

Commitment No.: 2508128-1

**SCHEDULE A**

1. Effective Date: November 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:

Kara Austin

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

Tract 1: The East Half of the Northeast Quarter of Section One (1) Township Fifty-six (56), Range Twenty-five (25)  
AND,  
The West Half of the Northeast Quarter of Section One (1), Township Fifty-six (56), Range Twenty-five (25), all in  
Livingston County Missouri.

Tract 2: The West 80 acres of the Northeast Quarter of Section Five (5), Township Fifty-six (56), Range Twenty-four  
(24), Livingston County, Missouri.





Authorized Signature or Signatory

Commitment No.: 2508128-1

## 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. 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
  2. We are not insuring the total acreage content of the security but are insuring the descriptive value of the tracts described by acreage amounts.
  3. Any portion of the within described property used for Highway C right of way.
  4. Any portion of the within described property used for LIV 418 right of way.
  5. The land herein described lies within the boundaries of Public Water Supply District No. 1 of Livingston County, Missouri and is subject to the regulative authority of said Water District.
  6. Highway conveyance dated September 28, 1962, recorded November 8, 1962, in Book 321, Page 576.
  7. General Taxes for the year 2025 and thereafter: NOW DUE AND PAYABLE, BUT NOT YET DELINQUENT.
  8. This Company finds no open Deeds of Trust or Mortgages of record executed by the current owner of Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.

Property Information		
<b>Parcel Number</b> 13-01.00-01-0-00-01.00	<b>Mailing Name &amp; Address</b> AUSTIN, KARA C/O BRYCE ANDERSON 3438 LIV 420 LUDLOW, MO 64656-0000	<b>Owner Name &amp; Address</b> AUSTIN, KARA
<b>Tax Year</b> 2025 		
<b>Alternate Parcel number</b>	<b>Assessed Value</b> 8,370	<b>Acreage</b> 150.5000
<b>Land Use</b> -	<b>Lot Size</b>	<b>Township</b> MONROE
<b>Property Class</b> RURLIMP - Rural	<b>Tax Code</b> 10010 - MONR R1	<b>Tax Status</b> Taxable
<b>Total Tax</b> \$551.43	<div></div> <b>Net Taxable Value</b> 8,370	<b>Tax Rate</b> 6.5881
<b>Site Address</b> 6971 LIV 418 MO		
<b>Legal Description</b> SECTION: 1 TOWNSHIP: 56 RANGE: 25 LEGAL: NE 1/4		

2025 Billing		
	<b>Tax Billed</b>	\$551.43
	<b>Penalty Billed</b>	\$0.00
	<b>Cost Billed</b>	\$0.00
	<b>Total Billed</b>	\$551.43
	<b>Amount Paid</b>	\$0.00
	<b>Total Unpaid</b>	<b>\$551.43</b>

Tax Due Amounts		
	<b>If paid in...</b>	<b>Amount due for ALL years is...</b>
	November 2025	\$551.43
	December 2025	\$551.43
<i>Tax Due amounts are for all unpaid years. See Payment History section for year-by-year details.</i>		

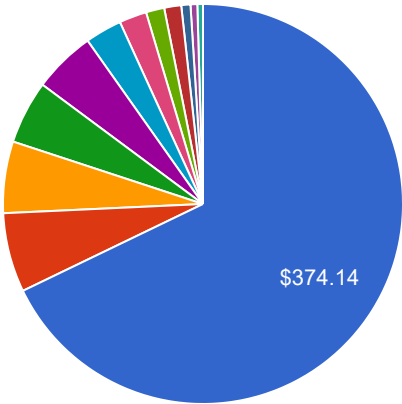
Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2025	\$551.43	\$0.00	\$551.43	
2024	\$620.61	\$620.61	\$0.00	1/31/2025
2023	\$732.46	\$732.46	\$0.00	1/31/2025
2022	\$550.59	\$550.59	\$0.00	12/9/2022
2021	\$550.44	\$550.44	\$0.00	12/14/2021
2020	\$481.31	\$481.31	\$0.00	11/16/2020
2019	\$479.61	\$479.61	\$0.00	12/5/2019
2018	\$487.79	\$487.79	\$0.00	12/20/2018
2017	\$487.71	\$487.71	\$0.00	12/14/2017
2016	\$431.18	\$431.18	\$0.00	12/20/2016
<div>Show 10 More (12)</div>				

Assessments			
Corrected Value	Land	Building	Total
Agriculture	5,800	0	5,800
Commercial	0	0	0
Residential	1,140	1,430	2,570
Total	6,940	1,430	8,370

Owner Information				
	Name	Relationship	Status	Document
	AUSTIN, KARA	PARCEL OWNER	CURRENT	
	AUSTIN, KARA		CURRENT	

Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.470000	\$374.14
MONROE ROAD & BRIDGE	0.422500	\$35.37
LIBRARY	0.381200	\$31.91
MONROE ADDED ROAD & BRIDGE	0.337300	\$28.23
COUNTY HEALTH DEPARTMENT	0.331900	\$27.78
AMBULANCE	0.195800	\$16.39
NURSING HOME	0.146400	\$12.25
DEVELOPMENTALLY DISABLED	0.097600	\$8.17
MONROE TOWNSHIP	0.090500	\$7.58
LIV CO SR SERVICE BOARD	0.048800	\$4.08
COUNTY	0.036100	\$3.02
STATE	0.030000	\$2.51
TOTAL	6.588100	\$551.43


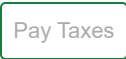


- LIV R-1, SOUTHW...
  - MONROE ROAD...
  - LIBRARY
  - MONROE ADDED...
  - COUNTY HEALTH...
  - AMBULANCE
  - NURSING HOME
  - DEVELOPMENTA...
  - MONROE TOWNS...
  - LIV CO SR SERVI...
- ▲ 1/2 ▼

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.

