

Commitment No.: 2512019-1

SCHEDULE A

1. Effective Date: December 5, 2025 at 8:00 AM
2. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
3. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Betty's Farms

4. The land referred to in the Commitment is described as follows:

The Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section Seven (7), Township Fifty-six (56) North, Range Twenty-four (24) West of the Fifth Principal Meridian, in Livingston County, Missouri, more particularly described as follows:

A rectangular shaped tract of land situated in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and in the Northwest Quarter of the Southwest Quarter (SW1/4) of Section Seven (7), Township Fifty-six (56) North, Range Twenty-four (24) West of the Fifth Principal Meridian, Livingston County, Missouri, being more particularly described as follows:

Commencing at a 5/8" bar and cap at the West Quarter corner of Section Seven (7), Township Fifty-six (56) North, Range Twenty-four (24) West; Thence N 89°40'18" E, a distance of 39.10 feet to a set 5/8" bar and cap on the Easterly right of way line of Missouri State Route C Highway, said point being the True point of beginning for the following described tract of land; Thence N 00°08'00" E, along the aforesaid right of way line, a distance of 1395.07 feet to a set 5/8" bar and cap on the North line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); Thence S 89°49'53" E, along the aforesaid line, a distance of 1187.11 feet to a set 5/8" bar and cap at the Northeast corner thereof; Thence S 00°30'50" W, along the East line of the Southwest Quarter of the Northwest Quarter (NW1/4), a distance of 1384.88 feet to the Southeast corner thereof; Thence S 00°19'55" E, along the East line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), a distance of 1365.33 feet to a set 5/8" bar and cap at the Southeast corner thereof; Thence S 88°56'03" W, along the South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), a distance of 1189.25 feet to a set 5/8" bar and cap on the Easterly right of way line of Missouri State Route C Highway; Thence N 00°08'00" E, along the aforesaid right of way line, a distance of 1380.68 feet to the point of beginning and containing within the above described boundaries 75.03 acres more or less, subject to public and private roads, easements, rights of way, covenants, reservations and restrictions of record and further subject to any zoning restrictions of record or use limitations applicable to the above described premises.



Authorized Signature or Signatory

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SCHEDULE B

1. Requirements

1. No requirements at this time as this is an Informational Commitment ONLY.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
2. General Taxes for the year 2025 and thereafter: NOW DUE AND PAYABLE, BUT NOT YET DELINQUENT.
3. Conveyance to the State of Missouri for Highway Purposes, dated August 23, 1932, recorded October 6, 1932 in Book 231, Page 633.
4. Any portion of the within described property used for Highway C right of way.

Property Information		
Parcel Number 14-03.00-07-0-00-04.00	Mailing Name & Address BETTY S FARMS, C/O CHRISTINA RAMBEAU 3291 SHELLERS BEND #713 STATE COLLEGE, PA 16801-0000	Owner Name & Address BETTY S FARMS,
Tax Year 2025 <input type="text"/>		
Alternate Parcel number	Assessed Value 5,190	Acreage 74.0000
Land Use -	Lot Size	Township BLUE MOUND
Property Class RURLIMP - Rural	Tax Code 03010 - BL MND R1	Tax Status Taxable
Total Tax \$347.05	<div>Pay Taxes</div> Net Taxable Value 5,190	Tax Rate 6.6870
Site Address MO		
Legal Description SECTION: 7 TOWNSHIP: 56 RANGE: 24 LEGAL: NW1/4 SW1/4 AND SW1/4 NW1/4		

2025 Billing		
	Tax Billed	\$347.05
	Penalty Billed	\$0.00
	Cost Billed	\$0.00
	Total Billed	\$347.05
	Amount Paid	\$0.00
	Total Unpaid	\$347.05

Tax Due Amounts	
If paid in...	Amount due for ALL years is...
December 2025	\$347.05
January 2026	\$385.85
February 2026	\$393.41
March 2026	\$412.15
April 2026	\$419.72
May 2026	\$427.29
June 2026	\$434.86
July 2026	\$442.42
August 2026	\$449.98
September 2026	\$457.55
October 2026	\$457.55
November 2026	\$457.55
December 2026	\$457.55
Tax Due amounts are for all unpaid years. See Payment History section for year-by-year details.	

Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2025	\$347.05	\$0.00	\$347.05	
2024	\$348.19	\$348.19	\$0.00	12/26/2024
2023	\$408.88	\$408.88	\$0.00	3/26/2024
2022	\$384.49	\$384.49	\$0.00	1/25/2023
2021	\$345.71	\$345.71	\$0.00	12/1/2021
2020	\$348.57	\$348.57	\$0.00	12/26/2020
2019	\$347.36	\$347.36	\$0.00	12/30/2019
2018	\$345.90	\$345.90	\$0.00	12/26/2018
2017	\$345.07	\$345.07	\$0.00	12/8/2017
2016	\$345.99	\$345.99	\$0.00	11/10/2016
Show 10 More (12)				

Assessments

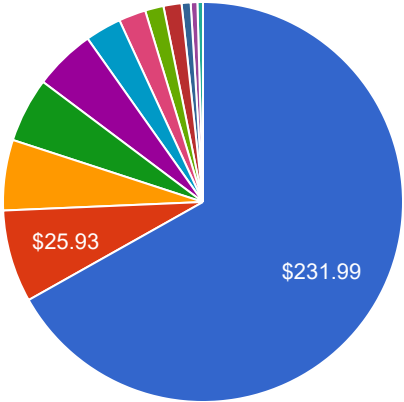
Corrected Value	Land	Building	Total
Agriculture	5,190	0	5,190
Commercial	0	0	0
Residential	0	0	0
Total	5,190	0	5,190

Owner Information

Name	Relationship	Status	Document
BETTY S FARMS,	PARCEL OWNER	CURRENT	
BETTY S FARMS,		CURRENT	

Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.470000	\$231.99
BLUE MOUND ROAD & BRIDGE	0.499600	\$25.93
LIBRARY	0.381200	\$19.78
BLUE MOUND ADDED ROAD & BRIDGE	0.349700	\$18.15
COUNTY HEALTH DEPARTMENT	0.331900	\$17.23
AMBULANCE	0.195800	\$10.16
NURSING HOME	0.146400	\$7.60
BLUE MOUND TOWNSHIP	0.099900	\$5.18
DEVELOPMENTALLY DISABLED	0.097600	\$5.07
LIV CO SR SERVICE BOARD	0.048800	\$2.53
COUNTY	0.036100	\$1.87
STATE	0.030000	\$1.56
TOTAL	6.687000	\$347.05



- LIV R-1, SOUTHW...
 - BLUE MOUND RO...
 - LIBRARY
 - BLUE MOUND AD...
 - COUNTY HEALTH...
 - AMBULANCE
 - NURSING HOME
 - BLUE MOUND TO...
 - DEVELOPMENTA...
 - LIV CO SR SERVI...
- ▲ 1/2 ▼

Disclaimer

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If you require additional information about a particular account or if you have questions about the use of this site, please call our office at 660-646-8000, Opt. 7.