

Commitment No.: 2604073-1

**SCHEDULE A**

1. Effective Date: April 16, 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:

Mark E. Brown and Janis R. Brown and The Gary Michael Brown and Lisa Ann Brown Family Trust dated February 22, 2024, subject to the life estate of Karen E. Willard

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

All of the East Half of the Southeast Quarter of Section 34, also all of the West Half of the Southwest Quarter of Section 35, except the South 35 acres of the East 55 acres thereof, all in Township 57, Range 24, also the Northeast Quarter of the Northeast Quarter of Section 3, Township 56, Range 24, all in Livingston County, Missouri.



\_\_\_\_\_  
Authorized Signature or Signatory

Commitment No.: 2604073-1

## 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. 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 2026 and thereafter: NONE NOW DUE AND PAYABLE.
  3. The land herein described lies within the boundaries of Public Water Supply District No. 3 of Livingston County, Missouri and is subject to the regulative authority of said Water District.
  4. Beneficiary Deed granted to Steven A. Brown and Scott E. Brown as recorded December 10, 2024 in Book 759 at Page 254. (NOTE: If the proposed sale is consummated, this exception will be deleted from the policies when issued.)
  5. Any portion of the within described property used for LIV 437 right of way.
  6. Any portion of the within described property used for LIV 418 right of way.
  7. Any portion of the within described property used for LIV 439 right of way.
  8. Right-of-Way Easement dated December 30, 2009, recorded December 30, 2009 in Book 616, page 113.
  9. Water Line Easement dated July 14, 1973, recorded September 28, 1973 in Book 370, Page 961.

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Property Information		
<b>Parcel Number</b> 11-07.00-35-0-00-03.00	<b>Mailing Name &amp; Address</b> BROWN, KAREN 18676 LIV 437 CHILLICOTHE, MO 64601	<b>Owner Name &amp; Address</b> BROWN, KAREN 18676 LIV 437 CHILLICOTHE, MO 64601
<b>Tax Year</b> 2025 <input type="button" value="▼"/>		
<b>Alternate Parcel number</b>	<b>Assessed Value</b> 1,810	<b>Acreage</b> 45.0000
<b>Land Use</b> -	<b>Lot Size</b>	<b>Township</b> BLUE MOUND
<b>Property Class</b> RURLIMP - Rural	<b>Tax Code</b> 03028 - BL MND R2 CHF	<b>Tax Status</b> Taxable
<b>Total Tax</b> \$128.96	<input type="button" value="Pay Taxes"/> <b>Net Taxable Value</b> 1,810	<b>Tax Rate</b> 7.1252
<b>Site Address</b> ON CO RD, MO		
<b>Legal Description</b> SECTION: 35 TOWNSHIP: 57 RANGE: 24 LEGAL: W1/2 SW EXCEPT S 35 AC 0F EAST 55 AC <b>Section/Township/Range</b> 35 / 57 / 24		

2025 Billing	
<b>Tax Billed</b>	\$128.96
<b>Penalty Billed</b>	\$0.00
<b>Cost Billed</b>	\$0.00
<b>Total Billed</b>	\$128.96
<b>Amount Paid</b>	\$128.96
<b>Total Unpaid</b>	<b>\$0.00</b>
<b>Date Paid</b>	12/1/2025
<b>Paid By</b>	BROWN, KAREN

Tax Due Amounts
Parcel has no balance due.

Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
<a href="#">2025</a>	\$128.96	\$128.96	\$0.00	12/1/2025
<a href="#">2024</a>	\$131.21	\$131.21	\$0.00	11/18/2024
<a href="#">2023</a>	\$129.80	\$129.80	\$0.00	11/13/2023
<a href="#">2022</a>	\$130.28	\$130.28	\$0.00	12/27/2022
<a href="#">2021</a>	\$130.26	\$130.26	\$0.00	12/30/2021
<a href="#">2020</a>	\$126.01	\$126.01	\$0.00	12/17/2020
<a href="#">2019</a>	\$125.58	\$125.58	\$0.00	12/13/2019
<a href="#">2018</a>	\$126.31	\$126.31	\$0.00	12/4/2018
<a href="#">2017</a>	\$125.81	\$125.81	\$0.00	12/6/2017
<a href="#">2016</a>	\$126.14	\$126.14	\$0.00	12/7/2016

