



First American Title™

**Commitment for Title Insurance
Missouri - 2021 v. 01.00 (07-01-2021)**

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

Issuing Agent: **CharlaStark**
Issuing Office: **Cedar County Abstract & Title Co., Inc**
Issuing Office's ALTA® Registry ID: **1076508**
Loan ID Number:

Issuing Office File Number: **250808F**
Property Address: **742 South 935 Road, El Dorado Springs, MO 64744**
Revision Number:

SCHEDULE A

1. Commitment Date: **June 2, 20206**
2. Policy to be issued:
 - [a. 2021 ALTA® Owner's Policy ALTA®
Proposed Insured: **TBD**
Proposed Amount of Insurance: **\$**
The estate or interest to be insured: **Fee Simple**
 - [b. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$**
The estate or interest to be insured: **Fee Simple**
 - [c. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: **\$**
The estate or interest to be insured:
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: **Dustin J. Schaaf and Terri A. Schaaf, husband and wife**
5. The Land is described as follows:
See Schedule "A" (cont'd) for Legal Description

First American Title Insurance Company

By: 
Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions





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SCHEDULE A (cont'd)

Legal Description

Exhibit "A"

The West Half of the Southeast Quarter (W 1/2 SE 1/4) and the East Half of the Southwest Quarter (E 1/2 SW 1/4) and the South Half of the Northwest Quarter of the Southwest Quarter (S 1/2 NW 1/4 SW 1/4) AND All of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4); All being in Section Fifteen (15), Township Thirty Six (36), of Range Twenty Seven (27), Cedar County, Missouri.

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Form 50201429 (2-6-23)





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. Release of deed of trust executed by Dustin J. Schaaf and Terri A. Schaaf, husband and wife, to Scott Kennon, trustee for Community Bank of El Dorado Springs, dated August 28, 2025 and recorded September 3, 2025 in Book 2025 at page(s) 1822, securing \$1,000,000.00 and interest, evidenced by one note of even date, payable as in said deed of trust set forth.
6. Proper deed of conveyance executed by Dustin J. Schaaf and Terri A. Schaaf, husband and wife to TBD, conveying the fee simple estate to said land.

NOTE: CLOSING INFORMATION: If the closing for the property is to be conducted by CEDAR COUNTY ABSTRACT & TITLE CO., we require all monies due for the purchase to be in the form of a Cashier's Check, Certified Check, or Wire Transfer. We will require a wire transfer made payable to CEDAR COUNTY ABSTRACT & TITLE CO., if coming from a Financial Institution located in a state other than Kansas or Missouri. If the sale proceeds of any "payoff" pursuant to the closing require "Good Funds" received for such, it must be a Bank or Wire Transfer. The above applies to all closings unless other specific arrangements are made in advance. Due to wide variances in Banking practices and lack of control over funds "on the wire", we cannot accept financial responsibility for delays in the clearing of funds. The above mentioned Certified or Cashier's Check, must be made payable to "CEDAR COUNTY ABSTRACT & TITLE CO. ESCROW ACCOUNT". The above requirements are in accordance with Senate Bill 664, signed by the Governor July 10, 1996 and became effective on August 28, 1996.

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