

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

Issuing Agent: David M. Moore, Attorney

Issuing Office: David M. Moore, Attorney

Issuing Office's ALTA® Registry ID: 974714159

Loan ID Number:

Commitment Number: 24-616

Issuing Office File Number: 24-616

Property Address:

Revision Number:

SCHEDULE A

COMMITMENT

1. Commitment Date: October 9, 2025
2. Policy to be issued:
 - a. 2021 ALTA® Loan Policy
Proposed Insured: tbd
Proposed Amount of Insurance: \$ tbd
The estate or interest to be insured: Bellwood Corporation, a West Virginia Corporation
 - b. The estate or interest to be insured: Bellwood Corporation, a West Virginia Corporation
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.) Fee Simple*
4. The Title is, at the Commitment Date, vested in: **Bellwood Corporation, a West Virginia Corporation;**
5. The Land is described as follows:
See Attached Exhibit A

This page is only a part of a 2021 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.

ORT Form 4757 A

Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

SCHEDULE B I COMMITMENT

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. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
 - a. Real Estate Taxes for Fayette County have been redeemed for 2022 taxes and 2023 taxes have been paid. Real Estate taxes for 2024 are unpaid and delinquent.
5. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
6. 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.

BELLWOOD CORPORATION (FAYETTE COUNTY)

1. **In Trust Deed Book 1104 at Page 182**, there is of record an unreleased Credit Line Deed of Trust given by Bellwood Corporation, to Brian D. Gallagher, Trustee, dated December 20, 2024 securing Farmland Partners Operating Partnership, LP in the amount of \$6,380,000.00. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination.
2. **In Trust Deed Book 1104 at Page 200**, there is of record an unreleased UCC given by Bellwood Corporation to Farmland Partners Operating Partnership, LP.

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SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Policy Number: 24-616

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. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
2. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown in the public records.
3. Rights of parties in actual possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
4. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
 - a. 2024 and 2025 Taxes constitute a lien,
5. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.

BELLWOOD CORPORATION (FAYETTE COUNTY)

1. **In Deed Book 52 at Page 115**, there is of record an easement and right of way to Appalachian Power Company.
2. **In Deed Book 790 at Page 595**, there is of record a Supplemental Easement and Right of Way to Appalachian Power Company.

Alta TBD

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ORT Form 4757 B II

Schedule B II – ALTA Commitment 2021 v. 01.00

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Schedule B II – ALTA Commitment 2021 v. 01.00

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EXHIBIT A

DESCRIPTION OF PROPERTY for AUCTION TRACT 19

All of that certain lot, tract or parcel of land together with the buildings and improvements thereon, easements, rights of way, and the appurtenances thereunto belonging, situate in New Haven District, Fayette County, West Virginia and more particularly described as follows:

FIRST TRACT: Part of that certain tract of fee and mineral land containing 1295.64 acres, more or less, being the same tract of fee land leased by J. Q. Hutchinson and Leila. Hutchinson, his wife to Alaska Coal Company by the aforesaid lease dated the 1st day of April, 1944, and of record in the said Clerk's Office in Deed Book No. 107, at page 151, and reference is here made to the aforesaid recital of said leased premises for a more particular description of the tract of land hereby conveyed. The aforesaid fee tract of 1295.64 acres is located within the exterior boundary line and a part of the aforesaid 3059.24 acres in fee conveyed to J. Q. Hutchinson by Hutchinson Lumber Company, by the aforesaid deed dated the 15th day of October, 1917, and of record in the said Clerk's Office in Deed Book No. 45, at page 271.

For the purpose of more accurately defining the location and boundary of the tracts of land and real estate herein conveyed, reference is here made to a map of the J. Q. Hutchinson property, near Beelick Knob, Fayette County, West Virginia, as shown upon a map thereof, entitled "Map of J. Q. Hutchinson's property near Beelick Knob, West Va. Scale 1" = 400' W. O. Walkup, Surveyor, Oct. 20, 1944", filed of record in said Clerk's Office on the 24th day of August, 1962 in Map Book No. 15, pages 97-98.

THERE IS EXCEPTED AND RESERVED, the following outconveyances, some being surface only:

1. 7 acres in Deed Book 104 at Page 255;
2. 20 acres in Deed Book 140 at Page 73;
3. 25 acres in Deed Book 116 at Page 87;
4. 33.5 acres in Deed Book 139 at Page 218;
5. 11 acres in Deed Book 56 at Page 257;
6. 18 ½ acres in Deed Book 46 at Page 385;
7. 12.3 acres in Deed Book 66 at Page 155;
8. 11.8 acres in Deed Book 89 at Page 115;
9. 10 acres in Deed Book 111 at Page 412;
10. 4 acres in Deed Book 123 at page 95;
11. 4 acres in Deed Book 105 at Page 237;
12. 10 acres in Deed Book 127 at Page 319;
13. 4 acres in Deed Book 132 at Page 315; and
14. 20 acres in Deed Book 246 at Page 101;

This tract is currently assessed as 522.046 acres, Map 111, Parcel 12.

And being a portion of the property conveyed unto Bellwood Corporation, a West Virginia corporation, by deed dated December 23, 2013 from James C. Justice Companies, Inc. and of record in the Office of the Clerk of the County Commission of Fayette County, West Virginia in Deed Book 701 at Page 348.