

Commitment No.: 2602061-1

SCHEDULE A

1. Effective Date: February 19, 2026 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:

Edward F. Bowe and Sylvia I. Bowe

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

The Northeast Quarter of the Northwest Quarter of Section Thirty-five (35), in Township Fifty-nine (59) of Range Twenty-three (23), Livingston County, Missouri.

All of the West Half of the Southeast Quarter of Section Twenty-six (26), Township Fifty-nine (59), Range Twenty-three (23), in Livingston County, Missouri, containing 75.80 acres more or less.



Authorized Signature or Signatory

Commitment No.: 2602061-1

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. General Taxes for the year 2026 and thereafter: NONE NOW DUE AND PAYABLE.
 2. Any portion of the within described property used for LIV 214 right of way.
 3. Beneficiary Deed granted to Lacy Dawnette Carrall and Jennifer Day Smith-Demsich as recorded February 21, 2024 in Book 751 at Page 527. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)
 4. Beneficiary Deed granted to Jason C. Shafer and Rachel M. Hunt as recorded March 2, 2023 in Book 742 at Page 56. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)
 5. Beneficiary Deed granted to Debra J. Shafer and Patricia D. Epperson as recorded November 19, 2010 in Book 624 at Page 607. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)
 6. Beneficiary Deed granted to Russell W. Bowe, Lloyd L. Bowe and Frances Eilene Ishmael as recorded June 8, 2000 in Book 503 at Page 60. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)
 7. a) No title will be insured to any land now or formerly lying in the bed of the Medicine Creek. b) Rights of the upper and lower riparian owners in and to the free and unobstructed flow of water of the Medicine Creek extending through the subject land, without diminution or pollution. c) No title will be insured to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills. d) Navigation servitudes and all other statutory and regulatory rights and powers of the United States, State of Missouri, County of Livingston, and the Public, over the Medicine Creek and its shore lands extending to the ordinary high-water line thereof and which may be exercised without obligation for compensation to the riparian owners. e) The consequence of any past or future change in the location of the Medicine Creek, which forms the East Boundary of the subject land, or any disputes arising over the location of the Medicine Creek or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied.
 8. The land herein described lies within the boundaries of Public Water Supply District No. 2 of Livingston County, Missouri and is subject to the regulative authority of said Water District.

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| Property Information | | |
| Parcel Number 02-07.00-26-0-00-05.00 | Mailing Name & Address BOWE, RUSSELL 6153 LIV 245 CHILLICOTHE, MO 64601-0000 | Owner Name & Address BOWE, LLOYD |
| Tax Year 2025 <input type="button" value="▼"/> | | |
| Alternate Parcel number | Assessed Value 2,740 | Acreage 76.1000 |
| Land Use - | Lot Size | Township MEDICINE |
| Property Class RURLIMP - Rural | Tax Code 09030 - MEDI R3 | Tax Status Taxable |
| Total Tax \$193.21 | <input type="button" value="Pay Taxes"/> Net Taxable Value 2,740 | Tax Rate 7.0519 |
| Site Address MO | | |
| Legal Description SECTION: 26 TOWNSHIP: 59 RANGE: 23 LEGAL: W1/2 SE1/4 VACANT LOT Section/Township/Range 26 / 59 / 23 | | |

| | |
|-----------------------|------------------------|
| 2025 Billing | |
| Tax Billed | \$193.21 |
| Penalty Billed | \$0.00 |
| Cost Billed | \$0.00 |
| Total Billed | \$193.21 |
| Amount Paid | \$193.21 |
| Total Unpaid | \$0.00 |
| Date Paid | 12/22/2025 |
| Paid By | BOWE, RUSSELL & SANDRA |

| |
|----------------------------|
| Tax Due Amounts |
| Parcel has no balance due. |

| Payment History | | | | |
|----------------------|-----------|------------|---------------|------------|
| Tax Year | Total Due | Total Paid | Amount Unpaid | Date Paid |
| 2025 | \$193.21 | \$193.21 | \$0.00 | 12/22/2025 |
| 2024 | \$196.18 | \$196.18 | \$0.00 | 12/20/2024 |
| 2023 | \$196.25 | \$196.25 | \$0.00 | 12/19/2023 |
| 2022 | \$197.28 | \$197.28 | \$0.00 | 12/30/2022 |
| 2021 | \$198.15 | \$198.15 | \$0.00 | 12/21/2021 |
| 2020 | \$199.49 | \$199.49 | \$0.00 | 12/26/2020 |
| 2019 | \$197.14 | \$197.14 | \$0.00 | 12/31/2019 |
| 2018 | \$192.69 | \$192.69 | \$0.00 | 12/27/2018 |
| 2017 | \$190.46 | \$190.46 | \$0.00 | 12/8/2017 |
| 2016 | \$193.10 | \$193.10 | \$0.00 | 12/7/2016 |

