

25-35221

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

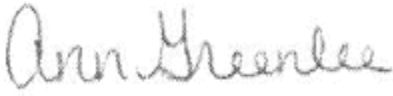
Issuing Agent: Allied Capital Title (Paris)
Issuing Office's ALTA Registry ID: 1213841
Loan ID Number:
Issuing Office File Number: 25-35221
Property Address: Farmland Paris, IL 61944
Revision Number: 2

SCHEDULE A

1. Commitment Date: **May 28, 2025**
2. Policy to be Issued:
 - (a) ALTA® 2021 Owner's Policy
Proposed Insured: **To Come**
Proposed Policy Amount: **\$10,000.00**
 - (b) ALTA® 2021 Loan Policy
Proposed Insured:
Proposed Policy Amount:
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 **The Estate of Jane Nicholson Mangrum, Deceased** and, as disclosed in the Public Records, has been since **October 8, 1991**
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

Allied Capital Title (Paris)

By: _____



Authorized Signatory

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File No.: 25-35221

EXHIBIT A

The Land is described as follows:

Tract 1A: The Southwest Quarter of the Southwest Quarter of Section 10, Township 15 North, Range 11 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 1B: The North 47 1/2 acres of the West Half of the Northwest Quarter of Section 15, Township 15 North, Range 11 West of the Second Principal Meridian. Situated in Edgar County, Illinois. ALSO the West 60 acres of even width of the East Half of the Northwest Quarter of Section 15, Township 15 North, Range 11 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 1C: The South 20 acres of the North 52.70 acres of Fractional Section 16, East of the Indian Boundary Line, Township 15 North, Range 11 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 2A: The West Half of the Northwest Quarter of the Southwest Quarter of Section 7, Township 16 North, Range 12 West of the Second Principal Meridian. Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any. Situated in Edgar County, Illinois.

Tract 2B: The West Half of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 12, Township 16 North, Range 13 West of the Second Principal Meridian Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any. Situated in Edgar County, Illinois.

Tract 3: The Northeast Quarter of the Northwest Quarter of Section 13, Township 16 North, Range 13 West of the Second Principal Meridian Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any. Situated in Edgar County, Illinois.

Tract 4: The West 16 1/2 feet of even width off the West side of the Southwest Quarter of the Northeast Quarter; ALSO the Northwest Quarter of the Northeast Quarter excepting the South 16 1/2 feet of even width off the South side of the said Northwest Quarter of the Northeast Quarter but reserving to the grantee herein and successors in title the tract 16 1/2 feet in width and 16 1/2 feet in length off the West end of the said South 1/2 feet of even width off the South side of the said Northwest Quarter of the Northeast Quarter aforesaid; ALL of the said above tracts being situated in Section 26, Township 15 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 5A: The Northeast Quarter of the Southwest Quarter of Section 26, Township 15 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

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Tract 5B: The Northwest Quarter of the Southeast Quarter of Section 26, Township 15 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 6: All that part of the West Half of the Southeast Quarter of Section 13, Township 13 North, Range 12 West of the Second Principal Meridian, lying West of State Route 1. EXCEPT Commencing at the Northwest corner of the Southeast Quarter of said Section 13; thence North 87 degrees 01 minute 57 seconds East, 135.381 meters (444.16 feet) along the North line of said Southeast Quarter; thence South 02 degrees 58 minutes 03 seconds East, 6.096 meters (20.00 feet) to the Southerly line of Township Road 255 and the Point of Beginning; thence North 87 degrees 01 minute 57 seconds East, 10.072 meters (33.04 feet) along said Southerly line to the existing westerly right of way line of Illinois Route 1; thence Southeasterly 105.225 meters (345.23 feet) along said right of way line, being a curve to the right, concentric with and 12.192 meters (40.00 feet) westerly of the centerline of Illinois Route 1, having a radius of 1424.057 meters (4672.09 feet), the chord of said curve bears South 13 degrees 59 minutes 44 seconds East, 105.201 meters (345.15 feet); thence South 11 degrees 52 minutes 42 seconds East, 179.705 meters (589.58 feet) along said right of way line, being a line parallel with and 12.192 meters (40.00 feet) westerly of said centerline; thence North 14 degrees 37 minutes 52 seconds West, 100.116 meters (328.46 feet); thence North 11 degrees 52 minutes 42 seconds West, 79.705 meters (261.50 feet) along a line parallel with and 17.000 meters (55.77 feet) Westerly of the said centerline; thence Northwesterly 100.859 meters (330.90 feet) along a curve to the left being concentric with and 17.000 meters (55.77 feet) Westerly of the said centerline, having a radius of 1419.249 meters (4656.32 feet), the chord of said curve bears North 13 degrees 54 minutes 49 seconds West, 100.838 meters (330.83 feet); thence North 54 degrees 31 minutes 21 seconds West, 8.04 meters (26.38 feet) to the Point of Beginning. Situated in Edgar County, Illinois.

