

CENTRAL ILLINOIS TITLE COMPANY
602 East William Street
Decatur, Illinois 62523

Telephone (217) 422-1719
Fax (217) 422-2919

Agent for
Advocus National Title Insurance Company
Chicago Title Insurance Company
Fidelity National Title Insurance Company

STATEMENT

Title Insurance File No. CT: 11686
To: Cameron Huey; Ellen Ritchie; Sebastian Haro
Ordered By: Busey Bank
Email: cameron.huey@busey.com; ellen.ritchie@busey.com; sebastian.haro@busey.com
Date: May 14, 2026
File Name: CT: Long Trust to Come
Farmland
Christian County
Shelby County

Seller's Charges:

Initial Lien Search	\$1,250.00
Title Insurance (\$TO COME)	\$TO COME
State Policy Fee for Owner's Policy	\$ 3.00
Preparation of Deed and Real Estate Transfer Declaration	<u>\$ 125.00</u>
Seller's Total Due	\$1,378.00

Buyer's Charges:

Later Date Search	\$ 625.00
Mortgage Policy (\$TO COME)	\$ 150.00
State Policy Fee for Mortgage Policy	<u>\$ 3.00</u>
Buyer's Total Due	\$ 778.00
TITLEWORK TOTAL:	\$2,156.00

Effective January 1, 2011, a new Illinois State Law goes into effect to provide consumer protection. On all transactions, under Two Million Dollars, that we close and issue title policies, our Underwriter will be required to issue the Closing Protection Letter (CPL). We will no longer be charging to issue this CPL. The charges that will be collected and sent to our Underwriter will be:

Seller's CPL	\$50.00
Buyer's CPL	\$25.00
Lender's CPL	\$25.00**

** If a closing is conducted for a second mortgage, and the lender is not the same as the lender of the first mortgage, there is an additional \$25.00 charge.

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 EXTRACTIONAL 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.

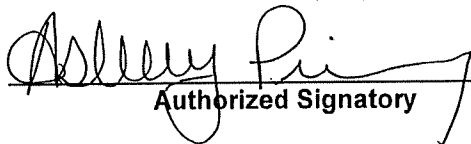
COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Chicago Title Insurance Company**, a 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.

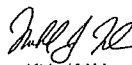
If all of the Schedule B, Part I—Requirements have not been met within **180 days** after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

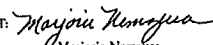
Countersigned

Central Illinois Title Company LLC


Authorized Signatory

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;
- 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 liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense 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 is not 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 IS 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.

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

Issuing Agent: **Central Illinois Title Company LLC**
Issuing Office: **602 E. William St., Decatur, IL 62523**
Issuing Office's ALTA® Registry ID: **3738**
Loan ID Number:
Commitment Number: **11686**
Issuing Office File Number: **11686**
Property Address: **Farmland, Christian County, IL & Shelby County, IL**
Revision Number: _____

SCHEDULE A

1. Commitment Date: **April 14, 2026, at 08:00 am Christian County**
April 17, 2026, at 08:00 am Shelby County
2. Policy to be Issued:
 - a. 2021 ALTA® Owner's Policy
Proposed Insured: **To Come**

Proposed Amount of Insurance: **To Come**
The estate or interest to be insured: **Fee Simple**
 - b. 2021 ALTA® Loan Policy
Proposed Insured: **To Come**

Proposed Amount of Insurance: **To Come**
The estate or interest to be insured: **Fee Simple**
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 **Busey Bank, successor by merger to Main Street Bank & Trust, N.A., successor by merger to First National Bank of Decatur, as successor Trustee under the provisions of the Ruth L. Long Trust dated the 22nd day of March, 2001**
5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"

CHICAGO TITLE INSURANCE COMPANY

Countersigned

Central Illinois Title Company LLC

By: _____

Authorized Signature

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EXHIBIT "A"

The Land is described as follows:

Parcel 1: The Southeast Quarter of the Southwest Quarter of Section 28, Township 12 North, Range 1 East of the Third Principal Meridian. Situated in Christian County, Illinois.