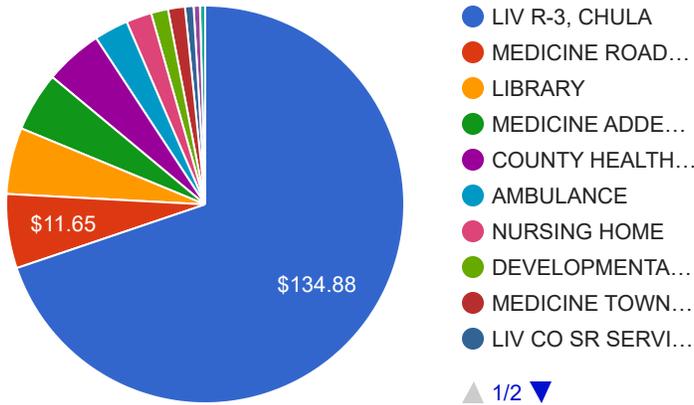
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| Assessments | | | |
|--------------------|--------------|----------|--------------|
| Corrected Value | Land | Building | Total |
| Agriculture | 2,740 | 0 | 2,740 |
| Commercial | 0 | 0 | 0 |
| Residential | 0 | 0 | 0 |
| Total | 2,740 | 0 | 2,740 |

| Owner Information | | | | |
|-------------------|---------------|--------------|---------|----------|
| | Name | Relationship | Status | Document |
| | BOWE, LLOYD | PARCEL OWNER | CURRENT | |
| | BOWE, RUSSELL | | CURRENT | |

Taxing Bodies

| District | Tax Rate | Extension |
|------------------------------|-----------------|-----------------|
| LIV R-3, CHULA | 4.922500 | \$134.88 |
| MEDICINE ROAD & BRIDGE | 0.425100 | \$11.65 |
| LIBRARY | 0.381200 | \$10.44 |
| MEDICINE ADDED ROAD & BRIDGE | 0.339500 | \$9.30 |
| COUNTY HEALTH DEPARTMENT | 0.331900 | \$9.09 |
| AMBULANCE | 0.195800 | \$5.36 |
| NURSING HOME | 0.146400 | \$4.01 |
| DEVELOPMENTALLY DISABLED | 0.097600 | \$2.67 |
| MEDICINE TOWNSHIP | 0.097000 | \$2.66 |
| LIV CO SR SERVICE BOARD | 0.048800 | \$1.34 |
| COUNTY | 0.036100 | \$0.99 |
| STATE | 0.030000 | \$0.82 |
| TOTAL | 7.051900 | \$193.21 |



Disclaimer

The information on the website is for informational purposes only. It is believed to be reliable, but we do not warrant its completeness, timeliness, or accuracy.

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.

| | | |
|--|--|--|
| Property Information | | |
| Parcel Number 02-07.00-35-0-00-03.00 | Mailing Name & Address BOWE, RUSSELL 6153 LIV 245 CHILLICOTHE, MO 64601-0000 | Owner Name & Address BOWE, LLOYD |
| Tax Year 2025 <input type="button" value="▼"/> | | |
| Alternate Parcel number | Assessed Value 3,070 | Acreage 40.0000 |
| Land Use - | Lot Size | Township CREAM RIDGE |
| Property Class RURLIMP - Rural | Tax Code 04030 - CR RDG R3 | Tax Status Taxable |
| Total Tax \$215.73 | <input type="button" value="Pay Taxes"/> Net Taxable Value 3,070 | Tax Rate 7.0274 |
| Site Address 17393 LIV 214 CHULA, MO | | |
| Legal Description SECTION: 35 TOWNSHIP: 59 RANGE: 23 LEGAL: NE1/4 NW1/4 Section/Township/Range 35 / 59 / 23 | | |

