

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

Issuing Agent: Vermilion County Title, Inc.
 Issuing Office: 112 N. Vermilion St., Danville, IL 61832
 Issuing Office's ALTA® Registry ID: T1045392
 Loan ID No.:
 Commitment No.: 213291
 Issuing Office File No.:
 Property Address: , , IL

SCHEDULE A

1. Commitment Date: January 16, 2025 at 08:00 AM
2. Policy to be issued:
 - a. 2021 Owner's Policy
 - Proposed Insured:
 - Proposed Amount of Insurance: \$ 10,000.00
 - 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: Randall D. Sollars and Ann R. Richards as tenants in common.
5. The Land is described as follows:

Parcel 1:

Part of the West Half of the Southwest Quarter of Section 26, Township 19 North, Range 14 West of the 2nd P.M., described as follows: Beginning at the Northwest corner of said tract, thence running South 1250 links, thence East to the East boundary of said tract, thence North 1250 links, thence West to the place of beginning, situated in Vermilion County, Illinois.

Parcel 2:

All that part of the East Half of the Northeast Quarter of Section 27 Township 19 North, Range 14 West of the 2nd P.M., which lies North of the State Road, more particularly described as follows: Beginning at a stone at the Northeast corner of said Section 27, thence West 1326 feet, more or less along the North line of said Section to a stone, thence South 2363 feet, more or less to a stone in the center of the State Road, thence Northeasterly and Easterly along the center line of said State Road to a stone on the East line of said Section 27, thence along the East line of said Section, 2171 feet, more or less, to the place of beginning, situated in Vermilion County, Illinois.

ALSO

Lots 1, 2, 3, 4, and 5 and part of Lots 6 and 7 of Clerk's Subdivision of the Southeast Quarter of Section 27 Township 19 North, Range 14 West of the 2nd P.M., described as follows: Beginning at a point 454.1 feet North of a stone at the Southeast corner of said Section 27, thence West parallel with the South line of said Section, 381 feet, thence North parallel with the East line of said Section, 177.4 feet, thence West parallel with the South line of said Section, 280 feet, thence North parallel with the East line of said Section, 163.4 feet, thence West parallel with the South line of said Section, 662 feet, thence North 2134.8 feet to a stone in

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SCHEDULE A
(Continued)

the center of the public highway known as the Old State Road, thence East following the center of the said highway in an Easterly direction to a stone in the center of the said highway and on the said East line of said Section 27, thence South 2267.9 feet to the place of beginning, EXCEPTING therefrom 1/2 acre in the Northeast corner used as a graveyard, situated in Vermilion County, Illinois.

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SCHEDULE A
(Continued)

Vermilion County Title, Inc.

By: Crisi Walls
Vermilion County Title, Inc.

Chicago Title Insurance Co.

By: Michael J. Nolan
Michael J. Nolan
President

ATTEST: Marjorie Nemzura
Marjorie Nemzura
Secretary

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Chicago Title Insurance Co.

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: 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.

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. Rights of claims of parties in possession not shown by Public Records.
2. 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.
3. Easement, or claims of easements, not shown by the Public Records.
4. Any lien, or right to 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 now 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, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1-Requirements are met

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SCHEDULE B
(Continued)

8. General Real Estate Taxes for the years 2024 and 2025 are not yet due and payable.
P.I.N.: 20-26-300-001-0021 - VNC 0502
NOTE: Taxes for the year 2023 are assessed in the amount of \$491.72 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 25.00 acres; and the noted current Exemptions are: None.
9. General Real Estate Taxes for the years 2024 and 2025 are not yet due and payable.
P.I.N.: 20-27-200-002-0021 - VNC 0513
NOTE: Taxes for the year 2023 are assessed in the amount of \$4,064.84 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 67.95 acres; and the noted current Exemptions are: None.
10. General Real Estate Taxes for the years 2024 and 2025 are not yet due and payable.
P.I.N.: 20-27-200-005-0011 - VNC 0514
NOTE: Taxes for the year 2023 are assessed in the amount of \$165.44 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 11.55 acres; and the noted current Exemptions are: None.
11. General Real Estate Taxes for the years 2024 and 2025 are not yet due and payable.
P.I.N.: 20-27-400-002-0021 - VNC 0526
NOTE: Taxes for the year 2023 are assessed in the amount of \$963.32 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 60.00 acres; and the noted current Exemptions are: None.
12. 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.
13. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
14. Subject to easements apparent or of record, if any.
15. END SCHEDULE B.

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Remit Payment To:
Vermilion County Title, Inc.
112 N. Vermilion St.
Danville, IL 61832

INVOICE

Billed To:

Invoice Date: January 16, 2025
Please Pay Before: January 16, 2025
Our File Number: 213291
Your Reference Number:

Property:

Brief Legal:

, IL
Vermilion County

DESCRIPTION			AMOUNT
	BUYER	SELLER	
Search & Exam	\$	\$ 178.00	178.00
Invoice Total Amount Due			\$ 178.00