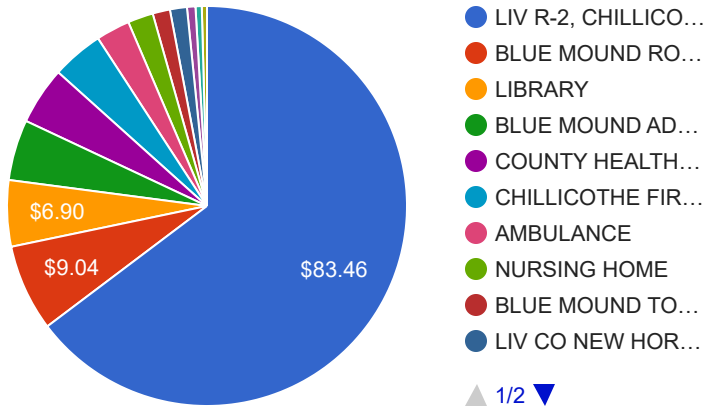
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Assessments			
Corrected Value	Land	Building	Total
<b>Agriculture</b>	1,810	0	1,810
<b>Commercial</b>	0	0	0
<b>Residential</b>	0	0	0
<b>Total</b>	<b>1,810</b>	<b>0</b>	<b>1,810</b>

Owner Information				
	Name	Relationship	Status	Document
	BROWN (ET AL), MARK & JANIS	PARCEL OWNER	RETIRED	
	BROWN (ET AL), MARK & JANIS		RETIRED	
	BROWN, KAREN	PARCEL OWNER	CURRENT	
	BROWN, KAREN		CURRENT	

**Taxing Bodies**

District	Tax Rate	Extension
LIV R-2, CHILLICOTHE	4.611100	\$83.46
BLUE MOUND ROAD & BRIDGE	0.499600	\$9.04
LIBRARY	0.381200	\$6.90
BLUE MOUND ADDED ROAD & BRIDGE	0.349700	\$6.33
COUNTY HEALTH DEPARTMENT	0.331900	\$6.01
CHILLICOTHE FIRE DISTRICT	0.297100	\$5.38
AMBULANCE	0.195800	\$3.54
NURSING HOME	0.146400	\$2.65
BLUE MOUND TOWNSHIP	0.099900	\$1.81
LIV CO NEW HORIZONS BOARD	0.097600	\$1.77
LIV CO SR SERVICE BOARD	0.048800	\$0.88
COUNTY	0.036100	\$0.65
STATE	0.030000	\$0.54
<b>TOTAL</b>	<b>7.125200</b>	<b>\$128.96</b>



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Property Information		
<b>Parcel Number</b> 11-08.00-34-0-00-09.00	<b>Mailing Name &amp; Address</b> BROWN, KAREN 18676 LIV 437 CHILLICOTHE, MO 64601	<b>Owner Name &amp; Address</b> BROWN, KAREN 18676 LIV 437 CHILLICOTHE, MO 64601
<b>Tax Year</b> 2025 <input type="button" value="▼"/>		
<b>Alternate Parcel number</b>	<b>Assessed Value</b> 30,740	<b>Acreage</b> 76.7000
<b>Land Use</b> -	<b>Lot Size</b>	<b>Township</b> BLUE MOUND
<b>Property Class</b> RURLIMP - Rural	<b>Tax Code</b> 03028 - BL MND R2 CHF	<b>Tax Status</b> Taxable
<b>Total Tax</b> \$2,190.25	<input type="button" value="Pay Taxes"/> <b>Net Taxable Value</b> 30,740	<b>Tax Rate</b> 7.1252
<b>Site Address</b> 18676 LIV 437 DAWN, MO 64638		
<b>Legal Description</b> SECTION: 34 TOWNSHIP: 57 RANGE: 24 LEGAL: E1/2 SE1/4 <b>Section/Township/Range</b> 34 / 57 / 24		

2025 Billing	
<b>Tax Billed</b>	\$2,190.25
<b>Penalty Billed</b>	\$0.00
<b>Cost Billed</b>	\$0.00
<b>Total Billed</b>	\$2,190.25
<b>Amount Paid</b>	\$2,190.25
<b>Total Unpaid</b>	<b>\$0.00</b>
<b>Date Paid</b>	12/1/2025
<b>Paid By</b>	BROWN, KAREN

Tax Due Amounts
Parcel has no balance due.

Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
<a href="#">2025</a>	\$2,190.25	\$2,190.25	\$0.00	12/1/2025
<a href="#">2024</a>	\$2,109.56	\$2,109.56	\$0.00	11/18/2024
<a href="#">2023</a>	\$2,086.98	\$2,086.98	\$0.00	11/13/2023
<a href="#">2022</a>	\$1,956.53	\$1,956.53	\$0.00	12/27/2022
<a href="#">2021</a>	\$1,955.99	\$1,955.99	\$0.00	12/30/2021
<a href="#">2020</a>	\$1,892.22	\$1,892.22	\$0.00	12/17/2020
<a href="#">2019</a>	\$1,885.93	\$1,885.93	\$0.00	12/13/2019
<a href="#">2018</a>	\$1,891.96	\$1,891.96	\$0.00	12/4/2018
<a href="#">2017</a>	\$1,884.31	\$1,884.31	\$0.00	12/6/2017
<a href="#">2016</a>	\$1,824.47	\$1,824.47	\$0.00	12/7/2016

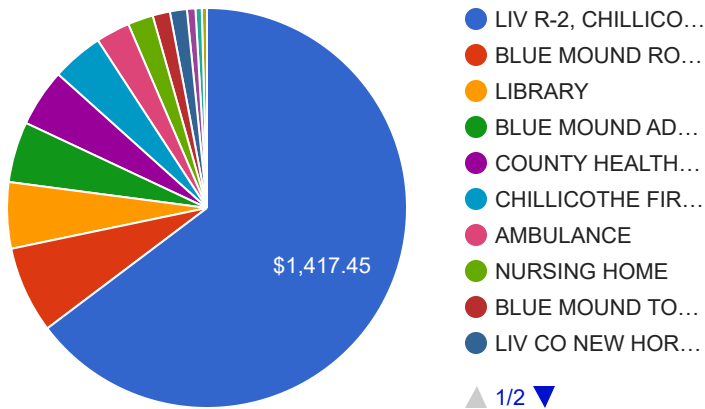
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Assessments			
Corrected Value	Land	Building	Total
<b>Agriculture</b>	3,120	2,600	5,720
<b>Commercial</b>	0	0	0
<b>Residential</b>	760	24,260	25,020
<b>Total</b>	<b>3,880</b>	<b>26,860</b>	<b>30,740</b>

Owner Information				
	Name	Relationship	Status	Document
	BROWN (ET AL), MARK & JANIS	PARCEL OWNER	RETIRED	
	BROWN (ET AL), MARK & JANIS		RETIRED	
	BROWN, KAREN	PARCEL OWNER	CURRENT	
	BROWN, KAREN		CURRENT	

**Taxing Bodies**

District	Tax Rate	Extension
LIV R-2, CHILLICOTHE	4.611100	\$1,417.45
BLUE MOUND ROAD & BRIDGE	0.499600	\$153.58
LIBRARY	0.381200	\$117.18
BLUE MOUND ADDED ROAD & BRIDGE	0.349700	\$107.49
COUNTY HEALTH DEPARTMENT	0.331900	\$102.02
CHILLICOTHE FIRE DISTRICT	0.297100	\$91.32
AMBULANCE	0.195800	\$60.19
NURSING HOME	0.146400	\$45.00
BLUE MOUND TOWNSHIP	0.099900	\$30.70
LIV CO NEW HORIZONS BOARD	0.097600	\$30.00
LIV CO SR SERVICE BOARD	0.048800	\$15.00
COUNTY	0.036100	\$11.09
STATE	0.030000	\$9.23
<b>TOTAL</b>	<b>7.125200</b>	<b>\$2,190.25</b>



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<b>Property Information</b>		
<b>Parcel Number</b> 14-02.00-03-0-00-01.00	<b>Mailing Name &amp; Address</b> BROWN, KAREN 18676 LIV 437 CHILLICOTHE, MO 64601	<b>Owner Name &amp; Address</b> BROWN, KAREN 18676 LIV 437 CHILLICOTHE, MO 64601
<b>Tax Year</b> 2025 <input type="button" value="▼"/>		
<b>Alternate Parcel number</b>	<b>Assessed Value</b> 830	<b>Acreage</b> 37.5000
<b>Land Use</b> -	<b>Lot Size</b>	<b>Township</b> BLUE MOUND
<b>Property Class</b> RURLIMP - Rural	<b>Tax Code</b> 03020 - BL MND R2	<b>Tax Status</b> Taxable
<b>Total Tax</b> \$56.68	<input type="button" value="Pay Taxes"/> <b>Net Taxable Value</b> 830	<b>Tax Rate</b> 6.8281
<b>Site Address</b> CO RD, MO		
<b>Legal Description</b> SECTION: 3 TOWNSHIP: 56 RANGE: 24 LEGAL: NE1/4 NE1/4		