Parcel 2: North One-Half (N1/2) of the Northwest Quarter (NW1/4) of Section 20, Township 13 North, Range 1 East of the Third Principal Meridian, EXCEPT that part of the North 1/2, of the Northwest 1/4, of Section 20, Township 13 North, Range 1 East of the Third Principal Meridian, Christian County, Illinois, described as follows: Beginning at the Southwest corner of the North 1/2, of the Northwest 1/4, of said Section 20; thence N. 0 degrees 56 minutes 55 seconds W. 217.00 feet along the West line of the Northwest 1/4, of said Section 20; thence S. 89 degrees 18 minutes 50 seconds E. 208.00 feet to an iron pin set; thence S. 0 degrees 41 minutes 10 seconds W. 88.00 feet to an iron pin set; thence S. 89 degrees 18 minutes 50 seconds E. 331.15 feet to an iron pin set; thence S. 0 degrees 41 minutes 10 seconds W. 128.91 feet to an iron pin set on the South line of the North 1/2, of the Northwest 1/4, of said Section 20; thence N. 89 degrees 18 minutes 50 seconds W. 532.95 feet along said South line to the point of beginning, containing 2.00 acres, more or less, as per Plat of Survey dated June 8, 2012, by Robert L. Cox, Illinois Professional Land Survey No. 2442. EXCEPT all of the oil and gas and associated hydrocarbons, liquid or gaseous, coal and other minerals, in and under, and that may be produced. AND The South Half (S1/2) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) in Section 20, Township 13 North, Range 1 East of the Third Principal Meridian. Situated in Christian County, Illinois.

Parcel 3: The North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Eight (8), Township Thirteen (13) North, Range One (1) West of the Third Principal Meridian in Christian County, Illinois and the South Half (S1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 13 North, Range 1 West of the Third Principal Meridian, all in Christian County, Illinois. (Excepting coal, minerals and mining rights if, and as heretofore reserved or conveyed.) Situated in Christian County, Illinois.

Parcel 4: The Southeast Quarter (SE1/4) of Section 14; and the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section 14; in Township 13 North Range 2 West of the Third Principal Meridian and the Southeast Quarter of Section Fifteen (15); and the West Half of the Southwest Quarter of Section Fourteen (14); in Township Thirteen (13) North, Range Two (2) West of the Third Principal Meridian, in Christian County, Illinois; EXCEPT coal rights as previously conveyed. Situated in Christian County, Illinois.

Parcel 5: That part of the Northwest Quarter of the Southwest Quarter of Section Twenty-Six (26) Township Thirteen (13) North, Range Two (2) East of the Third Principal Meridian, Shelby County, Illinois described as follows: Beginning at the Northwest corner of the Southwest Quarter of said Section Twenty-Six (26); thence North Eighty-Nine degrees Fifty-Nine minutes Thirty-Six seconds (89 degrees 59 minutes 36 seconds) East Six Hundred Ten and Five Tenths (610.5) feet along the North line of the Southwest Quarter of said Section Twenty-Six (26); thence South One degree Nine Minutes Fifty-One seconds (1 degree 09 minutes 51 seconds) East One Thousand Three Hundred Twenty-Nine and Ninety-Three Hundredths (1329.93) feet to a point on the South line of the Northwest Quarter of the Southwest Quarter of said Section Twenty-Six (26); thence North Eighty-Nine degrees Thirty minutes Fifteen seconds (89 degrees 30 minutes 15 seconds) West Six Hundred Five and Five Tenths (605.5) feet along said South line to the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section Twenty-Six (26); thence North One degrees Twenty-Three minutes Ten seconds (1 degrees 23 minutes 10 seconds) West One Thousand Three Hundred Twenty-Four and Seventy-Three Hundredths (1324.73) feet along the West line of the Southwest Quarter of said Section Twenty-Six (26) to the point of beginning; EXCEPT beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section Twenty-Six (26); thence North

