 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Schedule A</b>	COMMITMENT NUMBER <b>20-0541-SCOTT</b>

**Transaction Identification Data for reference only:**

Issuing Agent: HuRa-Ra LLC d/b/a Knox County Abstract  
Issuing Office: 103 S. First ST. Suite A, Edina, MO. 63537  
Issuing Office's ALTA® Registry ID: 1168333  
Loan ID No.:  
Commitment No.: 20-0541-SCOTT  
Issuing Office File No.: 20-0541-SCOTT  
Property Address: North Sever Rd., Edina, MO 63537  
Revision No.:

**SCHEDULE A**

1. Commitment Date: July 1, 2020 at 08:00 AM
2. Policy to be issued:
  - (a)  ALTA® ALTA Own. Policy (06/17/06) Policy  
Proposed Insured: TBD  
Proposed Policy Amount:
  - (b)  ALTA® ALTA Loan Policy (06/17/06) Policy  
Proposed Insured:  
Proposed Policy Amount:
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:  
James M. Scott, as Trustee of the James M. Scott Family Trust, as to an undivided one-half interest as tenant in common, Mary Alice Myers, as to an undivided one-fourth interest as tenant in common, and Linda Carol Rogers, as to an undivided one-fourth interest as tenant in common Tract-1  
The James M. Scott Family Trust Tract-2
5. The Land is described as follows:  
Tract-1  
The North Half (N1/2) of the Northwest Fourth (NW 1/4) of Section Seventeen (17), the Southwest Fourth (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), the Southeast Fourth (SE 1/4) of the Southwest Quarter (SW 1/4), and the Southwest Fourth (SW 1/4) of the Southeast Quarter (SE 1/4) of Section

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**Schedule A**  
(Continued)

Commitment Number: 20-0541-SCOTT

Eight (8), all in Township Sixty-three (63) North, Range Eleven (11) West, Knox County, Missouri.

Tract-2

The West Half of the Southwest Quarter of Section Seventeen (17), and the Northwest Fourth of the Northwest Quarter of Section Twenty (20), all in Township Sixty-three (63) North, Range Eleven (11) West of the Fifth Principal Meridian, Knox County, Missouri.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: Christina E. Dyer  
Knox County Abstract


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 <b>First American Title™</b>	<b>ALTA Commitment for Title Insurance</b>
	ISSUED BY <b>First American Title Insurance Company, a Nebraska</b>
<b>Schedule BI &amp; BII</b>	COMMITMENT NUMBER <b>20-0541-SCOTT</b>

Commitment No.: 20-0541-SCOTT

**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.
  - a. from James M. Scott, as to an undivided one-half interest at tenants and Mary Alice Myers, as to an undivided one-fourth interest as tenant and Linda Carol Rogers, as to an undivided one-fourth interest as tenant to TBD
  - b. Deed of Trust from TBD to , Trustee for TBD, securing the principal amount of \$
5. Pay the full consideration to, or for the account of, the grantors, or mortgagors.
6. Pay us the premiums, fees and charges for the policy.
7. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
8. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
9. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may make additional requirements or exceptions relating to the interest or the loan.

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**Schedule BI & II**  
(Continued)

Commitment Number: 20-0541-SCOTT

**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:

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 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, unless such lien is shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. Taxes and assessments for the year 2020 and all subsequent years.  
#02-03.0-00-00 008.013.00.000 \$173.15 pd. Tract-1  
#02-04.0-00-00 017.002.00.000 \$603.87 pd. Tract-1  
#02-04.0-00-00 020.002.00.000 \$81.04 pd. Tract-2  
#02-04.0-00-00 017.003.00.000 \$207.78 pd. Tract-2
8. An easement disclosed by an instrument recorded in Book 185 Page 398  
In favor of: Public Water Supply District No. 1, Knox County. (8-63-11); (W/2 NW, NE NW 17-63-11)
9. An easement disclosed by an instrument recorded in Book 200 Page 740  
In favor of: Public Water Supply District No. 1, Knox County. (W/2 SW 17-63-11)
10. An easement disclosed by an instrument recorded in Book 177 Page 374  
In favor of: Amoco Pipeline Company (NW SW 17-63-11).
11. Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to

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**Schedule BI & II**  
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provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

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