Tract 7: The Southeast Quarter of the Southeast Quarter and all that part of the Northeast Quarter of the Southeast Quarter of Section 4, Township 12 North, Range 13 West of the Second Principal Meridian and described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter running thence North along the East line of said 40 acre tract 7.07 chains, thence West 7.07 chains, thence South 7.07 chains to the South line of said 40 acre tract and thence East along said South line 7.07 chains to the place of beginning, EXCEPT Beginning at Sta. 26+63 on the surveyed centerline of FAS 686, Section 57-Q, Edgar County as recorded in Plat Book 4, page 100 and 101, of the records of Edgar County, Illinois, thence Easterly 45 feet, thence Northerly 2192.91 feet parallel to said centerline of an even 45 foot width to a point which is 45 feet right of centerline Sta. 48+55.50, thence Easterly 9 feet, thence Northerly 643.80 feet parallel to said centerline of an even 54 foot width to a point which is 54 feet right of centerline Sta. 55+09, thence Westerly 14 feet, thence Northerly 923.11 feet parallel to said centerline of an even 40 foot width to a point which is 40 feet right of centerline Sta. 63+32, thence Westerly 40 feet to said surveyed centerline, thence Southerly 685 feet along said centerline to centerline Sta. 57+47, thence Westerly 50 feet, thence Southerly 1257.52 feet parallel to said centerline of an even 50 foot width to a point which is 50 feet left of centerline Sta. 44+89, thence Easterly 10 feet, thence Southerly 62.75 feet parallel to said centerline of an even 40 foot width to a point which is 40 feet left of centerline Sta. P.T. 44+26.25, thence Southerly 445.39 feet to a point which is 37 feet left of centerline Sta. 39+81, thence Easterly 37 feet to said surveyed centerline, thence South 1318 feet to the point of beginning, EXCEPT that part now being used for roadway purposes, all of the above described tract is situated in the Northwest Quarter of the Northwest Quarter of Section 10, and the West Half of the West Half of the Southwest of Section 3, and the East Half of the Southeast Quarter of Section 4, all in Township 12 North, Range 13 West of the Second Principal Meridian, Situated in Edgar County, Illinois.

Tract 8: The West Half of the West Half of the Southwest Quarter of Section 3, Township 12 North, Range 13