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One degrees Twenty-Three minutes Ten seconds (1 degrees 23 minutes 10 seconds) West Twenty (20.00) feet; thence South Eighty-Nine degrees Thirty minutes Fifteen seconds (89 degrees 30 minutes 15 seconds) East Eight Hundred Twenty-Five and Forty-Four Hundredths (825.44) feet; thence South One degrees Twenty-Three minutes Ten seconds (1 degrees 23 minutes 10 seconds) East Twenty (20.00) feet; thence North Eighty-Nine degrees Thirty minutes Fifteen seconds (89 degrees 30 minutes 15 seconds) West Eight Hundred Twenty-Five and Forty-Four hundredths (825.44) feet to the point of beginning, ALSO EXCEPT The North 20 feet of the West 610.5 feet of the Northwest Quarter of the Southwest Quarter of Section Twenty-Six (26) Township Thirteen (13) North, Range Two (2) East of the Third Principal Meridian. Situated in Shelby 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.
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. In the event that the contemplated transaction is a transaction for which a Real Estate Report is required to be submitted to the United States Department of the Treasury Financial Crimes Enforcement Network ("FinCEN Report"), then the parties to transaction (Seller(s) and Buyer(s)) shall, no later than the closing, provide to the Company the information and documentation necessary to enable the Company to complete the FinCEN Report. Such information and documentation include full legal name, date of birth, residential street address, and the IRS taxpayer identification number of the beneficial owners of the Buyer(s), as further defined and described in Section 1010.821 of Chapter 31 of the Code of Federal Regulations ("Code").

NOTE: The FinCEN Report requires that certain residential real estate transactions purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person, must be reported to the United States Department of the Treasury's Financial Crimes Enforcement Network. If the required information is not timely provided to the Company, the Company may elect to withdraw as the settlement company or otherwise be involved in the transaction.

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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 conditions 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. 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. 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. **Taxes for the year 2025 and thereafter.**

**First Installment 2024 taxes in the amount of \$765.60 has been paid.
Second Installment 2024 taxes in the amount of \$765.60 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.**

Permanent Index No. 11-20-28-300-004-00 (Parcel 1)

**First Installment 2024 taxes in the amount of \$1,851.73 has been paid.
Second Installment 2024 taxes in the amount of \$1,851.73 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.**

Permanent Index No. 01-15-20-100-001-00 (Parcel 2) (part of)

**First Installment 2024 taxes in the amount of \$1,720.26 has been paid.
Second Installment 2024 taxes in the amount of \$1,720.26 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.**

Permanent Index No. 01-15-20-100-002-00 (Parcel 2)

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First Installment 2024 taxes in the amount of \$912.92 has been paid.
Second Installment 2024 taxes in the amount of \$912.92 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 01-15-20-300-002-00 (Parcel 2)

First Installment 2024 taxes in the amount of \$3,254.50 has been paid.
Second Installment 2024 taxes in the amount of \$3,254.50 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 08-14-08-100-001-00 (Parcel 3)

First Installment 2024 taxes in the amount of \$2,243.73 has been paid.
Second Installment 2024 taxes in the amount of \$2,243.73 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 17-13-14-300-001-00 (Parcel 4)

First Installment 2024 taxes in the amount of \$2,062.70 has been paid.
Second Installment 2024 taxes in the amount of \$2,062.70 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 17-13-14-300-002-00 (Parcel 4)

First Installment 2024 taxes in the amount of \$4,012.31 has been paid.
Second Installment 2024 taxes in the amount of \$4,012.31 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 17-13-14-400-001-00 (Parcel 4)

First Installment 2024 taxes in the amount of \$4,428.91 has been paid.
Second Installment 2024 taxes in the amount of \$4,428.91 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 17-13-15-400-001-00 (Parcel 4)

First Installment 2024 taxes in the amount of \$253.47 has been paid.
Second Installment 2024 taxes in the amount of \$253.47 has been paid.
Taxes for the year 2025 and 2026 are not yet due or payable.

Permanent Index No. 0603-26-00-300-017 (Parcel 5)

8. Premises lie within the boundaries of #3 Assumption/Pana and #1 Pana/Assumption Drainage and are subject to assessments thereunder. (Parcel 1)
9. Premises lie within the boundaries of #1 Assum/Prairie and #7 Assumption Drainage and are subject to assessments thereunder. (Parcel 2)
10. Premises lie within the boundaries of Clear Creek Drainage and are subject to assessments thereunder. (Parcel 3)

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11. Premises lie within the boundaries of #1 Taylorville Drainage and are subject to assessments thereunder. (Parcel 4)
12. Premises lie within the boundaries of FB Twp DD2 Drainage and are subject to assessments thereunder. (Parcel 5)
13. Oil and Gas Lease by and between Charlie W. Marmor and Lola L. Marmor and to Forrest H. Lindsay dated May 13, 1948, and recorded June 15, 1948, in Book 210 on Page 399. (Parcel 2)

