

Cover page for:

Preliminary Title Insurance Schedules

Preliminary title insurance schedules prepared by:

Town & Country Abstract Co. Inc.

File Number: Wilmoth-Audrain (May 6, 2025)

Auction Tracts 6 - 8

For September 16, 2025 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Shirley A. Wilmoth Trust dated December 2, 2016



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.: WILMOTH-AUDRAIN
Issuing Office File No.: WILMOTH-AUDRAIN
Property Address: Hwy 151, Sturgeon, MO 65284
Revision No.:

SCHEDULE A

- 1. Commitment Date: May 6, 2025 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: Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmoth Trust dated December 2, 2016.
5. The Land is described as follows:

The West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 35, excepting therefrom that part lying East of State Highway No. 151, as now located; in Township 53 North, Range 12 West of the Fifth Principal Meridian, in the County of Audrain and State of Missouri.

TOWN & COUNTRY ABSTRACT CO. INC.

By: Sarah Swallow
Authorized Signatures

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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(WILMOTH-AUDRAIN.PFDWILMOTH-AUDRAIN11)



Fidelity National Title Insurance Company

SCHEDULE B, PART I - Requirements

Commitment No.: WILMOTH-AUDRAIN

File No. WILMOTH-AUDRAIN

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.
 - a. Warranty Deed from Shirley Ann Wilmoth, Trustee of the Shirley A. Wilmoth Trust dated December 2, 2016 to TO BE DETERMINED
5. We will require a current Trust Certification of the Shirley A. Wilmoth Trust in Compliance with RSMo.456.10-1013. Include any amendments thereto. Upon receipt and review, additional requirements may be made.
6. Notice: 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.
7. Please read the exceptions and the terms shown or referred to herein carefully. The exceptions are meant to 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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27C170B25 Sch. B

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SCHEDULE B
(Continued)

Commitment No.: WILMOTH-AUDRAIN

File No. WILMOTH-AUDRAIN

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. All assessments and taxes due in 2025 and thereafter. Tax I.D. 06-7-35-0-000-004
2024 County taxes were paid in the amount of \$139.20
8. Judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s).
9. 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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27C170B25 Sch. B

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