

Transaction Identification Data for reference only:

Issuing Agent: Vermilion County Title, Inc.
Issuing Office: 112 N. Vermilion St., Danville, IL 61832
Issuing Office's ALTA® Registry ID: T1045392
Loan ID Number:
Commitment Number: 210940
Issuing Office File Number:
Property Address: , , IL

SCHEDULE A

1. Commitment Date: December 29, 2023 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA®
Proposed Insured:
Proposed Policy Amount: \$ 10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
Karen Switzer and Bruce Spesard and Althea Ramsbottom
5. The Land is described as follows:

TRACT 1:

A PARCEL OF LAND BEING A PART OF WILLIAM B. FOSTER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN, VERMILION COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN SAID WILLIAM B. FOSTER'S SUBDIVISION; THENCE NORTH 89 DEGREES 14 MINUTES 38 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF LOT 8 IN SAID SUBDIVISION, A DISTANCE OF 659.23 FEET TO AN IRON PIN AND THE EAST LINE OF SAID LOT 8; THENCE SOUTH 00 DEGREES 52 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF LOTS 7 AND 8 IN SAID SUBDIVISION, A DISTANCE OF 624.12 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 32 MINUTES 50 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 660.93 FEET TO AN IRON PIN AND THE EAST LINE OF SAID LOT 10; THENCE SOUTH 00 DEGREES 43 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 34.35 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 179.32 FEET TO A WOOD POST; THENCE NORTH 01 DEGREE 13 MINUTES 14 SECONDS WEST, A DISTANCE OF 54.51 FEET TO A WOOD POST; THENCE SOUTH 88 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 195.95 FEET TO A MAG NAIL AND THE CENTERLINE OF COUNTY HIGHWAY 16 (INDIANOLA TO RIDGEFARM ROAD); THENCE NORTH 22 DEGREES 27 MINUTES 41 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 306.62 FEET TO A MAG NAIL; THENCE NORTH 87 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 489.51 FEET TO AN IRON PIN AND THE EAST LINE OF SAID LOT 10; THENCE NORTH 00 DEGREES 43 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 304.92 FEET TO THE POINT OF BEGINNING, SITUATED IN VERMILION COUNTY, ILLINOIS.

TRACT 2:

A PARCEL OF LAND BEING A PART OF WILLIAM B. FOSTER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN, VERMILION

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SCHEDULE A
(Continued)

Commitment Number: 210940

COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 6 IN SAID WILLIAM B. FOSTER'S SUBDIVISION; THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 662.93 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 88 DEGREES 04 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 12 IN SAID SUBDIVISION, A DISTANCE OF 35.01 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 43 MINUTES 07 SECONDS WEST, PARALLEL TO AND 35 FEET WEST OF THE EAST LINE OF LOTS 10, 11 AND 12 IN SAID SUBDIVISION, A DISTANCE OF 695.42 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 40 MINUTES 23 SECONDS EAST, A DISTANCE OF 35.00 FEET TO AN IRON PIN AND THE WEST LINE OF LOT 7 IN SAID WILLIAM B. FOSTER'S SUBDIVISION; THENCE NORTH 00 DEGREES 43 MINUTES 07 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 34.35 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 32 MINUTES 50 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 660.93 FEET TO AN IRON PIN AND THE EAST LINE OF SAID LOT 7; THENCE SOUTH 00 DEGREES 52 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 732.91 FEET TO THE POINT OF BEGINNING, SITUATED IN VERMILION COUNTY, ILLINOIS.

TRACT 3:

A PARCEL OF LAND BEING LOT 4 IN WILLIAM B. FOSTER'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN; EXCEPT THE NORTH 33 FEET OF EVEN WIDTH THEREOF AND EXCEPT:

BEGINNING AT AN IRON PIN ON THE WEST LINE OF SAID LOT 4, 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 89 DEGREES 50 MINUTES 56 SECONDS EAST, PARALLEL TO AND 33 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 223.57 FEET, TO AN IRON PIN; THENCE SOUTH 00 DEGREES 58 MINUTES 23 SECONDS EAST, PARALLEL TO THE WEST LINE OF SAID LOT 4, A DISTANCE OF 170.82 FEET, TO AN IRON PIN; THENCE SOUTH 89 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 223.57 FEET, TO AN IRON PIN AND THE WEST LINE OF SAID LOT 4; THENCE NORTH 00 DEGREES 58 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 170.82 FEET TO THE POINT OF BEGINNING, SITUATED IN VERMILION COUNTY, ILLINOIS.