Note: Assignment of Oil and Gas Lease dated May 26, 1948 and recorded December 24, 1948, in Book 222 on Page 269. (Parcel 2)
14. Oil and Gas Lease by and between Harold O. Long and Ruth L. Long and to T. M. Pruett dated January 7, 1949, and recorded January 8, 1949, in Book 222 on Page 310. (Parcel 2)
15. Underground Coal Lease by and between Morris L. Fringer and Carolyn Sue Fringer, husband and wife and to Sangamon County Land Company, Division of Piamco, Inc., dated October 28, 1976, and recorded February 17, 1977, in Misc. Book 590 on Page 46 as Document No. 77-620. (Parcel 5)

Note: Further assignments not followed.
16. Easement by and between G.F. Burch and to Illinois Bell Telephone Co., dated May 20, 1931, and recorded July 21, 1931, in Book 170 on Page 100. (Parcel 4)
17. Public Utility Easement Agreement by and between Ruth L. Long, as Trustee under the terms and provisions set forth under a Trust Agreement dated March 22, 2001 and to City of Taylorville, Illinois, a municipal corporation dated December 30, 2008, and recorded December 30, 2008, as Document No. 2008R06455. (Parcel 4)
18. Easement as set forth in Warranty Deed dated January 31, 1984, and recorded February 7, 1984 in Book 666 on Page 25 as Document No. 84-476, from Morris L. Fringer and Carolyn Sue Fringer to Harold O. Long. (Parcel 5)
19. Right of Way Contract by and between Allan Ettinger and Mary Ann Ettinger and to Illana Company, a Delaware Corporation dated April 26, 1939 and recorded May 24, 1939, in Miscellaneous Book 189 on Page 594. (Parcel 3)

Note: Assignment of said right of way from Illana Company, a Delaware Corporation to Phillips Petroleum Company, a Delaware Corporation dated November 30, 1939, in Miscellaneous Book 192 on Page 527.
20. Right of Way Contract by and between Elbert Brown Waddle, also known as Elbert B. Waddle, Nelson Holmes Waddle, Flora Belle Waddle and Velma Addressa Waddle, also known as Velma Waddle and to Phillips Petroleum Company, a Delaware Corporation, dated July 9, 1951, and recorded August 9, 1951, in Book 241 on Page 193 as Document No. 99150. (Parcel 3)
21. Rural Right of Way Grant by and between Ruth L. Long and to Illinois Consolidated Telephone Company, an Illinois Corporation dated April 21, 1993, and recorded May 25, 1993, as Document No. 1993R3064. (Parcel 3)

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22. Dedication of Right of Way for Public Road Purposes by and between George F. Burch and Louise Burch and to County of Christian acting by and through the County Board of Supervisors or on its behalf dated April 8, 1933, and recorded April 10, 1933, in Book 112 on Page 187. (Parcel 4)
23. Right of Way Grant by and between Harold O. Long and Ruth L. Long and to Panhandle Eastern Pipe Line Company, a Delaware Corporation dated November 13, 1961, and recorded December 13, 1961 in Book 326 on Page 49 as Document No. 158160. (Parcel 4)
- Note: Amendment and Release of Tap Rights dated June 11, 2024 and recorded July 12, 2024, as Document No. 2024R02036.
24. Right of Way Grant by and between Harold O. Long and Ruth L. Long and to Central Illinois Public Service Company dated November 22, 1963, and recorded July 6, 1964 in Book 345 on Page 235 as Document No. 170219. (Parcel 4)
25. Right of Way Permit by and between Harold O. Long and Ruth L. Long and to Illinois Consolidated Telephone Company dated June 26, 1972, and recorded October 20, 1972, as Document No. 72-4751. (Parcel 4)
26. Right of Way Permit by and between Steve R. Wempen and Illinois Consolidated Telephone Company dated June 1, 1982, and recorded August 6, 1982, in Misc. Book 648 on Page 273 as Document No. 82-2447. (Parcel 5)
27. Right of Way Permit by and between Morris L. Fringer and Illinois Consolidated Telephone Company dated June 1, 1982, and recorded September 3, 1982, in Misc. Book 648 on Page 518 as Document No. 82-2904. (Parcel 5)
28. Right of Way Grant by and between Harold O. Long and Ruth Long and to Central Illinois Public Service Company dated November 19, 1984, and recorded November 30, 1984, as Document No. 84-5997. (Parcel 4)
29. Acknowledgement and Consent Agreement by and between Ruth L. Long, as Trustee under the Ruth L. Long Trust dated March 22, 2001, and to Illinois Consolidated Telephone, a corporation n/k/a Consolidated Communications, a corporation, and City of Taylorville and refers to Grant of Right of Way pursuant to Document No. 72-4751 recorded with the Christian County Recorder's Office on October 20, 1992 and the Grant of Right of Way pursuant to Document recorded July 21, 1931 in Book 170, Page 100; dated June 5, 2009, and recorded June 5, 2009, as Document No. 2009R03313. (Parcel 4)
30. Plat of Survey dated December, 1983, recorded February 7, 1984, in Misc. Book 665 on Page 47 as Document No. 84-478, by Robert L. Cox, Illinois Registered Land Surveyor Number 2442. (Parcel 5)
31. Easement Agreement to City of Taylorville, Illinois dated January 8, 2016 and recorded January 21, 2016, as Document No. 2016R-00226. (Parcel 4)

