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Nita K. Cochran, Manager

January 11, 2016

TO: United Country
Attn: Jason Wallingford
520 N. 30th Suite 19
Quincy, IL 62301

Case No. M8734

In Re: Irish Properties

Good Morning:

Pursuant to your request, we are pleased to furnish the following Ownership and Encumbrances Report through December 18, 2015, on the property described as follows:

Tract I

(Tract 8)

A tract of land situated in and being all the Southwest Quarter and all of the West Half of the Southeast Quarter all in Section 12, Township 39 North, Range 14 West; also being a part of the tract described by deed recorded in Deed Book 231, Page 205 of the Records of Miller County, Missouri; said tract being more particularly described as follows:

Beginning at the Northwest Corner of Section 13, Township 39 North, Range 14 West; thence North 02 degrees 07 minutes 43 seconds along the North-South Section Line and the Easterly Line of tracts of land described by deeds recorded in Deed Book 216, Page 493 and Book 087, Page 212 of said records 2624.54 feet to the West Quarter Corner of Section 12, Township 39 North, Range 14 West; thence leaving said North-South Section Line and said Easterly Line South 88 degrees 38 minutes 48 seconds East along the Quarter Section Line and the Southerly Line of a tract of land described by deed recorded in Deed Book 182, Page 471 of said records 4024.98 feet to the Northeast Corner of the West Half of the Southeast Quarter of Section 12, Township 39 North, Range 14 West; thence leaving said Quarter Section Line and said Southerly Line South 01 degrees 52 minutes 09 seconds West along the Quarter Quarter Section Line and the Westerly Line of a tract of land described by deed recorded in Deed Book 182, Page 471 of said records 2672.03 feet to the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 13, Township 39 North, Range 14 West; thence leaving said Quarter Quarter Section Line North 88 degrees 56 minutes 12 seconds West along the Section Line 2689.44 feet to the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 13, Township 39 North, Range 14 West; thence North 86 degrees 02 minutes 38 seconds West along said Section Line 1348.41 feet to the point of beginning.

"Tract 8" is being used for identification purposes only and not as being considered part of the legal.

Tract II

(STONE- TRACT II)

A tract of land situated in and being all of the Northwest Quarter, all of the Southwest Quarter of the Northeast Quarter and a part of the Northwest Quarter of the Northeast Quarter of Section 24, and a part of the East Half of the Northeast Quarter of Section 23, all in Township 39 North, Range 14 West; also being a part of the tract described by deed in Deed Book 238, Page 653 of the Records of Miller County, Missouri; said tract being more particularly described as follows:

Beginning at the Northwest Corner of Section 24, Township 39 North, Range 14 West; thence South 88 degrees 17 minutes 28 seconds East along the Section Line and the Southerly Line of tract of land described by deed in Deed Book 231, Page 205 and Deed Book 238, Page 653, of the Records of Miller County, Missouri 3995.69 feet to a Conditional Line as described by deed in Deed Book 237, page 461 of said records; thence leaving said Section Line and said Southerly Line South 01 degrees 33 minutes 03 seconds West along said Conditional Line 1332.78 feet to East-West Quarter Quarter Section Line; thence leaving said Conditional Line South 88 degrees 09 minutes 48 seconds East along the said East-West Quarter Quarter Section Line 17.37 feet to the Northeast Corner of the Southwest Quarter of the Northeast Quarter of Section 24, Township 39 North, Range 14 West; thence leaving said East-West Quarter Quarter Section Line South 01 degrees 22 minutes 10 seconds West along the North-South Quarter Quarter Section Line and the Westerly Line of a tract of land described by deed in Deed Book 429, Page 148 of said records 1318.06 feet to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 24, Township 39 North, Range 14 West; thence leaving said North-South Quarter Quarter Section Line and said Westerly Line North 88 degrees 39 minutes 49 seconds West along the Quarter Section Line and the Northerly Line of tracts of land described by deed in Probate Book 4, Page 649, Deed Book 245, page 685 and Deed Book 301, page 583 of said records 4124.37 feet to the Centerline of County Side Road; thence leaving said Quarter Section Line and said Northerly Line along said Centerline along the following courses: thence North 16 degrees 07 minutes 58 seconds West, 152.15 feet; thence North 19 degrees 59 minutes 44 seconds West, 335.84 feet; thence North 17 degrees 15 minutes 40 seconds West, 260.34 feet; thence North 12 degrees 03 minutes 01 seconds West, 710.87 feet; thence North 08 degrees 06 minutes 34 seconds West, 132.99 feet; thence North 00 degrees 25 minutes 29 seconds West, 118.73 feet; thence North 07 degrees 01 minutes 20 seconds East, 190.18 feet; thence North 11 degrees 20 minutes 27 seconds East, 362.24 feet; thence in a Northeasterly direction along a curve to the right 153.28 feet, the radius being 373.67 feet and the long chord being North 23 degrees 05 minutes 33 seconds East, 152.21 feet; thence North 34 degrees 50 minutes 39 seconds East, 77.73 feet; thence in a Northeasterly direction along a curve to the right 200.40 feet, the radius being 951.54 feet and the long chord being North 40 degrees 52 minutes 39 seconds East, 200.03 feet; thence North 46 degrees 54 minutes 39 seconds East, 110.86 feet; thence North 45 degrees 08 minutes 44 seconds East, 65.99 feet to the Section Line; thence leaving said Centerline South 88 degrees 17 minutes 28 seconds East along said Section Line and Southerly Line of a tract of land described by deed in Deed Book 139, page 035 of said records 124.76 feet to the point of beginning.