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Property Information		
<b>Parcel Number</b> 14-03.00-05-0-00-02.00	<b>Mailing Name &amp; Address</b> AUSTIN, KARA C/O BRYCE ANDERSON 3438 LIV 420 LUDLOW, MO 64656-0000	<b>Owner Name &amp; Address</b> AUSTIN, KARA
<b>Tax Year</b> 2025 		
<b>Alternate Parcel number</b>	<b>Assessed Value</b> 3,550	<b>Acreage</b> 76.9000
<b>Land Use</b> -	<b>Lot Size</b>	<b>Township</b> BLUE MOUND
<b>Property Class</b> RURLIMP - Rural	<b>Tax Code</b> 03010 - BL MND R1	<b>Tax Status</b> Taxable
<b>Total Tax</b> \$237.39	<div></div> <b>Net Taxable Value</b> 3,550	<b>Tax Rate</b> 6.6870
<b>Site Address</b> MO		
<b>Legal Description</b> SECTION: 5 TOWNSHIP: 56 RANGE: 24 LEGAL: W 80 AC OF NE1/4 <b>Section/Township/Range</b> 5 / 56 / 24		

2025 Billing		
	<b>Tax Billed</b>	\$237.39
	<b>Penalty Billed</b>	\$0.00
	<b>Cost Billed</b>	\$0.00
	<b>Total Billed</b>	\$237.39
	<b>Amount Paid</b>	\$0.00
	<b>Total Unpaid</b>	<b>\$237.39</b>

Tax Due Amounts	
<b>If paid in...</b>	<b>Amount due for ALL years is...</b>
November 2025	\$237.39
December 2025	\$237.39
<i>Tax Due amounts are for all unpaid years. See Payment History section for year-by-year details.</i>	

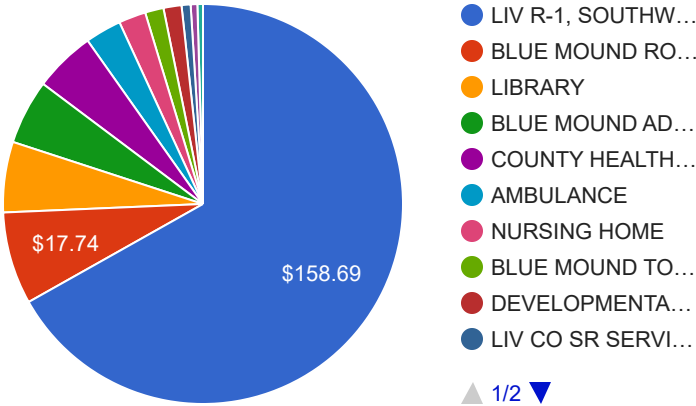
Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2025	\$237.39	\$0.00	\$237.39	
2024	\$264.83	\$264.83	\$0.00	1/31/2025
2023	\$319.33	\$319.33	\$0.00	1/31/2025
2022	\$236.56	\$236.56	\$0.00	12/9/2022
2021	\$236.49	\$236.49	\$0.00	12/14/2021
2020	\$238.43	\$238.43	\$0.00	11/16/2020
2019	\$237.60	\$237.60	\$0.00	12/5/2019
2018	\$236.82	\$236.82	\$0.00	12/20/2018
2017	\$236.25	\$236.25	\$0.00	12/14/2017
2016	\$236.87	\$236.87	\$0.00	12/20/2016
<div>Show 10 More (12)</div>				

Assessments			
Corrected Value	Land	Building	Total
Agriculture	3,550	0	3,550
Commercial	0	0	0
Residential	0	0	0
Total	3,550	0	3,550

Owner Information				
	Name	Relationship	Status	Document
	AUSTIN, KARA	PARCEL OWNER	CURRENT	
	AUSTIN, KARA		CURRENT	

Taxing Bodies

District	Tax Rate	Extension
LIV R-1, SOUTHWEST	4.470000	\$158.69
BLUE MOUND ROAD & BRIDGE	0.499600	\$17.74
LIBRARY	0.381200	\$13.53
BLUE MOUND ADDED ROAD & BRIDGE	0.349700	\$12.41
COUNTY HEALTH DEPARTMENT	0.331900	\$11.78
AMBULANCE	0.195800	\$6.95
NURSING HOME	0.146400	\$5.20
BLUE MOUND TOWNSHIP	0.099900	\$3.55
DEVELOPMENTALLY DISABLED	0.097600	\$3.46
LIV CO SR SERVICE BOARD	0.048800	\$1.73
COUNTY	0.036100	\$1.28
STATE	0.030000	\$1.07
TOTAL	6.687000	\$237.39



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