



Commitment No.: WCT 23-0198

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 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 Policy Amount 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.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "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.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2016 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.

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- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in 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 shall 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 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 shall not be 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 will only have liability 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 shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be 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) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (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 and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, 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 the purpose of providing closing or settlement services.

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. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option 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>.

Issuing Agent:

WASHINGTON COUNTY TITLE
& ABSTRACT COMPANY

225 WEST ST. LOUIS STREET
NASHVILLE, IL 62263
Telephone # (618) 327-3613
Fax # (618) 327-4353

CHICAGO TITLE INSURANCE COMPANY



By:

[Signature]

President

ATTEST

[Signature]

Secretary

Countersigned:

[Signature: Sondra Knolhoff]
Authorized Signatory

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AMERICAN
LAND TITLE
ASSOCIATION





Transaction Identification Data for reference only:

Issuing Agent: WASHINGTON COUNTY TITLE & ABSTRACT COMPANY
Issuing Office: 225 WEST ST. LOUIS STREET, NASHVILLE, IL 62263
ALTA Universal ID: 1089420 Loan ID Number:
Commitment Number: WCT 23-0198 Issuing Office File Number: WCT 23-0198
Property Address: South Grand Road, Nashville, IL 62263
Revision Number:

SCHEDULE A

1. Commitment Date: 03/22/2023 at 04:00 p .m.
2. Policy to be issued:
(a) ALTA Owner's Policy 2006 Proposed Policy Amount:
Proposed Insured: \$ 10,000.00
to come
- (b) ALTA Loan Policy 2006 \$ 0.00
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
(Identify estate covered, i.e., fee, leasehold, etc.)
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Timothy L. Kirchner
5. The Land is described as follows:

See Continuation Sheet

Agent Name: WASHINGTON COUNTY TITLE & ABSTRACT COMPANY

By: Sondra Knolhoff
Authorized Signatory

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SCHEDULE A
Legal Description (Continued)

File No.: WCT 23-0198

Tract 1:

The West One-half of the Southwest Quarter of the Southeast Quarter of Section 22, Township 2 South, Range 4 West of the Third Principal Meridian, EXCEPT a tract of land commencing at the Southeast corner of said Section 22, thence North 88 degrees 15 minutes 53 seconds West (bearing assumed) along the South line of the Southeast Quarter of said Section 22, 2,014.40 feet to the Point of Beginning, thence continuing along said South line of Section 22, North 88 degrees 15 minutes 53 seconds West 71.29 feet, thence North 01 degree 40 minutes 15 seconds West 43.89 feet to a point 45.00 feet normally distant North of the proposed centerline of Township Road 165, thence South 88 degrees 19 minutes 45 seconds East on a line 45.00 feet North of and parallel with said centerline 71 feet more or less to the East line of the West One-half of the Southwest Quarter of the Southeast Quarter of said Section 22, thence South along said East line of Section 22, 44 feet more or less to the Point of Beginning, AND EXCEPT all coal and other minerals mixed with coal underlying the land and all rights and easements in favor of said mineral estate, situated in WASHINGTON COUNTY, ILLINOIS.

Tract 2:

The East One-half of the South Two-thirds of the East One-half of the Southwest Quarter of Section 22, Township 2 South, Range 4 West of the Third Principal Meridian, EXCEPT a tract of land commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 22, thence North 90 degrees 00 minutes 00 seconds West 80 feet to a point of beginning, thence North 90 degrees 00 minutes 00 seconds West a distance of 572.06 feet to a point, thence North 00 degrees 48 minutes 21 seconds East a distance of 751.55 feet, thence South 53 degrees 29 minutes 18 seconds East a distance of 543.90 feet, thence South 16 degrees 12 minutes 14 seconds East a distance of 445.56 feet to the point of beginning, AND EXCEPT all coal and other minerals mixed with coal underlying the land and all rights and easements in favor of said mineral estate, situated in WASHINGTON COUNTY, ILLINOIS.

Tract 3:

The East One-half of the Southwest Quarter of the Southeast Quarter of Section 22, Township 2 South, Range 4 West of the Third Principal Meridian, EXCEPT a tract of land conveyed to the Washington County Highway Department in Warranty Deed dated May 19, 2010 and recorded May 21, 2010 in Book 736 Page 96, AND EXCEPT all coal and other minerals mixed with coal underlying the land and all rights and easements in favor of said mineral estate, situated in WASHINGTON COUNTY, ILLINOIS.



SCHEDULE B, PART I
Requirements

File No.: WCT 23-0198

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.
9. Release of any Mortgage referenced on Schedule B-II unless the policies to be issued hereunder are to be subject to such Mortgage. (Affects Exception No. 11)
10. In order to eliminate Exception Nos. 25 & 26, the Spouse, if any, of the record title holder should join in the Conveyance/Mortgage.

See Continuation Sheet

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CHICAGO TITLE INSURANCE COMPANY
AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B, PART I
Requirements (Continued)

File No.: WCT 23-0198

11. In order to eliminate Exception No. 27 & 28, the requirements as stated thereon should be furnished.
12. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.



