

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

99.72 Acres, in the Southwest part of the Northwest Quarter and the Northwest part of the Southwest Quarter of Section 30, Township 50, Range 15, bounded as follows:

Beginning at a stake the NW corner of New Madrid Survey 2446, and run thence South on Range and Section line, 29.62 chains to a stake in the center of the road; whence bears a stone East 30 links; thence South 88 3/4° East 24.09 chains to a stone; thence South 2 1/2° West 3.51 chains; thence South 89 1/4° East 14.43 chains; thence North 2 1/2° West 2.17 chains; thence North 86 1/2° East 49 links to the center of the road; thence North 9 3/4° West 2.26 chains to a stone, whence bears a hackberry 22 inches in diameter North 15 1/2° East 59 links; thence with the centerline of said road North 1/2° West 10.80 chains; thence North 43 1/2° West 9.39 chains; thence North 53 1/2° West 17.28 chains; thence North 33 1/2° West 1.64 chains to a stake in the cross road; thence South 89 1/4° West 16.47 chains to the point of beginning;

Also 122.85 Acres, being the Southwest part of Survey No. 2446 in the name of Louis Roy, and further described as being 54.15 Acres, the Northwest part of the Northwest Quarter of Section 31, and 68.70 Acres, the Southwest part of the Southwest Quarter of Section 30, Township 50, Range 15, bounded as follows:

Beginning at the Southwest Quarter of Survey, whence bears a stone West 25 links; thence South 88 3/4° East 23.50 chains; thence North 2° East 28.70 chains to a stone whence bears a Black Oak stump 30 inches in diameter South 47° West 22 links; thence North 66° West 1.30 chains to a stake on the West side of ravine whence bears an Elm 24 inches in diameter North 15 links; thence North 8.70 chains to a stake; thence North 2 1/2° East 13.86 chains to a stone under wire fence; thence North 88 3/4° West 24 chains to the middle of the County Road and Range line whence bears a stone East 30 links; thence South along the road an range line 51.76 chains to the beginning.

EXCEPT a tract of land located in the South Part of the Northwest Quarter of Section 30, Township 50, Range 15 and part North Part Southwest Quarter of Section 30, Township 50, Range 15, and being part of New Madrid Survey No. 2446, in County of Howard, State of Missouri, and being in all 15.31 Acres, more or less, described by Survey as follows:

Beginning at an Iron pin on East right of way line, Highway No. 240, said pin being (1) South 24.31 chains, (2) North 89 1/4° East 16.47 chains, (3) South 33 1/2° East 1.64 chains, (4) South 53 1/2° East 1.63 chains from the Northwest corner said Section 30, Township 50, Range 15; thence from point of beginning ran South 31° East 30.70 chains with East line said Highway; thence South 32° East 2.92 chains; thence South 33° East 2.53 chains to Iron pin; thence leaving Highway North 2 1/2° West 1.43 chains to Iron pin; thence North 86 1/2° East 49 links to iron pin in old road bed; thence with old road bed (1) North 9 3/4° West 2.26 chains, (2) North 1/2° West 10.80 chains to Iron Pin, (3) thence North 43 1/2° West 9.39 chains to Iron pin, (4) North 53 1/2° West 15.65 chains to point of beginning.

Consisting of 207.26 Acres, more or less.

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART I

File No.: MO-4263

Requirements

1. The following items need to be satisfied or released prior to closing. In the event these items are not satisfied or released they will show as exceptions on the policy(ies) when issued:
2. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed of record:

**This Informational Commitment is not an abstract or opinion of title, nor is it a commitment to insure title. This commitment is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.**



COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B  
PART II

File No. MO-4263

1. 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.
2. Standard Exceptions:
  - a. Rights or claims of parties in possession not shown by the public records.
  - b. Easements, or claims of easements, not shown by the public records.
  - c. Any encroachments, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the Land.
  - d. 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.
  - e. Taxes or special assessments which are not shown as existing liens by the public records.

Special Exceptions:

3. Howard County taxes for 2017 and prior years have been paid. Howard County taxes for 2018 represents a lien against the above described real estate. None now due or payable.
4. Tract 0732-00 with valuation of \$2,890.00. 54.15 A., Sec:31, Twp:50, Rg:15, Howard County, Missouri. Parcel # 11-9.0-31-000-000-004.000.(2017 Taxes paid in the amount of \$168.16)(For Informational Purposes Only)
5. Tract 0735-00 with valuation of \$7,550.00. 153.11 A., Sec:30, Twp:50, Rg:15, Howard County, Missouri. Parcel # 11-9.0-30-000-000-007.000.(2017 Taxes paid in the amount of \$439.31)(For Informational Purposes Only)
6. Land described is located in Public Water Supply District No. 3 of Howard County, Missouri.
7. Right-of-Way Easement recorded in Book 239, Page 87, executed by Mary Miller Payne, single and unmarried, to Public Water Supply District No. 3 of Howard County, Missouri, dated August 26, 1974, and filed of record September 9, 1974 at 11:12AM.
8. Land described is located in Public Water Supply District No. 1 of Howard County, Missouri.
9. Right-of-Way Easement recorded in Book 311, Page 802, executed by Robert M. Payne, to Consolidated Public Water Supply District No. 1 of Howard County, Missouri, dated January 10, 1994, and filed of record October 13, 1994 at 5:18PM.
10. Subject to easements and restrictions of record or not of record, if any, in Howard County, Missouri.

Note: If the Legal Description of the insured tract makes reference to acreage, the acreage is listed for descriptive purposes only, no warranty or affirmation is made as to the actual acreage of the insured tract, and coverage as to acreage is specifically excepted herein.