Subject to all restrictions, reservations, conditions, easements and exceptions of record and to any roadways or power lines whether of record or not.

Miller County Title Co. finds as the last recorded deed for Tract I, a general warranty deed dated July 19, 2005 executed by Central District Alarm Inc. a Missouri Corporation in favor of Irish Properties LLC, a Missouri limited liability company, filed of record July 21, 2005, as Document No. 2005-4507, Miller County Recorder's Office.

Miller County Title Co. finds as the last recorded deed for Tract II, a general warranty deed (correction) dated August 24, 2005 executed by Central District Alarm Inc. a Missouri Corporation in favor of Irish Properties LLC, a Missouri limited liability company, filed of record August 29, 2005, as Document No. 2005-5450, Miller County Recorder's Office.

We find the following encumbrances against the property:

None

The property is subject to the following restrictions, reservations, conditions, easements and exceptions:

1. Rights or claims of parties other than, in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanic's or materialmen's liens.
4. Taxes for Tract I for the year 2015 are due and payable in the base amount of \$858.53. Taxes for the years up thru and prior to 2014 have been paid in full. (Parcel No. 15-1.0-12-000-000-004.000)
5. Taxes for Tract II for the year up through and prior to 2012 have been paid in full. (Parcel No.15-6.0-24-000-000-001.000; 2013 taxes are due in the base amount of \$106.86. 2014 taxes are due in the base amount of \$104.04. 2015 taxes are due in the base amount of \$108.84. Parcel No. 15-6.0-23-000-000-004.000; 2013 taxes are due in the base amount of \$13.51. 2014 taxes are due in the base amount of \$13.12. 2015 taxes are due in the base amount of \$13.54.)
6. Public and private roads and highways, church, school and cemetery sites, rights-of-way for railroads, oil and gas pipe lines, electrical transmission lines and all other easements, if any, thereon.
7. Violated restrictive covenants, if any, thereon.
8. Right-of-way in favor of the County of Miller, State of Missouri for "County Side Road".

Tract I

9. Subject to roadway easement according to instruments filed of record at Book 182, page 397; Book 231, page 205 and Book 237, page 27, Miller County Recorder's Office.

10. Easement in favor of Union Electric Company and Union Electric Light & Power Company according to instruments filed of record at Book 72, page 400; Book 97, page 29 and Book 97, page 32, Miller County Recorder's Office.

11. "Assignment of Rights-of-way, Easements and Grants" from Union Electric Company dba AmerenUE in favor of Gascoage Electric Cooperative according to instruments filed of record at Book 481, page 361 and Book 481, page 1022, Miller County Recorder's Office.

12. "Tract 8" is being used for identification purposes only and not as being considered part of the legal.

Tract II

13. Right-of-Way according to Warranty Deeds filed of record at Book 182, page 397 and Book 231, page 205, Miller County Recorder's Office.

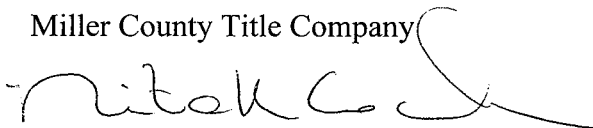
14. Easement in favor of Union Electric Company filed of record at Book 72, page 400 and Book 97, pages 29 and 39, Miller County Recorder's Office.

15. "Stone - Tract II" is being used for identification purposes only and not as being considered part of the legal.

This report does not pass on any easements, liens, etc., not included in the title records or not of record as of the date of this report. Neither does it pass on such set of facts that might be disclosed should an accurate and complete survey be made of the premises.

Miller County Title Company's liability for any claims arising from this Ownership and Encumbrance Report, including those alleging ERROR, OMISSION OR NEGLIGENCE is specifically limited to the amount paid for this report. This report is solely for the use of United Country and may not be transferred or relied upon by any other party without the prior written consent of Miller County Title Company.

Miller County Title Company



Nita K. Cochran