

## Chicago Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: Adams County Abstract & Title Co.  
 Issuing Office: 231 N 6th St, Quincy, IL 62301-2905  
 ALTA® Universal ID:  
 Loan ID Number:  
 Commitment Number: 38388  
 Issuing Office File Number: 38388  
 Property Address: RR, Pike County, IL  
 Revision Number: 3

**SCHEDULE A**

1. Commitment Date: November 1, 2023
2. Policy to be issued:
  - (a) ALTA-2006 (6/17/06)
    - Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
    - Proposed Policy Amount: \$ 10,000.00
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 Commitment Date vested in:  
Walker R. Filbert, Trustee of the Maleta Maxine Schnepf February 2001 Trust (1/2 interest in Tract I and 100% interest in Tracts II & III); and Estate of Lyndle G. Schnepf, deceased (1/2 interest in Tract I)
5. The Land is described as follows:  
Tract I:  
  
The Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Ten (10);  
  
The Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Ten (10);  
  
AND the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Ten (10); EXCEPT Ten (10) acres off the east side thereof, AND EXCEPT that portion conveyed to John R. Lynch, Jr. as shown by Deed recorded in Deed Record 239, Page 539, Recorder's Office of Pike County, Illinois;  
  
The Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Three (3);  
  
The West Half (W $\frac{1}{2}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Three (3); EXCEPT the North Thirty-six (36) acres of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Three (3) as conveyed by Deed recorded in Deed Record 247, Page 65, Recorder's Office of Pike County, Illinois;  
  
All that part of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Two (2), being all that portion of said Quarter Section lying West of the Pittsfield and Barry Road; EXCEPTING, however, that portion conveyed to the Commissioners of Highways of

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



(38388.PFD/38388/5)

**SCHEDULE A**  
(Continued)

Derry Township, Pike County, Illinois, for road purposes as shown by Deed recorded in Deed Record 185, Page 389, Recorder's Office of Pike County, Illinois; AND EXCEPT that part conveyed to the People of the State of Illinois recorded in Book 145, at page 122 and shown on plat recorded in Book E of Plats, Page 5, slide 5;

All of the above situated in Township Five (5) South of the Base Line, Range Five (5) West of the Fourth Principal Meridian, Pike County, Illinois.

(55-008-07; 55-008-08; 55-002-11; 55-001-13 and 55-002-13)

Tract II:

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Three (3), Township Five (5) South, Range Five (5) West of the Fourth Principal Meridian, Pike County, Illinois. (55-003-02)

Tract III:

The West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Seven (7), in Township Five (5) South, Range Four (4) West of the Fourth Principal Meridian, situated in the County of Pike, in the State of Illinois. (54-005-10)

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION

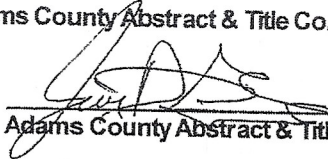


(38388.PFD/38388/5)

SCHEDULE A  
(Continued)

Adams County Abstract & Title Co.

By:

  
Adams County Abstract & Title Co.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION





## Chicago Title Insurance Company

**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. Instruments creating the estate or interest to be insured, in insurable form, must be executed, delivered and duly filed for record.
6. In the event any party to the transaction contemplates the use of a Power of Attorney, the Company requires submission of the Power of Attorney for approval no less than three days prior to closing.
7. The Company requires receipt of final loan figures no less than 24 hours prior to closing.
8. 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.
9. Release of any mortgage set forth in Schedule B unless the policies to be issued hereunder are to be subject to such mortgage, if any.
10. Executed ALTA 3738 Statement, if applicable.
11. 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.
12. 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.
13. 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.
14. The Company should be provided a statement from the borrower(s) relative to any mortgage shown on Schedule B

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



(38388.PFD/38388/5)

**SCHEDULE B**  
(Continued)

disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or post postponed payments or other restructuring of the debt secured by the mortgage.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

---

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



SCHEDULE B  
(Continued)SCHEDULE B, PART II  
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. 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.
2. Rights or claims of parties in possession not shown by the Public Records.
3. 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.
4. Easements, or claims of easements, not shown by the Public Records.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. Financing Statements, if any, not indexed against said real estate. The following Financing Statements are indexed against the real estate: None.
8. Rights of the public, the State of Illinois, the township and the municipality in and to that part of the premises in question taken, used or dedicated for roads or highways.
9. Rights of way for drainage ditches, drain tiles, feeders, laterals, public utilities and underground pipes, if any.
10. Taxes for the year 2023, which are a lien although not yet due and payable.  
Tax Code Nos. 55-008-07; 55-008-08; 55-002-11; 55-001-13 and 55-002-13 (I); 55-003-02 (II) and 54-005-10 (III).
11. INFORMATIONAL NOTE: Taxes for the year 2022 in the total amount of \$5,048.84 are PAID.

Lot Size: 374.83A m/l

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



(38388.PFD/38388/5)



**SCHEDULE B**  
(Continued)

(55-008-07) (I)

2022 - Net Assessment Value (after all deductions) 13430

2023 Assessed Value 15060

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

(55-008-08) (I)

2022 - Net Assessment Value (after all deductions) 2720

2023 Assessed Value 3140

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

(55-002-11) (I)

2022 - Net Assessment Value (after all deductions) 8330

2023 Assessed Value 9310

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

(55-001-13) (I)

2022 - Net Assessment Value (after all deductions) 980

2023 Assessed Value 1070

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

(55-002-13) (I)

2022 - Net Assessment Value (after all deductions) 15790

2023 Assessed Value 17300

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

(55-003-02) (II)

2022 - Net Assessment Value (after all deductions) 11590

2023 Assessed Value 12620

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

(54-005-10) (III)

2022 - Net Assessment Value (after all deductions) 21460

2023 Assessed Value 24650

Limited Homestead - N; Over 65 - N; New Construction - N; SCF - N; Ent - N

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



(38388.PFD/38388/5)

SCHEDULE B  
(Continued)

12. Terms, powers, provisions and limitations of the trust under which title is held. Relative thereto, we note the following:
- a) A certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, 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.

13. Lyndle G. Schnepf, owning an undivided 1/2 interest in Tract I of the land, died testate on February 14, 2022, leaving a will dated August 5, 2020, and admitted to probate on March 22, 2022, in Case No. 2022PR10, Circuit Court, Probate Division, Pike County, Illinois.

We have examined said estate and note the following:

- a) Statutory rights and powers of the Independent Executor;
- b) Claims allowed or which may be allowed against the estate;
- c) Expenses of administration;
- d) Illinois estate tax, Illinois generation skipping transfer tax and Federal Estate tax which may be charged against the estate;
- e) Power of sale conferred upon the Independent Executor;
- f) Rights of Legatees under the will.

NOTE: This commitment is based upon the assumption that title is to be conveyed pursuant to an Executor's Deed pursuant to power of sale.

NOTE: If title is to be derived through a Deed by one other than the Executor, a notice of probate pursuant to Section 20-24 of the Probate Act should be recorded in the Office of the Recorder of Deeds.

NOTE: Brenda Johnson appointed Independent Executor.

14. Rights of tenants in possession.
15. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION





**SCHEDULE B**  
(Continued)

amended, 7 USC 181 et seq., or any similar state laws.

16. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

Copyright 2006-2016 American Land Title Association. All rights reserved.  
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.  
Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION