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West of the Second Principal Meridian, EXCEPT the North 3 acres of even width AND EXCEPT Beginning at Sta. 26+63 on the surveyed centerline of FAS 686, Section 57-Q, Edgar County as recorded in Plat Book 4, page 100 and 101, of the records of Edgar County, Illinois, thence Easterly 45 feet, thence Northerly 2192.91 feet parallel to said centerline of an even 45 foot width to a point which is 45 feet right of centerline Sta. 48+55.50, thence Easterly 9 feet, thence Northerly 643.80 feet parallel to said centerline of an even 54 foot width to a point which is 54 feet right of centerline Sta. 55+09, thence Westerly 14 feet, thence Northerly 923.11 feet parallel to said centerline of an even 40 foot width to a point which is 40 feet right of centerline Sta. 63+32, thence Westerly 40 feet to said surveyed centerline, thence Southerly 685 feet along said centerline to centerline Sta. 57+47, thence Westerly 50 feet, thence Southerly 1257.52 feet parallel to said centerline of an even 50 foot width to a point which is 50 feet left of centerline Sta. 44+89, thence Easterly 10 feet, thence Southerly 62.75 feet parallel to said centerline of an even 40 foot width to a point which is 40 feet left of centerline Sta. P.T. 44+26.25, thence Southerly 445.39 feet to a point which is 37 feet left of centerline Sta. 39+81, thence Easterly 37 feet to said surveyed centerline, thence South 1318 feet to the point of beginning, EXCEPT that part now being used for roadway purposes, all of the above described tract is situated in the Northwest Quarter of the Northwest Quarter of Section 10, and the West Half of the West Half of the Southwest of Section 3, and the East Half of the Southeast Quarter of Section 4, all in Township 12 North, Range 13 West of the Second Principal Meridian, Situated in Edgar County, Illinois.

Tract 9: The Northwest Quarter of the Northwest Quarter of Section 10, Township 12 North, Range 13 West of the Second Principal Meridian, EXCEPT 1 acre in a square form in the Southeast corner thereof used for school purposes. EXCEPT Beginning at Sta. 26+63 on the surveyed centerline of FAS 686, Section 57-Q, Edgar County as recorded in Plat Book 4, page 100 and 101, of the records of Edgar County, Illinois, thence Easterly 45 feet, thence Northerly 2192.91 feet parallel to said centerline of an even 45 foot width to a point which is 45 feet right of centerline Sta. 48+55.50, thence Easterly 9 feet, thence Northerly 643.80 feet parallel to said centerline of an even 54 foot width to a point which is 54 feet right of centerline Sta. 55+09, thence Westerly 14 feet, thence Northerly 923.11 feet parallel to said centerline of an even 40 foot width to a point which is 40 feet right of centerline Sta. 63+32, thence Westerly 40 feet to said surveyed centerline, thence Southerly 685 feet along said centerline to centerline Sta. 57+47, thence Westerly 50 feet, thence Southerly 1257.52 feet parallel to said centerline of an even 50 foot width to a point which is 50 feet left of centerline Sta. 44+89, thence Easterly 10 feet, thence Southerly 62.75 feet parallel to said centerline of an even 40 foot width to a point which is 40 feet left of centerline Sta. P.T. 44+26.25, thence Southerly 445.39 feet to a point which is 37 feet left of centerline Sta. 39+81, thence Easterly 37 feet to said surveyed centerline, thence South 1318 feet to the point of beginning, EXCEPT that part now being used for roadway purposes, all of the above described tract is situated in the Northwest Quarter of the Northwest Quarter of Section 10, and the West Half of the West Half of the Southwest of Section 3, and the East Half of the Southeast Quarter of Section 4, all in Township 12 North, Range 13 West of the Second Principal Meridian, Situated in Edgar County, Illinois.

Tract 10: The North Half of the East Half of the Northeast Quarter of Section 11, Township 12 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 11A & B: The South Half of the East Half of the Northeast Quarter of Section 11, Township 12 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois. AND The Northeast Quarter of the Southeast Quarter of Section 11, Township 12 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

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Tract 12A: The Southwest Quarter of the Southwest Quarter of Section 10, Township 12 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

Tract 12B: The Northwest Quarter of the Northwest Quarter of Section 15, Township 12 North, Range 13 West of the Second Principal Meridian. Situated in Edgar County, Illinois.

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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.
 - a. **Deed from Estate of Jane Nicholson Mangrum, Deceased to To Come to be recorded in the Edgar County Recorder's Office, State of IL.**
5. 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.
6. Be advised that the "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) becomes effective 1-1-2010. This act places limitations upon our ability to accept certain types of deposits into escrow. Please consult with your closer regarding the application of this new law to your transaction.
7. 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.
8. 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 the value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. **Copies of the Letters of Office and filed Will of Jane Nicholson Mangrum, deceased, should be furnished.**

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the Public Records.
3. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. 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.