Note: Acknowledgement and Consent Agreement dated December 3, 2015 and recorded January 21, 2016, as Document No. 2016R00227.

Note: Acknowledgement and Consent Agreement dated July 15, 2016 and recorded August 8, 2016, as Document No. 2016R02855.

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32. Utility Easement to Sharpsburg and Neighboring Area Water System dated March 3, 2017 and recorded March 17, 2017, as Document No. 2017R00969. (Parcel 3)
33. Rights of the Public, the State of Illinois, the Township, the County and the municipality in and to that part of the land, if any, taken, unused, or dedicated for roads, streets, alleys, or highways.
34. Rights of way for drainage ditches, feeders, laterals, and underground pipe or tile, if any.
35. Rights of a property manager, if any, to a statutory lien on the premises for its property manager's fee.

Note: Furnish The Company with an affidavit by the owner stating that there is no property manager for the insured premises. In the absence thereof, provide a waiver of lien by the property manager covering the date of recording of the deed and mortgage to our insured.
36. Existing unrecorded leases and tenancies and all rights thereunder of the lessees and tenants and of any person claiming by, through or under the lessees.
37. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of any stream across the premises.
38. The search for this Commitment/Policy only covers Uniform Commercial Code filings made in the County Recorder's Office. No examination has been made of the Secretary of State's filings which may affect the property in question.
39. Terms, powers, provisions, and limitations of the Trust under which title to the land is held.
40. No buyer or buyers have been disclosed. This Commitment is subject to such further exceptions, if any, as may be deemed necessary when such parties are identified.

NOTE: This Commitment is subject to such further exceptions, if any, which may be disclosed after a name search has been made for judgments and other matters against all parties disclosed.

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**CENTRAL ILLINOIS TITLE COMPANY
PRIVACY POLICY NOTICE**

We collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as your name, address, telephone number, or social security number;
- Information about your transactions with us, our affiliates, or others. We receive this information from your lender, attorney, real estate broker, etc; and
- Information from public records.

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide the products or services requested by you or your lender.

We maintain physical, electronic, and procedural safeguards that comply with appropriate federal and state regulations.

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice: Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

CHICAGO TITLE INSURANCE COMPANY
STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND
LOAN POLICIES

File No.: 11686 Loan No. _____ Date 05/15/26

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. 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 pledges thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.
8. That I/we am/are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report has been furnished to or is available to me/us. (DELETE IF NOT APPLICABLE)

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

Seller or Owner

Busey Bank, successor by merger to Main Street Bank & Trust, N.A.,
successor by merger to First National Bank of Decatur, as successor
Trustee under the provisions of the Ruth L. Long Trust dated the 22nd
day of March, 2001

Purchaser

To Come

By _____

By Ellen Ritchie, as Vice President

Subscribed and sworn to before me this _____ day of _____, 20__

Subscribed and sworn to before me this _____ day of _____, 20__

Notary

Notary

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 _____. You are hereby authorized to date down the above commitment to cover the date of said disbursement

Dated

Signature