

[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: 26-221

Issuing Office File Number: 26-21

Property Address: Raleigh County

Revision Number:

## SCHEDULE A COMMITMENT

1. Commitment Date: May 10, 2026
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: TBD
  - b. The estate or interest to be insured: Stretcher Neck Properties, LLC
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/Surface only*
4. The Title is, at the Commitment Date, vested in: Stretcher Neck Properties, LLC
5. The Land is described as follows:

### See Attached Exhibit, Auction Tract 6

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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 2025 are paid in full.
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.

a. Deed from: Stretcher Neck Properties, LLC

To: TBD

7. **In Trust Deed Book 5087 at Page 1162**, there is of record an unreleased deed of Trust given by Stretcher Neck Properties, LLC to Brian D. Gallagher, dated April 17, 2025 to secure Farmland Partners Operating Partnership, LP in the amount of \$4,000,000. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination.

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# SCHEDULE B II COMMITMENT

## EXCEPTIONS FROM COVERAGE

Policy Number: 26-36

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. 2026 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.**
6. Subject to those certain recorded and unrecorded rights-of-way for the public or private roads and for railroads, and easement public utility lines.
7. Right of the public, United States of America, State of West Virginia, and riparian owners in and to the beds and streams of any waterways and drainage areas.
8. Rights and claims of parties in possession.
9. Subject to rights of the owners of roadways.
10. Subject to rights of the owners of any cemeteries.
11. Subject to the rights of the owners of any railroad rights-of-ways.
12. Real property taxes have been assessed and paid on the property under examination through the year 2025. Taxes for the year 2025 are assessed in the name of Stretcher Neck Properties, Tax Account # 08588236; Tax Map # 10, Parcels # 61, described as 783.276 acres surface, in the amount of \$2,007.70, (without calculation for interest or discount) and are paid. Taxes for the year 2026 constitute a lien, but are not payable until July 15, 2026.
13. The following utility line easements and rights of ways may affect the property under examination:
  - a. In Deed Book 285 at Page 238, to APCO,
  - b. In Deed Book Micro Film 25 at Page 1568, to APCO,
  - d. In Deed Book Micro Film 22 at Page 1418, to APCO
  - e. In Deed Book 167 at Page 447, to C&O Railway Company.

f. In Deed Book 493 at Page 357, to C&O Railway Company,  
g. In Deed Book 757 at Page 232, to CSX Transportation, Inc.,  
h. In Deed Book 5088 at Page 0311, there is of record a right of way for ingress and egress to Amanda Leigh Redden.

**The property descriptions provided herein are not based on a current, certified land survey. All descriptions have been prepared using deeds and plats of record, limited field location, GIS data, and other available public sources. These materials may contain inaccuracies, approximations, or outdated information. This information is supplied for reference purposes only and should not be relied upon for establishing boundary lines, property corners, or for any legal, engineering, or construction purposes. A West Virginia licensed professional land surveyor should be consulted to obtain an accurate and up-to-date survey of the property.**

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**ORT Form 4757 B II**

Schedule B II – ALTA Commitment 2021 v. 01.00

07/01/2021

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**ORT Form 4757 B II**

Schedule B II – ALTA Commitment 2021 v. 01.00

07/01/2021

Parcel 6 Description:

BEING that certain parcel or boundary of land located along and south of Stanaford Road, east of Piney View, West Virginia, in the Town District of Raleigh County, West Virginia, designated on the Assessor's Tax Maps as Parcel 10-61, known as the Batoff Mountain Surface Tract, and which property is more particularly described from records as follows:

