thence South 01 degree, 53 minutes and 06 seconds West along the East line of said Quarter-Quarter Section 1312.12 feet to a found 3/4" iron bar marking the Southeast Corner of said Quarter-Quarter Section; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line and along the South line of said Quarter-Quarter Section 647.38 feet to a 5/8" iron pin marking the Southwest Corner of the East Half of said Quarter-Quarter Section; thence North 01 degree, 39 minutes and 57 seconds East leaving said South line and along the West line of said East Half 1306.09 feet to a 5/8" iron pin marking the Northwest Corner of said East Half; thence South 89 degrees, 32 minutes and 58 seconds

East leaving said West line along the East-West centerline of said Section 652.50 feet to the Point of Beginning, containing 19.5 Acres, more or less, with the above described having the right-of-use of and being subject to a 50.00 Feet Wide Roadway & Utility Easement lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of Section 11, Township 55 North, Range 7 West; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

EXHIBIT B – Benefitted Tracts**TRACT I:**

A tract of land lying in the Northwest Quarter of the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Axle marking the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East along the East-West centerline of said Section 683.85 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 710.46 feet to a 5/8" iron pin; thence North 86 degrees, 23 minutes and 16 seconds West 683.97 feet to said North-South centerline, from which a found corner post bears South 86 degrees, 23 minutes and 16 seconds East 30.32 feet; thence North 02 degrees, 09 minutes and 37 seconds East along said North-South centerline and along Harbortown Road 681.13 feet to the Point of Beginning, containing 10.9 Acres, more or less, with the above described having the right-of-use of and being subject to a 50.00 Feet Wide Roadway & Utility Easement lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT II:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Axle marking the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East along the East-West centerline of said Section 683.85 feet to a 5/8" iron pin marking the True Point of Beginning; thence continue South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 677.94 feet to a 5/8" iron pin; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 1304.49 feet to a 5/8" iron pin; thence North 89 degrees, 01 minute and 34 seconds West 677.98 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1306.63 feet to the Point of Beginning, containing 20.3 Acres, more or less, with the above described having the right-of-use of and being subject to a 50.00 Feet Wide Roadway & Utility Easement lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT III:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Commencing at a found Aluminum Monument marking the East Quarter Corner of said Section 11; thence North 88 degrees, 50 minutes and 43 seconds West along the East-West centerline of said Section 648.17 feet to a 5/8" iron pin marking the **True Point of Beginning**; thence South 02 degrees, 09 minutes and 37 seconds West leaving said East-West centerline and parallel with the North-South centerline of said Section 1302.36 feet to a 5/8" iron pin; thence North 89 degrees, 01 minute and 34 seconds West 676.25 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1304.49 feet to a 5/8" iron pin on the East-West centerline of said Section; thence South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 676.21 feet to the Point of Beginning, containing 20.2 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT IV:

A tract of land lying in the Southeast Quarter of Section 11, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Aluminum Monument marking the East Quarter Corner of said Section 11; thence South 01 degree, 26 minutes and 40 seconds West along the East line of said Section 1300.08 feet to a found 1" iron pin marking the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line 664.45 feet to a 5/8" iron pin; thence North 02 degrees, 09 minutes and 37 seconds East parallel with the North-South centerline of said Section 1302.36 feet to a 5/8" iron pin on the East-West centerline of said Section; thence South 88 degrees, 50 minutes and 43 seconds East along said East-West centerline 648.17 feet to the Point of Beginning, containing 19.6 Acres, more or less, with the above described having the right-of-use of and being subject to a **50.00 Feet Wide Roadway & Utility Easement** lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of said Section 11; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT V:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found Aluminum Monument marking the West Quarter Corner of said Section 12; thence South 89 degrees, 32 minutes and 58 seconds East along the East-West centerline of said Section 652.50 feet to a 5/8" iron pin marking the Northeast Corner of the West Half of the Northwest Quarter of the Southwest Quarter of said Section; thence South 01 degree, 39 minutes and 57 seconds West leaving said East-West centerline and along the East line of said West Half 1306.09 feet to a 5/8" iron pin marking the Southeast Corner of said West Half; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line and along the South line of the Northwest Quarter of the Southwest Quarter of said Section 647.38 feet to a found 1" iron pin marking the Southwest Corner of said Quarter-Quarter Section; thence North 01 degree, 26 minutes and 40 seconds East leaving said South line and along the West line of said Section 1300.08 feet to the Point of Beginning, containing 19.4 Acres, more or less, with the above described having the right-of-use of and being subject to a 50.00 Feet Wide Roadway & Utility Easement lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of Section 11, Township 55 North, Range 7 West; thence South 88 degrees, 50 minutes and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.

TRACT VI:

A tract of land lying in the Northwest Quarter of the Southwest Quarter of Section 12, Township 55 North, Range 7 West, Ralls County, Missouri and being more fully described as follows to-wit: Beginning at a found 1" iron pin marking the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 12; thence South 01 degree, 53 minutes and 06 seconds West along the East line of said Quarter-Quarter Section 1312.12 feet to a found 3/4" iron bar marking the Southeast Corner of said Quarter-Quarter Section; thence North 89 degrees, 01 minute and 34 seconds West leaving said East line and along the South line of said Quarter-Quarter Section 647.38 feet to a 5/8" iron pin marking the Southwest Corner of the East Half of said Quarter-Quarter Section; thence North 01 degree, 39 minutes and 57 seconds East leaving said South line and along the West line of said East Half 1306.09 feet to a 5/8" iron pin marking the Northwest Corner of said East Half; thence South 89 degrees, 32 minutes and 58 seconds East leaving said West line along the East-West centerline of said Section 652.50 feet to the Point of Beginning, containing 19.5 Acres, more or less, with the above described having the right-of-use of and being subject to a 50.00 Feet Wide Roadway & Utility Easement lying 50.00 feet South of and coincident with the following described line to-wit: Beginning at the Center of Section 11, Township 55 North, Range 7 West; thence South 88 degrees, 50 minutes



and 43 seconds East 2686.17 feet; thence South 89 degrees, 32 minutes and 58 seconds East 662.50 feet to the Point of Termination of said line. Also with the above described being subject to other easements and rights-of-way of record or not of record, if any. As per survey #2024-008925 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during November of 2024.