7. P.I.N. 01-09-10-300-003 - Tract 1A**Tax year: 2023:****First Installment of \$1,105.20 is paid.****Second Installment of \$1,105.20 is paid.****P.I.N. 01-09-15-100-001 - Tract 1B****Tax year: 2023:****First Installment of \$2,959.56 is paid.****Second Installment of \$2,959.56 is paid.****P.I.N. 03-09-16-200-004 - Tract 1C****Tax year: 2023:****First Installment of \$555.26 is paid.****Second Installment of \$555.26 is paid.****P.I.N. 12-07-26-200-001 - Tract 4A****Tax year: 2023:**

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First Installment of \$990.77 is paid.
Second Installment of \$990.77 is paid.

P.I.N. 12-07-26-300-002 - Tract 5A
Tax year: 2023:
First Installment of \$606.28 is paid.
Second Installment of \$606.28 is paid.

P.I.N. 12-07-26-400-001 - Tract 5B
Tax year: 2023:
First Installment of \$742.40 is paid.
Second Installment of \$742.40 is paid.

P.I.N. 06-22-10-300-003 - Tract 12A
Tax year: 2023:
First Installment of \$803.57 is paid.
Second Installment of \$803.57 is paid.

P.I.N. 06-22-15-100-001 - Tract 12B
Tax year: 2023:
First Installment of \$689.62 is paid.
Second Installment of \$689.62 is paid.

P.I.N. 06-22-04-400-003 - Tract 7
Tax year: 2023:
First Installment of \$319.57 is paid.
Second Installment of \$319.57 is paid.

P.I.N. 06-22-03-300-001 - Tract 8
Tax year: 2023:
First Installment of \$549.44 is paid.
Second Installment of \$549.44 is paid.

P.I.N. 06-22-10-100-001 - Tract 9
Tax year: 2023:
First Installment of \$136.23 is paid.
Second Installment of \$136.23 is paid.

P.I.N. 11-03-07-300-001 - Tract 2A
Tax year: 2023:
First Installment of \$401.50 is paid.
Second Installment of \$401.50 is paid.

P.I.N. 15-02-12-400-001 - Tract 2B
Tax year: 2023:
First Installment of \$2,117.09 is paid.
Second Installment of \$2,117.09 is paid.

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P.I.N. 15-02-13-100-002 - Tract 3

Tax year: 2023:

First Installment of \$574.29 is paid.

Second Installment of \$574.29 is paid.

P.I.N. 06-22-11-200-002 - Tract 10 and 11A (Parcel will be split as N1/2 and S1/2)

Tax year: 2023:

First Installment of \$654.93 is paid.

Second Installment of \$654.93 is paid.

P.I.N. 06-22-11-400-002 - Tract 11B

Tax year: 2023:

First Installment of \$384.16 is paid.

Second Installment of \$384.16 is paid.

P.I.N. 14-18-13-400-001 - Tract 6

Tax year: 2023:

First Installment of \$965.20 is paid.

Second Installment of \$965.20 is paid.

- 8. Taxes for the year(s) 2024 and 2025 and payable 2025 and 2026 are a lien not yet due and payable.**
- 9. Terms, provisions and conditions of an easement granted to Midwestern Gas Transmission Company, recorded May 12, 1959 in Grants & Easement Book 2, Page 253. (Affects Tract 1C and other property)**
- 10. Terms, provisions and conditions of an easement granted to Clark-Edgar Rural Water District, recorded March 26, 1998 as Document Number 98-0001027. (Affects Tract 7)**
- 11. Terms, provisions and conditions of an easement granted to Edgar Electric Co-Operative Association, recorded May 12, 1997 as Document Number 97-0001760. (Affects Tract 9)**
- 12. Terms, provisions and conditions of an easement granted to Central Illinois Public Service, recorded December 4, 1991 in Grants & Easement Book 12, Page 307. (Affects Tract 6)**
- 13. Terms, provisions and conditions of an easement granted to GTE North Incorporated, recorded May 26, 1993 in Grants & Easements Book 12, Page 559. (Affects Tract 6)**
- 14. Terms, provisions and conditions of an easement granted to Central Illinois Public Service Company, recorded April 8, 1999 as Document Number 99-0001071. (Affects Tract 6)**
- 15. Copies of the Letters of Office and filed Will of Jane Nicholson Mangrum, deceased, should be furnished. This commitment is subject to such further exceptions, if any, as may be then deemed necessary.**
- 16. Claims against the estate of Jane Nicholson Mangrum, deceased.**
- 17. Federal and Illinois estate taxes, which may be charged against the estate of Jane Nicholson Mangrum,**

