

[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

07/01/2021

EXHIBIT A

DESCRIPTION OF PROPERTY for AUCTION TRACT 22

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:

SECOND:

Parcel 1:

All that certain tract of land situate on Big Sewell Creek in New Haven District of Fayette County, West Virginia, as the same is described in a deed from New River & Pocahontas Consolidated Coal Company to Hutchinson Lumber Company, dated April 27, 1916, of record in the Office of the Clerk of the County Commission of Fayette County, West Virginia, in Deed Book 47 at Page 226, as follows:

BEGINNING at two leaning chestnut oaks and small maple on a northwest hillside, same being corner to lands conveyed to E.J. Berwind by Julia A. Beury, et al, by deed dated June 22, 1904, and of record in the aforesaid Clerk's Office in Deed Book 27, at Page 15, and said lands being conveyed to said E.J. Berwind to New River & Pocahontas Consolidated Coal Company by deed dated July 24, 1908, and record in the aforesaid Clerk's Office in Deed Book 33 at Page 387, thence with the lines of both conveyances S 48-50 E 6014 feet to two chestnuts and a birch on a rock on north, thence N 69-23 E 3450 feet to a yellow lynn, white oak, and ironwood on the south side of a drain on west slope, thence N 25-21 W 11,834 feet to a chestnut stump and small chestnut near a cliff on east hillside, thence S 49-04 W 2887 feet to a maple and red oak on a cliff, thence N 06-07 E 850 feet, more or less, to a stake on the south side of Babbage Road on a line of said conveyances, thence leaving said line and through lands conveyed by above named deeds, and with the center of said road as it meanders in a southerly direction 8500 feet, more or less, to a locust stake with locust pointers on the north side of said road, same being a corner to a tract of 230.98 acres of surface conveyed to said New River & Pocahontas Consolidated Coal Company to E.W. Claypool, by deed dated March 30, 1912; thence with lines of said conveyances S 36 E 2038 feet to a stake, sourwood, service and red oak pointer in a flat; thence S 58-30 W 700 feet, more or less, to a stake on east side of old State Road, thence leaving the lines of said Claypool conveyance and with center of old State Road as it meanders in a southeasterly direction 1400 feet, more or less, to a stake on east side of old State Road, corner to the Gilkerson reservation of surface 103.26 acres, thence with the lines of said surface reservations N 41-12 E 2858 feet to a chestnut and sugar at fence corner to east slope; thence S 52-33 E 600 feet to a yellow lynn, maple and large chestnut stump in fence corner at head of drain; thence S 07-42 E 2404 feet to a large white oak, dead locust and two dogwoods in a flat about 50 feet north of said old State Road; thence S 45-30 W 50 feet, more or less, to a stake on north side of said old State Road; thence leaving the lines of said Gilkerson surface reservation and with the center of said old State Road as it meanders in an easterly direction 2700 feet, more

or less, to a stake on north side of said road said stake being on line of Jacob Hamilton 400 acre tract; thence leaving said road and with lines of said Hamilton tract N 63-24 E 50 feet, more or less, to a dead black oak and chestnut about 25 feet north of said road; thence S 42-46 E 817 feet to a stake by hickory stump, maple and chestnut pointers near edge of a flat; thence N 77-34 E 899 feet to a yellow lynn and fallen double chestnut on brow of north slope corner to same; thence leaving the lines of said Hamilton tract N 41-06 W 6060 feet to the beginning, containing 1416 $\frac{1}{4}$ acres, more or less, after deducting 13 $\frac{3}{4}$ acres for right of way next hereinafter excepted and reserved, together with all the rights, privileges and appurtenances thereunto belonging. There is excepted and reserved from this conveyance and not conveyed hereby the right of way for a railroad heretofore granted by said New River & Pocahontas Consolidated Coal Company to the Sewell Valley Railroad Company by deed dated March 29, 1913, of record in the aforesaid Clerk's Office in Deed Book 39 at Page 18.

This property is subject to any and all prior outconveyances.

The property is currently being assessed as 1134.62 acres, Tax Map 111, Parcel 4.

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.