

**SCHEDULE B**  
(Continued)

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.

**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) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
- (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) General taxes for the year 2021 and thereafter, none now due and payable.

**SPECIAL EXCEPTIONS:**

3. Real Estate taxes and municipal charges, which may constitute a lien.
4. All assessments and taxes for the year 2021 and all subsequent years.
5. Property address shown for informational purposes only - not an insuring provision.
6. Easement for utility as disclosed by instrument filed August 31, 1987, recorded in Book 270, at Page 517, in favor of Citizens Electric Corporation, a Missouri corporation.
7. Easement for utility as disclosed by instrument filed April 7, 2000, recorded in Document No. 2000R01243, in favor of City of Perryville, a municipal corporation.
8. Easement for roadway as disclosed by instrument filed May 7, 2001, recorded in Document No. 2001R01581, in favor of City of Perryville, a municipal corporation.
9. Easement for utility as disclosed by instrument filed May 10, 2002, recorded in Document No. 2002R02034 in favor of City of Perryville, a municipal corporation.
10. Easement for utility as disclosed by instrument filed May 2, 2005, recorded in Document No. 2005R01525, in favor of City of Perryville, a municipal corporation.
11. Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Seminary Place Second Addition, filed for record in Document No. 2005R03124 on August 19, 2005 of the Records of Perry County, Missouri.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National 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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**SCHEDULE B**  
(Continued)

12. Easement for utility as disclosed by instrument filed January 10, 2006, recorded in Document No. 2006R00100, in favor of Citizens Electric Corporation, a Missouri corporation.
13. Easement for utility as disclosed by instrument filed March 9, 2006, recorded in Document No. 2006R00795, in favor of Citizens Electric Corporation, a Missouri corporation.
14. Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Final Plat of Seminary Place Third Addition, filed for record in Document No. 2007R00279 on January 25, 2007 of the Records of Perry County, Missouri.
15. Declaration of Restrictions as contained in instrument recorded March 2, 2007 in Document No. 2007R00753, and First Amendment to Declaration of Restrictions recorded in Document No. 2007R03400 on September 18, 2007, but deleting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people. Said Restrictions do not contain a forfeiture or reversionary clause.
16. Right of Way as disclosed by instrument filed July 3, 2007, recorded in Document No. 2007R02341, granted to Citizens Electric Corporation, a Missouri corporation.
17. Survey by Bader Land Surveying, Inc. done March 16, 2017 as Job No. DC17109 and filed for record on May 4, 2017 in Document No. 2017R01213.
18. Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said Final Plat of Crump Subdivision, filed for record in Document No. 2020R03182 of the Records of Perry County, Missouri.
19. Reservations, Restrictions, Easements, Dedications, Right of Ways and Setback Lines as may be shown upon the recorded plat of said LUNA'S Plaza, filed for record Document No. \_\_\_\_\_ of the Records of Perry County, Missouri.

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