ALTA Commitment Form

COMMITMENT FOR TITLE INSURANCE
Issued by

STEWART TITLE GUARANTY COMPANY, a Texas Corporation (“Company”), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned by:

Platte County Title & Abstract - Platte City
2000 Kentucky, Suite B
Platte City, MO 64079
(816) 988-9400
CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at P.O. Box 2029, Houston, Texas 77252.

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1. **Effective Date**: October 23, 2012 at 8:00 A.M.

2. **Policy or Policies to be issued**:  
   (a) A.L.T.A. Owner's Policy 2006 (Standard)  
   Proposed Insured: To be determined  
   (b) A.L.T.A. Loan Policy 2006 (Standard)  
   Total Charge: TO BE DETERMINED

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is**:  
   Fee Simple

4. **Title to the said estate or interest in said land is at the effective date hereof vested in**:  
   Catherine Hamelin, a single person

5. **The land referred to in this Commitment is described as follows**:  
   SEE EXHIBIT "A" ATTACHED HERETO
A tract of land being part of the Fractional West Half of Section 10, Township 53 North, Range 33 West, Clay County, Missouri, being more particularly described as follows: Commencing at the Southeast corner of the Southwest Fractional Quarter of said Section 10, Clay County; thence North 00 degrees 15 minutes 40 seconds East along the East line of said Southwest Fractional Quarter, Clay County; a distance of 1022.00 feet to the Point of Beginning of the tract of land herein to be described; thence North 89 degrees 14 minutes 18 seconds West parallel with the South line of said Southwest Fractional Quarter, a distance of 1371.87 feet to the centerline of Thomas Lane (formerly known as the "Old Smithville to Edgerton County Line Road") as established by the plat of Thomas Lane Estates, a subdivision of land in Platte County and Clay County, Missouri; thence North 47 degrees 11 minutes 06 seconds West along said centerline, a distance of 463.81 feet; thence continuing along said centerline North 44 degrees 03 minutes 44 seconds West, a distance of 268.99 feet; thence continuing along said centerline North 42 degrees 48 minutes 15 seconds West, a distance of 416.66 feet to the West line of said Southwest Fractional Quarter, Clay County, also being the East line of the Southwest Fractional Quarter of said Section 10, Platte County, said line also being the Platte-Clay County Municipality line; thence North 00 degrees 06 minutes 20 seconds West along said line, a distance of 1378.36 feet to the South line of the North 120 acres of said Fractional West Half; thence South 89 degrees 13 minutes 13 seconds East along said South line, a distance of 2195.26 feet to the Southeast corner of said North 120 acres, and the East line of said Fractional West Half; thence South 00 degrees 15 minutes 40 seconds West along said East line of the Fractional West Half, a distance of 2180.99 feet to the Point of Beginning, subject to said Thomas Lane Right-of-Way.
Requirements:

1. Instruments in insurable form which must be executed, delivered and duly filed for record.

2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest or mortgage to be insured.

3. THIS COMMITMENT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT.

4. EXTENDED COVERAGE FOR POLICY: This Title Company has additional requirements for requests to remove standard exceptions, such as the standard exceptions for survey matters, mechanic’s liens, taxes not appearing of record, parties in possession, etc. Please contact the Company immediately with request for removal of any of the standard exceptions or other extended coverage so that underwriting requirements may be evaluated and satisfied.

5. Properly executed Warranty Deed from Catherine Hamelin and spouse, if any, vesting fee simple title in the proposed insured.

6. The application for title insurance does not indicate the name of the proposed buyer(s). We require the name(s) of the proposed buyer(s). If a proposed buyer is a trust or a legal entity, such as a corporation, limited liability company or partnership, additional trust or entity requirements may be made. Upon receipt of the name(s) of the buyer(s), we reserve the right to conduct a further examination of the public records and to make such further requirements and/or exceptions as we deem necessary.

7. NOTE: Our application reflects a request for an Owner's Policy only. If a Mortgagee’s Policy is also required, we reserve the right to make further requirements and/or exceptions that we deem necessary.


9. Payment and Release of record of the Deed of Trust executed by JRC Properties L.L.C. and Triple L Land Cattle LLC to Platte County Title & Abstract Company, Trustee For Catherine M. Hamelin, dated 01/20/2006 and recorded 01/23/2006 as Document No. 2006002922 in Book 5270 at Page 77 stating that it secures $790,000.00 and interest.

