

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

Issuing Agent: Caldwell County Abstract and Title Company, LLC
Issuing Office: 309 S. Davis Street, Suite 2
Hamilton, MO 64644

Issuing Office's ALTA® Registry ID: 1153638

Loan ID Number:

Commitment Number: C25-487

Issuing Office File Number: C25-487

Property Address: 8831 Southeast Harris Road w/Part of Sections 2 & 3 in Township 57 Range 30, DeKalb County, MO, Cameron, MO 64429

Revision Number:

SCHEDULE A

1. Commitment Date: January 12, 2026 at 8:00 AM

2. Policy to be issued:

(a) 2021 ALTA Owner's Policy
Proposed Insured: **TBD TBD**
Proposed Amount of Insurance: **\$0**
The estate or interest to be insured: **fee simple**

(b) 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$0**
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:
Lester E. Simmons and then by an interest created in Beneficiary Deed recorded November 10, 2021, to Kenton Freeman, Loretta Gilbert, Jack Crouch, Mary B. Lawhon, Pamela Helfers, and Michelle Richardson, as joint tenants with the right of survivorship and not as tenants in common

5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

CALDWELL COUNTY ABSTRACT AND TITLE COMPANY, LLC

309 S. Davis Street, Suite 2, Hamilton, MO 64644
Telephone: (816) 583-2500

ALLIANT NATIONAL TITLE INSURANCE COMPANY
1831 Lefthand Circle Suite G, Longmont, CO 80501

Countersigned by:

Megan J. Eitel

Megan J. Eitel, License #8413863
Caldwell County Abstract and Title Company, LLC,
License #8350155



[Signature]
By: _____
President

[Signature]
By: _____
Secretary

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



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.
5. **General Warranty Deed to be executed by Kenton Freeman and spouse if any, Loretta Gilbert and spouse if any, Jack Crouch and spouse if any, Mary B. Lawhon and spouse if any, Pamela Helfers and spouse if any, and Michelle Richardson and spouse if any, to TBD, and placed of record.**
6. **Deed of Trust to be executed by BUYER TBD, to TBD, securing a note in the original principal amount of \$TBD, to be placed of record.**
7. **An affidavit of death and marital status of Lester E. Simmons, must be duly executed and recorded at the time of closing.**
8. **It has come to the attention of the Title Agent that Lester E. Simmons, may have passed away less than 18 months ago. Therefore this Title Agent must make inquiry of MO HealthNet to verify that they have no claims against the property of Lester E. Simmons. In the event a Claim does exist, said claim will have to be paid at closing.**

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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, attached, 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 encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete 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, or material 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. Specifically, but not limited to state, county and/or city real estate taxes for the 2026 tax year.
7. **The land herein described lies within the boundaries of the Cameron Fire Protection District.**
8. **The land herein described lies within the boundaries of the Public Water Supply District No. 3, of Clinton County, Missouri, and is subject to easement and assessment for said water lines.**
9. **Easement granted to Public Water Supply District No. 3, of Clinton County, Missouri, as set forth in document recorded in Book 188 at Page 336.**
10. **Easement granted to Public Water Supply District No. 3, of Clinton County, Missouri, as set forth in document recorded in Book 187 at Page 203.**
11. **The property described herein lies within the DeKalb County Watershed District.**
12. **Subject to public Streets, Roads, public alleys and/or Highways as may now exist and be located, specifically, but not limited to, SE Irwin Road, SE Rogers Road, SE Harris Road, SE Frost Road, Cameron, Missouri.**
13. **Any inaccuracy in the area, square footage, or acreage of land described in Schedule A, if any. The Company does not insure the area, square footage or acreage of the Land.**

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ABTRACTOR'S NOTE: Per local obituary, we find that Lester E. Simmons passed away on the 2nd day of April, 2025.

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“Exhibit A”

Surveyed Description

The Southeast Quarter of the Southeast Quarter of Section 3, Township 57 North, Range 30 West of the 5th Principal Meridian, in DeKalb County, Missouri.

The above-described tract of land is in accordance with a survey signed by Sean M. Smith, PLS, on January 19, 2026 and contains 1777232.14 Square Feet or 40.800 Acres more or less, and is subject to any recorded and un-recorded rights-of-ways and easements.

The West Half of the Southwest Quarter of Section 2 & the Northeast Quarter of the Southeast Quarter of Section 3, Township 57 North, Range 30 West of the 5th Principal Meridian, in DeKalb County, Missouri.