<b>2025 Billing</b>		
<b>Tax Billed</b>		\$56.68
<b>Penalty Billed</b>		\$0.00
<b>Cost Billed</b>		\$0.00
<b>Total Billed</b>		\$56.68
<b>Amount Paid</b>		\$56.68
<b>Total Unpaid</b>		<b>\$0.00</b>
<b>Date Paid</b>		12/1/2025
<b>Paid By</b>		BROWN, KAREN

<b>Tax Due Amounts</b>
Parcel has no balance due.

Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
<a href="#">2025</a>	\$56.68	\$56.68	\$0.00	12/1/2025
<a href="#">2024</a>	\$57.69	\$57.69	\$0.00	11/18/2024
<a href="#">2023</a>	\$57.04	\$57.04	\$0.00	11/13/2023
<a href="#">2022</a>	\$57.25	\$57.25	\$0.00	12/27/2022
<a href="#">2021</a>	\$57.24	\$57.24	\$0.00	12/30/2021
<a href="#">2020</a>	\$57.78	\$57.78	\$0.00	12/17/2020
<a href="#">2019</a>	\$57.59	\$57.59	\$0.00	12/13/2019
<a href="#">2018</a>	\$61.43	\$61.43	\$0.00	12/4/2018
<a href="#">2017</a>	\$61.19	\$61.19	\$0.00	12/6/2017
<a href="#">2016</a>	\$61.34	\$61.34	\$0.00	12/7/2016

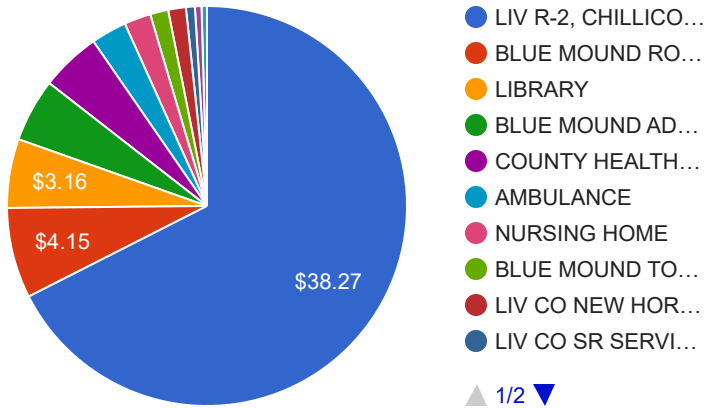
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Assessments			
Corrected Value	Land	Building	Total
<b>Agriculture</b>	830	0	830
<b>Commercial</b>	0	0	0
<b>Residential</b>	0	0	0
<b>Total</b>	<b>830</b>	<b>0</b>	<b>830</b>

Owner Information				
	Name	Relationship	Status	Document
	BROWN (ET AL), MARK & JANIS	PARCEL OWNER	RETIRED	
	BROWN, KAREN		RETIRED	
	BROWN, KAREN	PARCEL OWNER	CURRENT	
	BROWN, KAREN		CURRENT	

**Taxing Bodies**

District	Tax Rate	Extension
LIV R-2, CHILLICOTHE	4.611100	\$38.27
BLUE MOUND ROAD & BRIDGE	0.499600	\$4.15
LIBRARY	0.381200	\$3.16
BLUE MOUND ADDED ROAD & BRIDGE	0.349700	\$2.90
COUNTY HEALTH DEPARTMENT	0.331900	\$2.75
AMBULANCE	0.195800	\$1.63
NURSING HOME	0.146400	\$1.22
BLUE MOUND TOWNSHIP	0.099900	\$0.83
LIV CO NEW HORIZONS BOARD	0.097600	\$0.81
LIV CO SR SERVICE BOARD	0.048800	\$0.41
COUNTY	0.036100	\$0.30
STATE	0.030000	\$0.25
<b>TOTAL</b>	<b>6.828100</b>	<b>\$56.68</b>



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