10. Pending Suit filed April 6, 2011, as Case No. 11CY-CV04009 in the Clay County Circuit Court, styled Cobert McDill, plaintiff, vs. Catherine E. Hamelin, defendant.

   NOTE: If no judgment is rendered by the date of closing, this requirement will be deleted. If a judgment is entered prior to closing which creates a lien on the subject property, we require either a satisfaction of judgment or a release of the subject property from the lien of said judgment for filing in the case.

11. NOTE: This commitment does not reflect the results of a search of the public records for liens or other matters that may exist against applicant buyer(s). We must be advised if the proposed deed of trust or mortgage secures funds advanced that are not used solely for the purchase of the land and normal closing costs. The Company reserves the right to amend this commitment and to make such further requirements and/or exceptions as it deems
necessary in regard to such matters.

12. NOTE: The Company requires that all documents to be recorded pursuant to this commitment be recorded at the Clay County Courthouse in Liberty, and that all such documents comply with the formatting requirements for recordability under Missouri Revised Code section 59.310, any violation of which may result in the Recorder's rejection of a non-conforming document or imposition of an additional $25.00 recording fee. Any such consequences shall be the responsibility of the parties to the non-conforming document.

13. Please forward your closing packages to:
STEWART TITLE COMPANY, MIDWEST DIVISION
2000 Kentucky Avenue, Suite B
Platte City, MO  64079.

For Closing questions please call 816-858-5498

NOTE:  ATTENTION LENDERS: loan packages should be e-mailed to STKCloan@stewart.com.
NOTE REGARDING TAX MATTERS FOR INFORMATION PURPOSES ONLY

State and county taxes for the year 2011 are paid in the amount of $302.19. TAX I.D. # 05204000200200.

NOTE: The currently available assessed valuation shown in the county tax records is $4,920.00.

NOTE: For your convenience, the county tax records reflect the address of the property to be 17803 THOMAS LANE RD, RURAL, MO 00000.

24 MONTH CHAIN OF TITLE - SHOWN FOR INFORMATIONAL PURPOSES ONLY:

Public records reflects the following conveyance documents filed of record in the last 24 months, and no other conveyances have been filed:

Warranty Deed by and between JRC Properties LLC, grantor(s), and Catherine Hamelin, grantee(s), recorded 06/15/2011 as Document No. 2011018733 in Book 6637 at Page 3,

Warranty Deed by and between Triple L Land Cattle, LLC, grantor(s), and Catherine Hamelin, grantee(s), recorded 06/15/2011 as Document No. 2011018734 in Book 6637 at Page 4.
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. Taxes 2012 and subsequent years.

4. The following matters regarding the watercourse running through the property are hereby excepted:
   a. Rights of upper or lower riparian owners in and to the use and the free and unobstructed flow of the water of said watercourse extending through the land, without diminution, and other riparian rights, whether or not shown by the public records, such as fishing, boating, swimming or other similar activity.
   b. Riparian water rights are not insured.

5. Any discrepancy between the actual boundaries of the land and the apparent boundaries indicated by fences, plantings and/or other improvements.


7. Tenancy either by month to month or by virtue of a written lease, by a party in possession of any part of the subject property.

8. Any documents linked herein are provided for convenience only. Linked documents are not an abstract or attempt to abstract and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action.
WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver’s license number.

All financial companies, such as the Stewart Title Companies, need to share customers’ personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers’ personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information</th>
<th>Do we share?</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes— to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes— to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td></td>
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<tr>
<td>For our affiliates’ everyday business purposes— information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates’ everyday business purposes— information about your creditworthiness.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
<tr>
<td>For our affiliates to market to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.</td>
<td>No</td>
<td>We don’t share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices

| How often do the Stewart Title Companies notify me about their practices?                                         | We must notify you about our sharing practices when you request a transaction. |
| How do the Stewart Title Companies protect my personal information?                                              | To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards. |
| How do the Stewart Title Companies collect my personal information?                                               | We collect your personal information, for example, when you
  • request insurance-related services
  • provide such information to us
  We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies. |
| What sharing can I limit?                                                                                       | Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances. |

Contact Us

If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1980 Post Oak Blvd., Privacy Officer, Houston, Texas 77056