| | |
|-----------------------|------------------------|
| 2025 Billing | |
| Tax Billed | \$215.73 |
| Penalty Billed | \$0.00 |
| Cost Billed | \$0.00 |
| Total Billed | \$215.73 |
| Amount Paid | \$215.73 |
| Total Unpaid | \$0.00 |
| Date Paid | 12/22/2025 |
| Paid By | BOWE, RUSSELL & SANDRA |

| |
|----------------------------|
| Tax Due Amounts |
| Parcel has no balance due. |

| Payment History | | | | |
|----------------------|-----------|------------|---------------|------------|
| Tax Year | Total Due | Total Paid | Amount Unpaid | Date Paid |
| 2025 | \$215.73 | \$215.73 | \$0.00 | 12/22/2025 |
| 2024 | \$221.81 | \$221.81 | \$0.00 | 12/20/2024 |
| 2023 | \$221.79 | \$221.79 | \$0.00 | 12/19/2023 |
| 2022 | \$220.81 | \$220.81 | \$0.00 | 12/30/2022 |
| 2021 | \$221.89 | \$221.89 | \$0.00 | 12/21/2021 |
| 2020 | \$223.30 | \$223.30 | \$0.00 | 12/26/2020 |
| 2019 | \$220.75 | \$220.75 | \$0.00 | 12/31/2019 |
| 2018 | \$210.33 | \$210.33 | \$0.00 | 12/27/2018 |
| 2017 | \$208.99 | \$208.99 | \$0.00 | 12/8/2017 |
| 2016 | \$185.77 | \$185.77 | \$0.00 | 12/7/2016 |

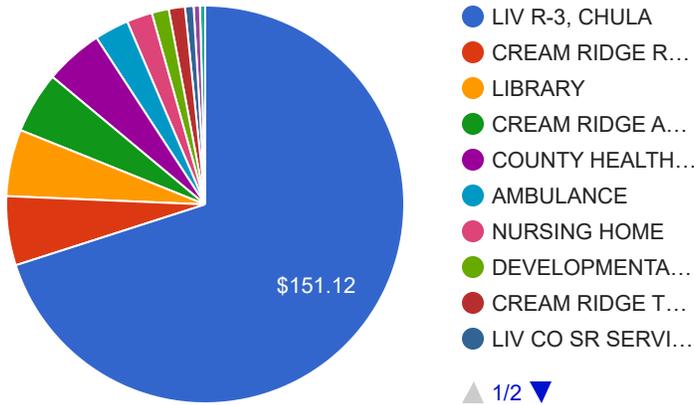
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| Assessments | | | |
|--------------------|--------------|------------|--------------|
| Corrected Value | Land | Building | Total |
| Agriculture | 2,140 | 170 | 2,310 |
| Commercial | 0 | 0 | 0 |
| Residential | 760 | 0 | 760 |
| Total | 2,900 | 170 | 3,070 |

| Owner Information | | | | |
|-------------------|---------------|--------------|---------|----------|
| | Name | Relationship | Status | Document |
| | BOWE, LLOYD | PARCEL OWNER | CURRENT | |
| | BOWE, RUSSELL | | CURRENT | |

Taxing Bodies

| District | Tax Rate | Extension |
|---------------------------------|-----------------|-----------------|
| LIV R-3, CHULA | 4.922500 | \$151.12 |
| CREAM RIDGE ROAD & BRIDGE | 0.394400 | \$12.11 |
| LIBRARY | 0.381200 | \$11.71 |
| CREAM RIDGE ADDED ROAD & BRIDGE | 0.350000 | \$10.75 |
| COUNTY HEALTH DEPARTMENT | 0.331900 | \$10.19 |
| AMBULANCE | 0.195800 | \$6.01 |
| NURSING HOME | 0.146400 | \$4.49 |
| DEVELOPMENTALLY DISABLED | 0.097600 | \$2.99 |
| CREAM RIDGE TOWNSHIP | 0.092700 | \$2.84 |
| LIV CO SR SERVICE BOARD | 0.048800 | \$1.50 |
| COUNTY | 0.036100 | \$1.10 |
| STATE | 0.030000 | \$0.92 |
| TOTAL | 7.027400 | \$215.73 |



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