TRACT 4:

A PARCEL OF LAND BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 12 WEST OF THE SECOND PRINCIPAL MERIDIAN, VERMILION COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 01 DEGREE 00 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1451.50 FEET TO AN IRON PIN AT THE CENTER OF THE OLD COUNTY ROAD (NOW ABANDONED) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 00 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1108.88 FEET TO A MAG NAIL AND THE CENTERLINE OF COUNTY HIGHWAY 16 (INDIANOLA TO RIDGEFARM ROAD); THENCE NORTHWESTERLY, A DISTANCE OF 412.87 FEET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1131.87 FEET, WITH A CHORD BEARING NORTH 53 DEGREES 41 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 410.58 FEET TO A MAG NAIL; THENCE NORTH 43 DEGREES 14 MINUTES 06 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 324.46 FEET TO A MAG NAIL; THENCE NORTH 06 DEGREES 41 MINUTES 44 SECONDS EAST, A DISTANCE OF 467.65 FEET TO A WOOD POST; THENCE NORTH 37 DEGREES 28 MINUTES 01 SECOND EAST, A DISTANCE OF 328.34 FEET TO AN IRON PIN AND THE

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SCHEDULE A
(Continued)

Commitment Number: 210940

CENTERLINE OF THE OLD COUNTY HIGHWAY (NOW ABANDONED); THENCE SOUTH 71 DEGREES 02 MINUTES 45 SECONDS EAST, ALONG SAID CENTERLINE, A DISTANCE OF 295.24 FEET TO THE POINT OF BEGINNING, SITUATED IN VERMILION COUNTY, ILLINOIS.

Chicago Title Insurance Co.

By: _____
Vermilion County Title, Inc.

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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. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office 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 value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

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SCHEDULE B
(Continued)

Commitment Number: 210940

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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:

General Exceptions

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. 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.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. 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.
8. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 32-20-202-004-0021 - CRLL 0251
NOTE: Taxes for the year 2022 are assessed in the amount of \$35.36 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 3.67; and the noted current Exemptions are: None.
9. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 32-20-202-017-0011 - CRLL 0246
NOTE: Taxes for the year 2022 are assessed in the amount of \$612.66 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 20.49; and the noted current Exemptions are: None.
10. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 32-20-202-016-0011 - CRLL 0243AA
NOTE: Taxes for the year 2022 are assessed in the amount of \$2,914.48 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 10.16; and the noted current Exemptions are: Owner Occupied, Senior and Freeze.
(Affects part of premises in question and other property)

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SCHEDULE B
(Continued)

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11. General Real Estate Taxes for the year 2023 are not yet due and payable.
P.I.N. No.: 32-28-200-006-0011 - CRLL 0397
NOTE: Taxes for the year 2022 are assessed in the amount of \$2,643.70 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 17.5; and the noted current Exemptions are: None.
(Affects part of premises in question and other property)
12. Easement of Illinois Power Company, its successors and assigns, for electric transmission lines, as contained in Easement dated November 5, 1946 and recorded January 28, 1947 as Document No. 509669 Book 492 Page 343.
13. Subject to an Easement for maintaining an existing well described as: A 20 foot easement of even width, lying South of a line being 33 feet South of the North line of Lot 4 in W.B. Foster's Subdivision of part of the Northeast Quarter of Section 20 Township 17 North, Range 12 West of the 2nd P.M., and beginning at the Northeast corner of the property described in Deed in Trust recorded as Document No. 22-05991 and extending West to the East line of said Lot 4.
(Affects Tract 3)
14. Subject to an Easement being 20 feet in width for ingress and egress along the entire East side of Tract 4 as described on Schedule A herein.
(Affects Tract 4)
15. The acreage stated in the legal description is for descriptive purposes only. Nothing in this commitment or in the Policy, when issued, should be construed as insuring against loss or damage due to the inaccuracy of the acreage or any discrepancy in the quantity of land so described.
16. 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.
17. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
18. Subject to easements apparent or of record, if any.
19. END SCHEDULE B.

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