BEGINNING at a limestone monument in a field, a point approximately 430 feet northeast of the intersection of West Virginia Route 61 (Mount Hope Road) and West Virginia Route 41 (Stanaford Road), and a common corner with the Dunedin Fee Tract, now or formerly owned by Stretcher Neck Properties, LLC, as shown on "Map Showing Fee and Surface Lands Located in Fayette & Raleigh Counties, WV, Owned by The Erskine Company, Staunton, Virginia," by Thomas W. Howard of Fayette Engineering Company, dated February 16, 1987; thence with the Dunedin Fee Tract S76°16'00"E 4150.49 feet to a point on the line of a tract now or formerly owned by the USA, which tract is shown on a plat titled, "New River Gorge National River, Fayette, Raleigh, and Summers Counties, West Virginia, Boundary Line Survey Made For The National Park Service of The Department of the Interior," by G. A. Tice, Inc., dated January, 1993, which is the basis of bearing of this description; thence leaving the Dunedin Fee Tract and with the USA tract S30°56'45"W 1067.29 feet to a point on or near the centerline of a transmission line; thence continuing with the USA tract and with the transmission line S57°31'36"E 556.04 feet to a point on or near the centerline of a transmission line with an approximate elevation of 1600 feet; thence leaving the transmission line and continuing with the USA tract S83°30'31"E 5854.28 feet to a point, a common corner with the McCreery Surface Tract now or formerly owned by Stretcher Neck Properties, LLC, and shown on the above-mentioned plat by Thomas Howard; thence with the McCreery Surface Tract S13°49'39"W 5283.38 feet to a stake in the center of the main track of Piney Branch of C & O Railroad, said track being 32 feet southwest measured along the center of the track from the west of block or point of switch of the Wright Coal & Coke Company; thence leaving the McCreery Surface Tract S28°37'51"W 239.58 feet to a point in Piney Creek; thence S74°28'58"W 402.57 feet to a locust stake at the mouth of Fat Creek on the east edge of Piney Creek; thence up Piney Creek with its meanders the following courses and distances:

- S89°53'16"W 479.00 feet;
- Thence S69°53'16"W 644.00 feet;
- Thence N40°06'44"W 396.00 feet;
- Thence N74°06'44"W 528.00 feet;
- Thence S74°53'16"W 660.00 feet;
- Thence N71°06'44"W 330.00 feet;
- Thence N72°06'44"W 528.00 feet;
- Thence S50°53'16"W 825.00 feet;

Parcel 6 Description (continued):

Thence S70°53'16"W 660.00 feet;

Thence S88°53'16"W 660.00 feet;

Thence N73°09'44"W 594.00 feet;

Thence N82°06'44"W 891.00 feet;

Thence S83°53'16"W 1056.00 feet;

Thence S61°58'58"W 388.84 feet to a birch and spruce;

Thence leaving Piney Creek and up the mountain N61°38'58"W 100.00 feet to a limestone monument, a common corner with property now or formerly owned by The West Virginia Land Trust, Inc.; thence with The West Virginia Land Trust, Inc. N1°11'04"E 1430.78 feet to a 5/8-inch rebar extending six inches out of the ground and 12 inches from the edge of the rock cliff; thence leaving The West Virginia Land Trust, Inc. N0°02'46"E 1010.93 feet to a point; thence N87°46'48"E 1386.26 feet to a point; thence S2°37'27"E 400.00 feet to a triple maple on the cliffs; thence with the meanders of the cliffs S70°27'06"E 317.15 feet to a stake; thence S81°37'27"E 2169.70 feet to a double pine and three black jacks; thence N30°22'33"E 813.05 feet to a point, a corner of the Ira Hurt exception; thence S89°47'31"E 1706.47 feet to a ½-inch copper pipe at the southern corner of Lots 95 & 96 of the Level Flats Addition Subdivision, a corner to property now or formerly owned by Robert L. and Deborah Adkins; thence with Adkins S0°55'52"W 79.56 feet to a hole drilled into the top edge of a cliff; thence continuing with Adkins and with the meanders of the cliff the following courses and distances:

Thence N56°50'10"E 23.74 feet;

Thence N39°27'19"E 20.12 feet;

Thence S78°53'07"E 23.88 feet;

