



**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**WESTCOR LAND 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 EXTRACTIONAL 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, Westcor Land Title Insurance Company, a South Carolina 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.

**WESTCOR LAND TITLE INSURANCE COMPANY**  
875 Concourse Parkway South Suite 200, Maitland,  
FL 32751



By: Mary O'Rourke  
President

By: [Signature]  
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;
- f. Schedule B, Part II – Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

**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.

**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

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- 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.
- 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: MCFADDEN LAND AND TITLE COMPANY, LLC

Issuing Office: 121 East Cherry Street  
Nevada, MO 64772

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: N-5019

Issuing Office File Number: N-5019

Property Address: 4598 North Avilla Street, Reeds, MO 64859; Elm Road, Reeds, MO 64859; and Avilla Street, Reeds, MO 64859

Revision Number:

**SCHEDULE A**

1. Commitment Date: July 15, 2025 at 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured: **Property 1: fee simple**  
**Property 2: fee simple**  
**Property 3: fee simple**
3. The estate or interest in the Land at the Commitment Date is:  
Property 1: fee simple  
Property 2: fee simple  
Property 3: fee simple
4. The Title is, at the Commitment Date, vested in Property 1: Marion and Virginia Wood Revocable Trust dated June 30, 2014.  
Property 2: Marion and Virginia Wood Revocable Trust dated June 30, 2014.  
Property 3: Marion G. Wood and Virginia Wood
5. The Land is described as follows:  
See Exhibit A attached hereto and made a part hereof.

**MCFADDEN LAND AND TITLE COMPANY, LLC**

121 East Cherry Street, Nevada, MO 64772

Telephone: (417) 667-2882

Countersigned by:

\_\_\_\_\_  
Lonnie J McFadden, License #0264727MCFADDEN LAND AND TITLE COMPANY, LLC, License  
#8008495

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**SCHEDULE B, PART I – Requirements**

All of the following Requirements must be met:

1. There are no requirements for this commitment. This is a Title Commitment for Informational Purposes only. The liability to the Company with the issue of this commitment is limited to the amount paid for same.

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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, 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. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by public records.
6. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.  
Tract 1:  
Taxes for the year 2025 and subsequent years.  
Parcel #13-7.0-25-000-000-090.00  
(2024 taxes are shown as PAID, \$990.50.  
Tract 2:  
Taxes for the year 2025 and subsequent years.  
Parcel #13-7.0-25-000-000-002.015  
(2024 taxes are shown as PAID, \$4.02.  
Tract 3:  
Taxes for the year 2025 and subsequent years.  
Parcel #13-7.0-25-300-010-010-00  
(2024 taxes are shown as PAID, \$34.15.
7. Easement for right-of-way dated May 12, 1988, granted to Empire District Electric Company, filed in the Real Estate Records of Jasper County, Missouri July 21, 1988 in Book 1347 at Page 347. (Tract 1)

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**EXHIBIT A**

The Land referred to herein below is situated in the County of Jasper, State of Missouri and is described as follows:

**Property 1**

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND ALSO THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE SOUTH TO A POINT WITHIN 120 FEET OF THE CENTER OF THE TRACT OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE WEST TO THE NORTH LINE OF THE RIGHT OF WAY SAID RAILROAD; THENCE NORTHWESTERLY WITH THE NORTH LINE OF SAID RIGHT OF WAY TO LOT 6 IN THE TOWN OF REEDS; THENCE NORTH 50 FEET; THENCE NORTHWEST TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ON SAID NORTH LINE TO THE PLACE OF BEGINNING, AND ALL IN SECTION 25, TOWNSHIP 28, RANGE 30 IN JASPER COUNTY, MISSOURI, EXCEPT RAILROAD RIGHT OF WAY.

**Property 2**

ALL OF A TRACT OF LAND DESCRIBED AS BEING A PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 28, RANGE 30, IN JASPER COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 87°25'47" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1321.82 FEET TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, THENCE NORTH 02°06'59" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 328.60 FEET, THENCE SOUTH 87°31'14" EAST A DISTANCE OF 1321.05 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE SOUTH 01°59'06" WEST A DISTANCE OF 330.70 FEET TO THE POINT OF BEGINNING.

**Property 3**

LOTS NUMBERED 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15 IN THE ORIGINAL TOWN OF REEDS, JASPER COUNTY, MISSOURI AND BEING LOCATED IN SECTION 25, TOWNSHIP 28 NORTH, RANGE 30, EXCEPT FOR THE ST. LOUIS-SAN FRANCISCO RAILWAY (NOW BURLINGTON NORTHERN) RIGHT-OF-WAY, ALL IN JASPER COUNTY, MISSOURI.

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**CHAIN OF TITLE**

The only conveyances affecting said land, which recorded within twenty-four (24) months of the date of this report, are as follows:

**Property: 4598 North Avilla Street, Reeds, MO 64859**

A. H. Dodson, asp to Jack Warren and Eileen Warren, h/w by deed dated 04/25/1974 and recorded on 04/26/1976 in Book 1175 at Page 715 in the Official Records of the Jasper County Recorder of Deeds.

Jack Warren and Eileen Warren, h/w to Marion Wood and Virginia Wood, h/w by deed dated 07/30/1976 and recorded on 08/02/1976 in Book 1191 at Page 2899 in the Official Records of the Jasper County Recorder of Deeds.

Grantor to Melissa Wood, Trustee of Marion and Virginia Wood Revocable Trust

**Property: Elm Road, Reeds, MO 64859**

W. J. Dodson, asp to Joyce Dodson, asp by deed dated 04/26/1977 and recorded on 04/26/1977 in Book 1199 at Page 523 in the Official Records of the Jasper County Recorder of Deeds.

Joyce Dodson, asp to Neal Gaydou and Dora Gaydou, h/w by deed dated 08/24/1979 and recorded on 08/24/1979 in Book 1226 at Page 1970 in the Official Records of the Jasper County Recorder of Deeds.

Charter Bank of Carthage to Constance Lucille Kuchta, asp, Walter David Roberts, asp, Terry Doyle Roberts, asp. by deed dated 01/03/1984 and recorded on 01/03/1984 in the Official Records of the Jasper County Recorder of Deeds.

Constance Lucille Kuchta, asp, Walter David Roberts, asp, Terry Doyle Roberts, asp. to Marion Wood and Virginia Wood, h/w by deed dated 10/17/2007 and recorded on 10/18/2007 in Book 2069 at Page 83 as Document 07-20378 in the Official Records of the Jasper County Recorder of Deeds.

Grantor to Melissa Wood, Trustee of Marion and Virginia Wood Revocable Trust

**Property: Avilla Street, Reeds, MO 64859**

Marion G. Wood and Virginia Wood, by judgement held in favor of Marion & Virginia Wood, against BN Railroad, Case No. CV183-1189CC.

Marion Wood & Virginia Wood, h/w Plaintiffs v. Burlington Northern Railroad, judgement held against BN Railroad in favor of Marion & Virginia Wood, Case No. CV183-1189CC by deed dated 06/11/1984 and recorded on 07/12/1984 in Book 1280 at Page 2359 in the Official Records of the Jasper County Recorder of Deeds.

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