

Agents National Title Insurance Company

Commitment Number: 2010010722

**SCHEDULE A**

1. Effective Date: January 26, 2010 at 08:00 AM
2. Policy or Policies to be issued: Amount
  - (a)  Owner's Policy ( ALTA Own. Policy (06/17/06) ) \$ 0.00  
Proposed Insured:  
TO BE DETERMINED
  - (b) \_\_\_\_\_ Loan Policy ( ALTA Loan Policy (06/17/06) )  
Proposed Insured:


3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
Hunters Edge, LLC

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

The North One-half of the Northeast One-fourth of the Southeast Quarter and the Southeast One-fourth of the Southeast Quarter of Section Nine (9); the South One-half of the Southwest Quarter of Section Ten (10), except Thirteen and One-half acres more or less off of the East side thereof which excepted tract lies East of the road, all in Township Fifty-nine (59), Range Nine (9), Shelby County, Missouri.

The Northwest One-fourth of the Southeast Quarter; the Northeast One-fourth of the Southwest Quarter; and the South Half of the Northeast One-fourth of the Southeast Quarter, all in Section Nine (9), Township Fifty-nine (59), Range Nine (9), Shelby County, Missouri.

**BLACK CREEK ABSTRACT AND TITLE, L.L.C.**

By:   
Authorized Officer or Agent

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**SCHEDULE B**

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:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment
- b. Rights or claims of parties in possession not shown by the public records.
- c. Easement or claims of easements, not shown by the public records.
- d. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- e. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- f. Taxes or special assessments which are not shown as existing liens by the public records.
- g. State and County Taxes and Assessments for 2010 and subsequent years. Tax Id No. 21-01-02-09-000-00-03.00 and 21-01-02-10-000-00-05.00. Taxes for 2009 were \$188.64 and \$60.98. None now due or payable.
- h. Although the legal description of the insured tract makes reference to acreage, no warranty or affirmation is made as to the actual acreage of the insured tract, and coverage as to acreage is specifically excepted herein.
- i. Decree of Incorporation of Public Water Supply District in the Circuit Court of Shelby County, Missouri and Order Declaring Decree of Incorporation of Public Water Supply District to be Final and Conclusive as recorded in Book 165 Page 738 of the records of Shelby County, Missouri.
- j. Order Authorizing Execution an Intergovernmental Cooperative Agreement to Ratify and Reaffirm the Creation of the Mark Twain Solid Waste Management District, as recorded in Book 185 page 688 of the records of Shelby County, Missouri and Intergovernmental Cooperative Agreement setting up Executive Board, structure, duties, powers and purposes as recorded in Book 185 Page 689 of the records of Shelby County, Missouri.
- k. Deed of Trust from Hunter's Edge, LLC to John W. Briscoe, Trustee for Federal Land Bank Association of South Alabama, FLCA dated February 27, 2008 and recorded March 3, 2008 at 11:16 a.m. in Book 199 page 245 of the records of Shelby County, Missouri.
- l. THIS IS AN INFORMATIONAL COMMITMENT ONLY! IT DOES NOT CONTEMPLATE THE ISSUANCE OF A POLICY, BUT RATHER IS INTENDED TO SHOW THE STATUS OF TITLE AND THEREFORE, NO REQUIREMENTS ARE SET FORTH. WE DO NOT CERTIFY AS TO CRIMINAL JUDGMENT RECORDS, OR THE JUDGMENT RECORDS OF THE ASSOCIATE, MUNICIPAL OR PROBATE DIVISIONS OF THE CIRCUIT COURT OF SHELBY COUNTY, MISSOURI, WHICH ARE NOT INDEXED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND WHICH CONSTITUTE LIENS AGAINST REAL PROPERTY IN SAID COUNTY. NO SEARCH IS MADE IN THE RECORDS OF UNITED STATES DISTRICT COURTS, FOR BANKRUPTCY PROCEEDINGS, SUITS PENDING OR UNSATISFIED JUDGMENTS. LIABILITY IS LIMITED TO THE AMOUNT PAID AND NO MORE.