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deceased.

18. Statutory rights, powers and duties of the Executor/Administrator of the estate of Jane Nicholson Mangrum, deceased.
19. The public records do not show any means of ingress or egress to or from the land, and, by reason thereof, this commitment and our policy, if and when issued, should not be construed as insuring against any loss or damage by reason of lack of access to and from the land. (Affects Tract 1B, 1C, 4, 5B, 2A)
20. Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.
21. Rights of way for drainage ditches, legal drain, feeders, laterals, and underground pipes, if any.
22. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the leases.
23. Resolution adopted by the Edgar County Board of Supervisors on February 6, 1974, establishing a minimum setback distance (from the centerline) of 100 feet from State Highways, 85 feet from County Highways, 70 feet from Road District (Township) Highways, and 55 feet from any street within a subdivision, to be used by the people of unincorporated areas of Edgar County when constructing future improvements adjacent to the various classes of public streets and highways.
24. Please provide us with the completed ALTA Statement.
25. Note for Information - Wire Instructions for ACT as follows:
- | | |
|-------------------------|-------------------------------------|
| Bank: | Busey Bank, Urbana, Illinois |
| ABA Routing No.: | 071102568 |
| Account Number: | 400478111 |
| File Number: | 25-35221 |

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CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE issued by Chicago Title Insurance Company

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **Chicago Title Insurance Company**, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemzura
Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements; and
- f. Schedule B, Part II - Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense

*This page is only a part of a 2021 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.*



incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company shall not be liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY.

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CHICAGO TITLE INSURANCE COMPANY

NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Allied Capital Title (Paris)
208 W. Washington St.
Paris, IL 61944
P# 2174655821
F# 2174637265

File Number: 25-35221
Invoice Date: May 30, 2025
Policy Amount: \$10,000.00

To:

Acton & Snyder LLP
220 N. Vermilion St.
Danville, IL 61832

Customer:

To Come
Estate of Jane Nicholson Mangrum, Deceased

Property Address: Farmland Paris, IL 61944
Property Tax ID: 01-09-10-300-003
Property Address: Farmland Paris, IL 61944
Property Tax ID: 01-09-15-100-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 03-09-16-200-004
Property Address: 5121 N 625th St Paris, IL 61944
Property Tax ID: 06-17-27-352-001
Property Address: 5121 N 625th St Paris, IL 61944
Property Tax ID: 06-17-27-352-001
Property Address: 5121 N 625th St Paris, IL 61944
Property Tax ID: 06-17-27-352-001
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Property Address: 5121 N 625th St Paris, IL 61944
Property Tax ID: 06-17-27-352-001
Property Address: 5121 N 625th St Paris, IL 61944
Property Tax ID: 06-17-27-352-001
Property Address: 5121 N 625th St Paris, IL 61944
Property Tax ID: 06-17-27-352-001
Property Address: 3230 N. 600th St. Kansas, IL 61933
Property Tax ID: 06-22-03-300-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 06-22-04-400-003
Property Address: Farmland Paris, IL 61944
Property Tax ID: 06-22-10-100-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 06-22-10-300-003
Property Address: Farmland Paris, IL 61944
Property Tax ID: 06-22-11-200-002
Property Address: Farmland Paris, IL 61944
Property Tax ID: 06-22-11-400-002
Property Address: Farmland Paris, IL 61944
Property Tax ID: 06-22-15-100-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 08-17-29-300-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 08-17-30-100-004
Property Address: Farmland Paris, IL 61944
Property Tax ID: 08-17-30-200-002
Property Address: Farmland Paris, IL 61944

