

HILLSBORO TITLE COMPANY, INC.
Hwy 21 & Third St.; P.O. Box 500
Hillsboro, Missouri 63050

Agent for: CHICAGO TITLE INSURANCE COMPANY

American Land Title Association Commitment for Title Insurance (06-17-06)

Prepared for: Father Time Auctions
Attn: Rick Bauer

SCHEDULE A

COMMITMENT NUMBER: 111997
EFFECTIVE DATE OF THIS COMMITMENT IS: February 11, 2009

Inquiries should be directed to: Examiner: Gary Whitney
Phone: (636) 797-2676

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|----|------------------------------------|--------|
| 1. | POLICY OR POLICIES TO BE ISSUED: | AMOUNT |
| | (a) ALTA OWNER'S POLICY (06-17-06) | NONE |

Proposed Insured:

INFORMATIONAL COMMITMENT ONLY.
NO POLICY WILL ISSUE.

2. The estate or interest in the land described or referred to in this Commitment is a Fee Simple.
3. Title to the said estate or interest in said land is at the effective date hereof vested in:
Marion Becker, as to Parcel No. 1;
Norville Becker, as to Parcel No. 2

4. The land referred to in this Commitment is described as follows:

Parcel No. 1:

Part of U.S. Survey No. 1996, Township 40 North, Range 5 East, Jefferson County, Missouri, described as follows: Beginning at a point in the western right-of-way line of State Highway No. 67, said point being located North 40 degrees 36 minutes East 753.15 feet distant from the most eastern corner of a tract conveyed to Caruthers by deed recorded in Book 0247 at page 51 of the Jefferson County land records; proceed thence with said right-of-way line North 41 degrees 04 minutes East 935.10 feet; thence departing from said right-of-way line and running North 78 degrees 23 minutes West 251.25 feet; thence North 31 degrees 04 minutes West 113.85 feet; thence South 58 degrees 56 minutes West 331.00 feet; thence South 30 degrees 53 minutes West 519.75 feet; thence South 45 degrees 32 minutes East 337.40 feet to the place of beginning, as per legal prepared by The Jefferson County Surveying Company dated September 17, 1987.

Less and excepting therefrom, that part conveyed to James Theodoro Jr. and Wilma Theodoro, his wife, by Deed recorded in Book 0388, Page 1730.

Parcel No. 2:

Part of U.S. Survey No. 1996, Township 40 North, Range 5 East, Jefferson County, Missouri, described as follows: Beginning at a point in the center of a traveled road Thirty (30) feet wide, said point being located North 87 degrees 24 minutes East 237.48 feet distant from the most southern corner of a tract of land recorded in Book 702 at page 396 of the Jefferson County land records; proceed thence with the center of said traveled road, North 87 degrees 24 minutes East 167.26 feet to a point of curve; thence Southeastwardly and to the right with a curve having a radius of 287.09 feet for an arc distance of 168.70 feet to a point of tangent; thence continuing with the center of said traveled road South 58 degrees 56 minutes East 64.05 feet to the northwestern right-of-way line of State Highway No. 67; thence with said right-of-way line South 41 degrees 04 minutes West 326.36 feet; thence departing from said right-of-way line and running North 78 degrees 23 minutes West 251.25 feet; thence North 31 degrees 04 minutes West 113.85 feet; thence North 39 degrees 33 minutes East 213.32 feet to the place of beginning.

Less and excepting therefrom, that part conveyed to County of Jefferson for Road and Utility Purposes, be Deed recorded in Book 0483, Page 1051.

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SCHEDULE B

COMMITMENT NUMBER: 111997

I. The following are the requirements to be complied with:

NONE. INFORMATIONAL COMMITMENT ONLY.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS:

2.
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Any encroachments, encumbrance, violation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the land.
 - (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - (e) Taxes or special assessments which are not shown as existing liens by the public records.

SPECIAL EXCEPTIONS:

3. General Taxes for the County of Jefferson for the year 2009.
4. Easements granted to Union Electric Company, according to instruments recorded in Book 182, Page 269; Book 193, Page 467; Book 199, Page 432; Book 320, Page 652; Book 320, Page 702; Book 694, Page 888; Book 753, Page 708 and Book 021, Page 12.
5. Easements granted to Southwestern Bell Telephone Company, according to instruments recorded in Book 589, Page 644 and Book 589, Page 646.
6. Easements granted to Public Water Supply District No. 5, according to instruments recorded in Book 650, Page 866 and Book 716, Page 818.
7. Road and Waterline Easements, according to instruments recorded in Book 0377, Page 456 and Book 0377, Page 458.
8. Limitation of abutter's rights of direct access to Highway No. 67.

The following is provided for informational purposes only:

NOTE: The fiscal tax year in Missouri is January 1 through December 31. Taxes are a lien as of January 1; become due and payable as of November 1; and become delinquent after December 31.

Tax Identification Number is:	18-6.0-23.0-011.22 (Parcel No. 1)
Amount of 2008 Taxes PAID:	\$257.73

Tax Identification Number is:	18-6.0-23.0-011.23 (Parcel No. 2)
Amount of 2008 Taxes PAID:	\$189.00