Thence S61°57'36"E 21.68 feet to a copper pipe on the top edge of the cliff;

Thence leaving the cliff and continuing with Adkins N0°55'55"E 65.56 feet to a ½-inch copper pipe at the southern corner of Lots 96 & 97 of the Level Flats Addition Subdivision; thence leaving Adkins and with the Level Flats Addition to Piney View, WV Subdivision S89°47'31"E 978.56 feet to a point, a common corner with property now or formerly owned by Charles and Jessica Fry; thence leaving the Level Flats Addition Subdivision and with Fry the following courses and distances:

S62°19'29"E 38.87 feet to a 15-inch pine at the edge of a cliff;

Thence S74°33'29"E 29.16 feet to an 8-inch white oak at the edge of a cliff;

Thence S56°51'29"E 45.76 feet to an "X" cut in a rock;

Thence N4°15'29"W 51.60 feet to a 10-inch white oak at the edge of a cliff;

Thence S45°07'29"E 52.65 feet to an "X" cut in a rock;

Thence N80°57'31"E 37.49 feet to an "X" cut in a rock;

Thence N6°04'29"W 54.60 feet to an 18-inch oak at the edge of a cliff;

Parcel 6 Description (continued):

Thence N26°54'29"W 38.79 feet to a 7-inch oak at the edge of a cliff;

Thence N32°27'31"E 107.77 feet to a 3-inch oak at the edge of a cliff;

Thence N13°39'29"W 46.05 feet to a T-hub;

Thence N89°47'29"W 192.05 feet to a tack and lead plug in concrete, a common corner with Lot 108 of Level Flats Addition Subdivision; thence leaving Fry and partly with the Level Flats

Addition Subdivision N0°55'31"E 1405.00 feet to a rail, the northeast corner of the Ira Hurt exception; thence N89°47'31"W 2740.00 feet to a point, the northwest corner of the Ira Hurt

exception; thence N1°22'31"E 900.00 feet to a point, the northeast corner of the Jesse Teel

exception; thence N89°27'29"W 1620.18 feet, the northwest corner of the Jesse Teel exception;

thence S1°22'31"W 144.92 feet to a plug in a rock on the line of property now or formerly owned by James L. and Mary Etta Meadows; thence leaving Meadows N55°39'14"W 1306.60 feet to two

oaks; thence N6°49'14"W 362.82 feet to a pine; thence N37°43'46"E 165.25 feet to a gum;

thence N62°20'46"E 636.99 feet to a chestnut oak; thence N46°44'14"W 1419.86 feet to a pine

snag; thence N76°00'14"W 1102.77 feet to a steel pin on the eastern right-of-way of West Virginia Route 41 (Stanaford Road), a common corner to Robert W. Crouch, III and Dorothy Crouch;

thence leaving Crouch and with the eastern right-of-way of said road in a northerly direction the following courses and distances:

N12°50'06"E 303.74 feet;

Thence N5°19'52"W 83.60 feet;

Thence N27°51'17"W 61.84 feet;

Thence N42°41'02"W 87.03 feet;

Thence N51°18'02"W 116.63 feet to a point on the edge of the right-of-way;

Thence leaving the right-of-way and N8°59'56"E 618.80 feet to the point of beginning, and containing 926.07 acres, more or less, after excluding the 100-foot wide right-of-way for the property now or formerly owned by CSX Transportation, Inc., and the 40-foot wide right-of-way for West Virginia Route 41 (Stanaford Road).

AND BEING the Batoff Mountain Surface Tract on the above-mentioned plat by Thomas Howard found in Map File 2 page 270-A in the Office of the Clerk of Raleigh County, West Virginia, and also the same property conveyed as the Batoff Mountain Surface Tract from Dublin Properties, LLC, unto Stretcher Neck Properties, LLC, by deed dated the 27<sup>th</sup> of June 1995, of record in Roll 79 Page 704.