Property Tax ID: 08-17-30-300-001
Property Address: 3589 E 500th Rd Paris, IL 61944
Property Tax ID: 08-17-30-400-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 11-03-07-300-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 12-07-26-200-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 12-07-26-300-002
Property Address: Farmland Paris, IL 61944
Property Tax ID: 12-07-26-400-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 14-18-13-400-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 15-02-12-400-001
Property Address: Farmland Paris, IL 61944
Property Tax ID: 15-02-13-100-002

Description	Seller Charges	Buyer Charges	Quantity	Total
Search Fee		\$4,400.00	1	\$4,400.00
Grand Totals		\$4,400.00		\$4,400.00

PLEASE INCLUDE A COPY OF THIS INVOICE OR REFERENCE OUR FILE NUMBER ON YOUR PAYMENT.

Please Remit To:
Allied Capital Title (Paris)
208 W. Washington St.
Paris, IL 61944

Thank you!



STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No: 25-35221

Loan No:

Date: July 21, 2025

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months, (a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; (b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the building(s) thereon, as fixtures; (c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; (d) nor have any notices of lien been received, except the following, if any:
2. There are no revolving credit mortgages, line of credit mortgages, home equity loan mortgages, or other voluntary liens or mortgages affecting title, other than those shown on Schedule B of the Commitment, except the following, if any:
3. That all management fees, if any, are fully paid, except the following:
4. That there are no unrecorded security agreements, leases, financing statements, chattel mortgages or conditional sales agreements in respect to any appliances, equipment or chattels that have or are to become attached to the land or any improvements thereon as fixtures, except the following, if any:
5. That there are no unrecorded contracts or options to purchase the land, except the following, if any:
6. That there are no unrecorded leases, easements, or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any:
7. No unpaid Homeowners Association dues affects the land;
8. No proceedings in bankruptcy or receivership or other action in any state or federal court affecting the property are pending; and
9. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

Estate of Jane Nicholson Mangrum, Deceased

By: _____

To Come

By: _____

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____, 20____. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated

Signature

Mortgage Forbearance Statement

File # 25-35221

Borrower(s)/Seller(s): _____

Property Address: Farmland, Paris, IL 61944

The undersigned Borrower/Seller attest to the following:

The following represents all of the mortgages presently encumbering my Property:

FIRST MORTGAGE:

Lender/servicer: _____

Loan No.: _____

Have you entered into a forbearance* agreement or loan modification with this lender?
_____ Yes _____ No

SECOND MORTGAGE:

Lender/servicer: _____

Loan No.: _____

Have you entered into a forbearance* agreement or loan modification with this lender?
_____ Yes _____ No

OTHER MORTGAGES:

Lender/servicer: _____

Loan No.: _____

Have you entered into a forbearance* agreement or loan modification with this lender?
_____ Yes _____ No

* Forbearance: An agreement made between a mortgage lender and delinquent borrower in which the lender agrees not to foreclose on a mortgage and the borrower agrees to a mortgage re-payment plan that will bring the borrower current on their payments. ____

Date: _____

Signed: _____

Allied Capital Title (Paris)
Privacy Statement

AlliedCapitalTitle,LLC (“ACT”) respects the privacy and security of your non-public personal information (“Personal Information”) and protecting your Personal Information is one of our top priorities. This Privacy Statement explains ACT’s privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. A C T follows the privacy practices described in this Privacy Statement and, depending on the business performed, ACT may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To insurance companies agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies – We are permitted by law to share your name, address and facts about your transaction with other ACT companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties – We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out who your Personal Information has been disclosed to, and request correction or deletion of your Personal Information. However, ACT's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Allied Capital Title, LLC
201 W. Springfield
Ave, Suite 101
Champaign, IL 61820

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.