



CHICAGO TITLE INSURANCE COMPANY[®]

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Allied Capital Title, LLC
Issuing Office: 208 W. Washington, Paris, IL 61944
Issuing Office's ALTA[®] Registry ID: 1070779
Commitment No.: 26-54651-1
Issuing Office File No.: 26-54651
Property Address: Farmland, Paris, IL 61944
Farmland, Paris, IL 61944
Farmland, Paris, IL 61944
Farmland, Paris, IL 61944
Farmland, Paris, IL 61944

SCHEDULE A

1. Commitment Date: August 21, 2026 at 12:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: To be determined
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

Jane Marie Phillips, Successor Trustees and Elizabeth Ann Dodge, Successor Trustees and Mary Susan McCabe, Successor Trustees and Carol Jean McCabe, Successor Trustees and Nancy Ellen McCabe, Successor Trustees and under Declaration of Trust of Patricia Ann McCabe dated February 11, 2000
5. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Allied Capital Title, LLC

Authorized Signatory

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72C170B

ALTA Commitment for Title Insurance (7-1-21)

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SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that 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.
6. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. **Allied Capital Title, LLC should be furnished with either:**
 - (a) **A certification of trust executed by the trustee in accordance with 760 ILCS 3/1013, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or**
 - (b) **In the alternative, the trustee, in his or her sole discretion, may deliver to the company a full copy of the trust agreement together with all amendments thereto. The company reserves the right to add additional items or make further requirements after review of the requested documentation.**

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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:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an accurate and complete land title survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien or right to a lien for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. 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.
8. **P.I.N. 05-12-07-400-004 - Parcel 1**
Tax year: 2025:
First Installment of \$1,121.80 is paid.
Second Installment of \$1,121.80 is paid.

P.I.N. 05-12-08-300-003 - Part of Parcel 1, Part of Parcel 2, Parcel 5
Tax year: 2025:
First Installment of \$2,593.06 is paid.
Second Installment of \$2,593.06 is paid.

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SCHEDULE B - PART II

(Continued)

P.I.N. 05-12-08-300-005 - Parcel 2

Tax year: 2025:

First Installment of \$284.83 is paid.

Second Installment of \$284.83 is paid.

P.I.N. 05-12-17-100-001 - Parcel 3

Tax year: 2025:

First Installment of \$3,459.42 is paid.

Second Installment of \$3,459.42 is paid.

P.I.N. 05-12-17-200-002 - Parcel 4

Tax year: 2025:

First Installment of \$3,102.05 is paid.

Second Installment of \$3,102.05 is paid.

9. **Taxes for the year(s) 2026 and payable 2027 are now a lien, but not yet due and payable.**
10. **Terms, provisions and conditions of an easement granted to General Telephone Company of Illinois, recorded April 26, 1972 in Book 7, Page 526 (Affects Parcel 1 - SE SE 7-14-13 and Parcel 5).**
11. **Terms, provisions and conditions of an easement granted to General Telephone Company of Illinois, recorded April 26, 1972 in Book 7, Page 527. (Affects Parcel 1 - SW SW 8-14-13 and Parcel 2 - SE SW 8-14-13)**
12. **Terms, powers, provisions and limitations of the trust under which title to said land is held.**
13. **Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.**
14. **Rights of way for drainage ditches, legal drain, feeders, laterals, and underground pipes, if any.**
15. **Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the leases.**

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EXHIBIT A

The Land is described as follows:

Parcel 1: The Southeast Quarter of the Southeast Quarter of Section 7 and the Southwest Quarter of the Southwest Quarter of Section 8, all in Township 14 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Parcel 2: The Southeast Quarter of the Southwest Quarter and the South 10 acres of even width of the Northeast Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 13 West of the Second Principal Meridian, Edgar County, Illinois, EXCEPT Part of the Southwest Quarter of Section 8, Township 14 North, Range 13 West of the Second Principal Meridian, Edgar County Illinois, being further described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North on a Geodetic Azimuth of 359 degrees 17 minutes 21 seconds along the West line of the Southeast Quarter of said Southwest Quarter a distance of 578.00 feet to an Iron Rod set for a place of beginning; thence continuing North 359 degrees 17 minutes 21 seconds along said West line a distance of 253.00 feet to an Iron Rod set; thence East 89 degrees 24 minutes 11 seconds a distance of 340.00 feet to an Iron Rod set; thence South 178 degrees 08 minutes 52 seconds a distance of 238.00 feet to an Iron Rod set; thence Westerly 266 degrees 54 minutes 07 seconds a distance of 345.04 feet to the place of beginning. Situated in Edgar County, Illinois.

Parcel 3: The East Half of the Northwest Quarter and the Northwest Quarter of the Northwest Quarter and the North 10 acres of even width of the Southwest Quarter of the Northwest Quarter of Section 17, Township 14 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Parcel 4: The East Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 17, Township 14 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Parcel 5: Part of the Southwest Quarter of Section 8, Township 14 North, Range 13 West of the Second Principal Meridian, Edgar County Illinois, being further described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North on a Geodetic Azimuth of 359 degrees 17 minutes 21 seconds along the West line of the Southeast Quarter of said Southwest Quarter a distance of 578.00 feet to an Iron Rod set for a place of beginning; thence continuing North 359 degrees 17 minutes 21 seconds along said West line a distance of 253.00 feet to an Iron Rod set; thence East 89 degrees 24 minutes 11 seconds a distance of 340.00 feet to an Iron Rod set; thence South 178 degrees 08 minutes 52 seconds a distance of 238.00 feet to an Iron Rod set; thence Westerly 266 degrees 54 minutes 07 seconds a distance of 345.04 feet to the place of beginning. Situated in Edgar County, Illinois.