The above-described tract of land is in accordance with a survey signed by Sean M. Smith, PLS, on January 19, 2026 and contains 5276882.96 Square Feet or 121.141 Acres more or less, and is subject to any recorded and un-recorded rights-of-ways and easements.

The Southwest Quarter of the Northwest Quarter of Section 2 & the North Half of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter of Section 3, Township 57 North, Range 30 West of the 5th Principal Meridian, in DeKalb County, Missouri.

The above-described tract of land is in accordance with a survey signed by Sean M. Smith, PLS, on January 19, 2026 and contains 6822428.89 Square Feet or 156.621 Acres more or less, and is subject to any recorded and un-recorded rights-of-ways and easements.

File Number: C25-487

ADDITIONAL NOTICES AND INFORMATION

THE FOLLOWING TAX INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY:

Property address: **8831 Southeast Harris Road w/Part of Sections 2 & 3 in Township 57 Range 30, DeKalb County, MO, Cameron, MO 64429**

Parcel/Tax ID #: **000016100200000000500 \$351.01 000016200300000000100 \$149.18
000016200300000000101 \$566.91**

State and County real estate tax amount for 2025: **\$1,067.10 are shown as paid**

Homes Association Dues: N/A

NOTE: Real Estate taxes in Missouri are due in arrears in November/December of that calendar year, (i.e. 2026 taxes are due in November/December, 2026). Most Lenders use December 1st as the due date for escrow impounds. There is no exemption/discount date. Taxes are delinquent if not paid by December 31st.

PURCHASE MONEY FUNDS NOTICE: PURCHASE FUNDS COMING FROM THE BUYER MUST BE IN THE FORM OF A WIRE TRANSFER IF THE AMOUNT DUE IS OVER \$100,000.00. IF PURCHASE FUNDS OVER \$100,000.00 ARE PAID BY CASHIER'S OR CERTIFIED CHECK, THERE MAY BE A DELAY IN FUNDING OF UP TO 4 BUSINESS DAYS OR UNTIL THE CHECK CLEARS. PLEASE CONTACT US FOR WIRING INSTRUCTION.

NOTICE: This Title commitment is for the use of the Buyers, Sellers and Lender, if a Loan Policy is to be issued by Caldwell County Abstract and Title Company, LLC, and the Real Estate Agents involved in this transaction. **THIS TITLE COMMITMENT IS NOT TO BE SHARED WITH ANY OTHER TITLE COMPANY OR TITLE AGENT.**

E-RECORDING NOTICE: We reserve the right to E-Record and there may be an additional fee for E-Recording, please refer to the Fee Sheet for any E-Recording Fees.

MANUFACTURED/MOBILE HOME NOTICE: If there is a manufactured/mobile home on this property, please advise this Title Agent as soon as possible, as there will be further requirements in order for the manufactured/mobile home to be insured with the real estate under the proposed title policy(ies). If this title agent is not advised of the presence of a manufactured/mobile home, it will not be insured under the proposed title policy(ies).

CONSTRUCTION OR IMPROVEMENTS: IF this is a sale transaction and there have been CONSTRUCTION AND/OR IMPROVEMENTS on this property that were completed less than Six (6) months ago, please advise this Title Agent as soon as possible, as there will be further requirements in order for this Title Agent to provide Mechanics' Lien coverage on any Loan Policy to be issued. State Statute Section 429.016 RSMo requires a "**Notice of Intended Sale**" be recorded in the Deed records a minimum of 46 days PRIOR to the closing date. Mechanics' Lien Coverage will not be provided on any Owner's Policy to be issued.

ZONING NOTICE: The Title Policy or Policies to be issued do not insure against any zoning ordinances or violations thereof. Please assure yourself by contacting the proper authorities that the property and any improvements or any improvements you intend to place on the property or plans you have for the use of the property, do or will comply with local zoning regulations.

“Exhibit A”

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LEGAL DESCRIPTION NOTICE: In the event no full legal description was provided this Title Agent for preparation of this Commitment and subsequent Policy(ies), it is the responsibility of the parties listed in Schedule A hereof, to ascertain that the legal description set forth in Schedule A, is the legal description they intend to sell/purchase/encumber and is the legal description to intended to be insured.

MISSOURI COMMITMENT NOTICE

PLEASE READ THE EXCEPTIONS AND THE TERMS SHOWN ON OR REFERRED TO IN THE TITLE COMMITMENT CAREFULLY. THE EXCEPTIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY OR POLICIES AND SHOULD BE CAREFULLY CONSIDERED.