SCHEDULE B, PART II
Exceptions

File No.: WCT 23-0198

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 the 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, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
8. Taxes for the years 2022 and 2023 which are a lien although not yet due or payable.
2021 taxes paid.
Parcel No.: 14-11-22-400-006 - Tract 1 - \$128.38;
14-11-22-300-008 - Tract 2 - \$132.86;
14-11-22-400-007 - Tract 3 - \$71.60.
9. 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.
10. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
11. Mortgage dated October 10, 2018 and recorded October 10, 2018 as Document No. 270288, made by Timothy L. Kirchner, individually to Nashville Savings Bank, to secure an indebtedness in the principal amount of \$64,000.00 with interest as therein specified and subject to covenants, agreements and conditions therein contained. (Affects Tract 3)
12. Oil and Gas Lease made by George L. Hagler etux to William Arbeiter, dated May 11, 1959 and recorded June 23, 1959 in Oil and Gas Book W Page 226, demising the oil, gas, casing-head

See Continuation Sheet

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SCHEDULE B, PART II
Exceptions (Continued)

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- gas, casing-head gasoline, for a term of 10 years from date, with a production clause, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tract 1 and other land)
13. Mineral Severance: Warranty Deed made by George L. Hagler a/k/a George G. Hagler and Otilie Hagler a/k/a Tillie R. Hagler to Peabody Coal Company, dated December 6, 1968 and recorded December 10, 1968 in Book 268 Page 332, conveyed all coal and other minerals mixed with coal underlying Tract 1 and other land. NOTE: Mineral title not shown further. (For further particulars see record)
 14. Mineral Severance: Warranty Deed made by George L. Hagler et ux to Sentry Royalty Company, dated October 27, 1967 and recorded November 1, 1967 in Book 263 Page 75, conveyed all coal and other minerals mixed with coal underlying Tract 2 and other land. NOTE: Mineral title not shown further. (For further particulars see record)
 15. Oil and Gas Lease made by Thomas Andrew Kirchner et ux to W. G. Gess Jr., dated March 3, 1982 and recorded March 23, 1982 in Book LL Page 749, demising the oil and gas, for a term of 3 years from date, with a production clause, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tracts 1 and 2)
 16. Oil and Gas Lease made by Thomas A. Kirchner and Patricia M. Kirchner to Oelze Production Company, L.L.C., dated August 29, 1997, demising the oil, gas and all associated hydrocarbons, for a term of 5 years, as disclosed in Memorandum of Oil and Gas Leases dated December 3, 1997 and recorded December 11, 1997 in Book QQ Page 639, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tracts 1 and 2)
 17. Rights of owners of land bordering on Williams Creek in respect to the water and use of the surface of said creek. (Affects Tracts 1, 2 and 3)
 18. Oil and Gas Lease made by Hy. Helms et ux to E. C. Phelps, dated June 29, 1938 and recorded August 31, 1938 in Oil and Gas Book G Page 520, demising the oil and gas, for a term of 5 years from date, with a production clause, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tract 3 and other land)
 19. Mineral Severance: Warranty Deed made by Ella M. Storck et al to Peabody Coal Company, dated September 28, 1969 and recorded October 8, 1969 in Book 273 Page 274, conveyed all coal and other minerals mixed with coal underlying Tract 3 and other land. NOTE: Mineral title not shown further. (For further particulars see record)
 20. Oil and Gas Lease made by Emma L. Meyer et al to Montedoro Oil Company, dated August 9, 1982 and recorded June 21, 1983 in Book MM Page 845, demising the oil, liquid hydrocarbons, all gases and their constituent products, for a term of 3 years from date, with a production clause, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tract 3 and other land)
 21. Oil and Gas Lease made by John H. Storck, a widower having never been remarried, appearing herein through Olinda Schmale, his Agent and Attorney-in-Fact, under Power of Attorney dated June 22, 1981 to Montedoro Oil Company, dated August 9, 1982 and recorded June 21, 1983 in Book MM Page 847, demising the oil, liquid hydrocarbons, all gases and their constituent products, for a term of 3 years from date, with a production clause, and all rights thereunder of,

See Continuation Sheet



SCHEDULE B, PART II
Exceptions (Continued)

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and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tract 3 and other land)

22. Oil and Gas Lease made by Stanley Schmale et ux to Terra Marine Energy Company, dated August 12, 1997 and recorded October 23, 1997 in Book QQ Page 83, demising the oil, liquid hydrocarbons, all gases and their constituent products, for a term of 3 years from date, with a production clause, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further) (Affects Tract 3 and other land)
23. Rights of owners of land bordering on Williams Creek in respect to the water and use of the surface of said creek.
24. All rights and easements in favor of the holder of any interest in the mineral estate or of any party claiming by, through, or under said holder, if any.
25. Possible outstanding homestead interest in the present spouse, if any, of record title holder shown herein.
26. Under the provisions of the Illinois Religious Freedom Protection and Civil Union Act, the parties to a Civil Union or any substantially similar legal relationship recognized by another state, are the same as those of married persons. Any reference herein to "spouse", "marital rights", "husband", "wife" or similar reference to marital status or rights associated with marital status, shall include parties to a Civil Union or any substantially similar legal relationship recognized by another state and the rights thereunder.
27. The Company should be provided a statement from the borrower(s) relative to any mortgage shown on Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.
28. In the event the Amount of Insurance stated in Schedule A at the Date of Policy is less than 80 percent of the value of the insured estate or interest or the full consideration paid for the land, whichever is less, or if subsequent to the Date of Policy an improvement is erected on the land which increases the value of the insured estate or interest by at least 20 percent over the Amount of Insurance stated in Schedule A, then this Policy is subject to the following:
 - (i) where no subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that the amount of insurance at Date of Policy bears to the total value of the insured estate or interest at Date of Policy; or
 - (ii) where a subsequent improvement has been made, as to any partial loss, the Company shall only pay the loss pro rata in the proportion that 120 percent of the Amount of Insurance stated in Schedule A bears to the sum of the Amount of Insurance stated in Schedule A and the amount expended for the improvement.

The provisions of this paragraph shall not apply to costs, attorneys' fees and expenses for which the Company is liable under this policy, and shall only apply to that portion of any loss which exceeds, in the aggregate, 10 percent of the Amount of Insurance stated in Schedule A.