



# Fidelity National Title Insurance Company

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

Loan Number:

Issuing Agent:

## Hogan Land Title

1605 E. Sunshine, Springfield, Mo. 65804

### SCHEDULE A

1. Commitment Date: **March 27, 2026 at 08:00 AM** Commitment Number: **2603699**
2. Policy to be issued:
 

(a)	ALTA Own. Policy (07/01/21) Proposed Insured: <b>PURCHASER WITH CONTRACTUAL RIGHTS UNDER A PURCHASE AGREEMENT WITH THE VESTED OWNER IDENTIFIED AT ITEM 4 BELOW</b>	Proposed Policy Amount: <b>\$ 5,000.00</b>
(b)	ALTA Loan Policy (07/01/21) Proposed Insured:	Proposed Policy Amount:

3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.

4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**BLOUNT PROPERTIES, L.L.C.**

5. The Land is described as follows:  
**ALL OF LOT THREE (3) IN THE NORTHEAST QUARTER (NE¼) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-FOUR (24) IN GREENE COUNTY, MISSOURI.**

**ALSO, ALL OF LOT FOUR (4) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-FOUR (24) IN GREENE COUNTY, MISSOURI.**

**ALSO, ALL OF LOT FIVE (5) OF THE NORTHEAST QUARTER (NE¼) AND 40/100 OF AN ACRE LYING ON THE EAST SIDE OF LOT FIVE (5) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-FOUR (24) IN GREENE COUNTY, MISSOURI.**

**ALSO, ALL OF LOT SIX (6) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-FOUR (24) IN GREENE COUNTY, MISSOURI.**

**ALSO, ALL OF LOT SEVEN (7) OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWO (2), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-FOUR (24) IN GREENE COUNTY, MISSOURI.**

*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.*

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ALTA Commitment for Title Insurance (07-01-2021) w-MO Mod

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(2603699.PFD/2603699/11)

**Schedule A**  
(Continued)

Commitment Number: 2603699

**Fidelity National Title Insurance Company**

By: John H. Chaffin

Counter Signatory

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# Fidelity National Title Insurance Company

## SCHEDULE B, PART I (Requirements)

All of the following Requirements must be met:

Commitment Number: 2603699

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. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured which is acceptable to the Company. The Company may amend this commitment to add, among other matters, additional exceptions or requirements after being provided the designation of the Proposed Insured.
6. Warranty Deed by Limited Liability Company to be properly executed and acknowledged, conveying fee simple title to the premises herein described, from BLOUNT PROPERTIES, L.L.C. to TO BE DETERMINED, and properly filed of record in GREENE County, Missouri.
7. Furnish this Agency with a copy of the Articles of Organization and Operating Agreement and Amendments, if any, regarding BLOUNT PROPERTIES, L.L.C., to determine if additional requirements are necessary.
8. This company finds no open Deeds of Trust / Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.

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ALTA Commitment for Title Insurance 7-01-2021 w- KS MO Mod

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**SCHEDULE B - PART I**  
**REQUIREMENTS**  
(Continued)

9. **NOTE:** This Agent is furnishing a 12 or 24 month chain of title for informational purposes only as a customer courtesy and not for purposes of title insurance. The policy, when issued, will provide no insurance as to the accuracy of this information beyond the terms of the policy, and Fidelity National Title Insurance Company has no other liability or obligation in connection with the information provided below:

Quit Claim Deed between Grantor, DONNA S. BLOUNT, a single person and WILLIAM K. BLOUNT, a single person and Grantee, BLOUNT PROPERTIES, L.L.C., filed April 10, 2000, in Book 2737, at Page 1909.

10. **Note:** No requirement is made that proceeds be disbursed based on our procedure of filing the instruments and giving verbal clearance, but following that procedure automatically deletes item 1 of SCHEDULE `B-2` from this Commitment.
11. If there has been construction, improvements or repairs to or on the property in the last 12 months, or a portion or all of the loan proceeds will be used for such, then unrecorded mechanics lien coverage will not be furnished unless arrangements are made prior to closing.  
If the property is Commercial, then satisfactory financial statements, indemnities, affidavits and possibly lien waivers, will need to be furnished to the company in order to obtain mechanics lien coverage.  
Failure to notify the company of construction, improvements or repairs to or on the property in the last 12 months will invalidate any mechanic's lien coverage given in the policy. Please direct any questions to Nathan Bailey or Keith Chaffin at 417-882-3000.
12. **CLOSING INFORMATION NOTE:** If the closing for the subject property is to be conducted by Hogan Land Title Company, we require all monies due from the purchase to be in the form of a Cashier's Check, Certified Check or Wire Transfer. If the said proceeds or any "payoffs" pursuant to the closing require "Good Funds", then monies received by us for such must be bank or wire transfer. The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over funds "on the wire", we cannot accept financial responsibility for delays in the clearing of funds.

***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.***

**END OF SCHEDULE B - PART I**

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**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, 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. **The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid for the year 2026 and all subsequent years.**  
  
Tax ID# 88-15-02-100-002      VL: \$39,180      TX: \$1,833.27
3. **Rights or claims of parties in possession not shown by the public records.**
4. **Easements or claims of easements, not shown by the public record.**
5. **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.**
6. **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.**
7. **Taxes, or special assessments, if any, not shown as existing liens by the Public Records.**
8. **Easement granted to Southwestern Bell Telephone Company as set out in Book 1526, at Page 1446, Recorder's Office, GREENE County, Missouri.**
9. **Notwithstanding anything to the contrary contained herein in the legal description of the property, the amount of acreage shown is for reference purposes only, and represents no guarantee, or other undertaking by the insurer, of the actual amount of acreage contained in the property.**
10. **All inquiries should be directed to Holly Foss at 1605 E. Sunshine - Springfield, Mo. 65804. Phone 417-882-0909 Fax 417-823-2620.**