

[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 8

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 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 5085 at Page 4022**, 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. This Deed of Trust was Modified by Modification of Deed of Trust dated December 5, 2025 and of record in **Trust Deed Book 5086 at Page 8625**.

8. **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.

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.

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 # 06298534 and 06298384; Tax Map # 1 and 3, Parcels # 82 and 1, described as 60 acres and 74.75 acres surface, in the amount of \$145.98 and \$156.08 (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 286 at Page 238**, to APCO,

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.

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 B II
Schedule B II – ALTA Commitment 2021 v. 01.00
07/01/2021

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 B II
Schedule B II – ALTA Commitment 2021 v. 01.00
07/01/2021

Parcel 8A Description:

BEING that certain parcel or boundary of land located along the waters of Mill Creek, east of Grandview, West Virginia, in the Town District of Raleigh County, West Virginia, designated on the Assessor's Tax Maps as Parcel 1-82, known as the Carper Tract 16 Surface Tract, and which property is more particularly described from records as follows:

BEGINNING at a 1 ¼-inch galvanized pipe near the top of a cliff on a fence line, marked as Point "A" on a plat by Fayette Engineering dated June 1992 and revised October 1992 (the basis of bearing of this description), a common corner with the Spruce Fork Surface Tract, both of which are 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 leaving the Spruce Fork Surface Tract and with the meanders of the cliff the following courses and distances:

N44° 14' 50"E 350.37 feet;

Thence S64° 43' 10"E 95.45 feet;

Thence N44° 48' 50"E 212.80 feet;

Thence N73° 59' 50"E 141.61 feet;

Thence S84° 04' 10"E 76.67 feet;

Thence N25° 24' 50"E 237.23 feet;

Thence S89° 22' 10"E 59.50 feet;

Thence N43° 13' 50"E 87.84 feet;

Thence N29° 40' 10"W 72.85 feet;

Thence N80° 24' 10"W 88.37 feet;

Thence N26° 33' 50"E 182.83 feet;

Thence N50° 52' 50"E 207.40 feet to a point marked Point "B";

Thence N59° 15' 50"E 248.49 feet to a lead plug in a rock outcrop at the top of the cliff with a twin poplar pointer;

Thence leaving the cliff S33° 12' 10"E 349.47 feet a line rail 0.41 east of the line; thence S33° 12' 10"E 227.33 feet to a limestone monument in a 10-inch locust (down) with 2-inch maple pointers; thence S25° 47' 10"E 1140.88 feet to Point "C" on a steep north bank of Mill Creek, passing a limestone monument at 1130.88 feet; thence up Spruce Fork of Mill Creek with its meanders, the following courses and distances:

S21° 12' 50"W 138.58 feet;

Thence S87° 59' 50"W 188.00 feet;

Thence S61° 58' 50"W 116.22 feet;

Thence S48° 44' 50"W 70.11 feet;

Thence S64° 22' 50"W 123.74 feet;

Thence S62° 25' 50"W 68.36 feet;

Parcel 8A Description (continued):

Thence S58° 20' 50"W 156.01 feet;

Thence N85° 45' 10"W 104.85 feet;

Thence S64° 05' 50"W 201.63 feet;

Thence S39° 44' 50"W 235.00 feet;

Thence S78° 00' 50"W 83.11 feet;

Thence S46° 33' 50"W 166.39 feet;

Thence S15° 52' 50"W 175.49 feet;

Thence S34° 10' 50"W 69.44 feet to Point "D", a 23-inch birch corner on the north bank of the fork, with a limestone monument as a reference bearing N17°26'W 2.68 feet and a lead plug in a rock in Spruce Fork as a reference bearing S22°32'E 30.03 feet; thence N25° 01' 10"W 1504.21 feet to the point of beginning, passing Point "E", a limestone monument on the south edge of a strip road with a small poplar pointer, at 862.52 feet; and containing 58.65 acres, more or less.

AND BEING the Carper Tract 16 Surface Tract on both of the above-mentioned plats, the 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 Carper Tract 16 Surface Tract from Dublin Properties, LLC, unto Stretcher Neck Properties, LLC, by deed dated the 27th of June 1995, of record in Roll 79 Page 704.

Parcel 8B Description:

BEING that certain parcel or boundary of land located along the waters of Mill Creek, east of Grandview, West Virginia, in the Town District of Raleigh County, West Virginia, designated on the Assessor's Tax Maps as Parcel 3-1, known as the Spruce Fork Surface Tract, and which property is more particularly described from records as follows:

BEGINNING at a stone, white oak, chestnut and hickory on the west side of Spruce Fork of Mill Creek near Grandview, which corner is 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 N76°59'30"W 610.00 feet to a stone at the eastern right-of-way of West Virginia Route 9 (Grandview Road); thence with the eastern right-of-way of said road N15°49'30"E 50.00 feet to an iron pipe, a common corner with land formerly owned by Wesley J. Carper, et al., and shown on "Map Showing 78.59 Acre Surface Tract to Be Deeded to Wesley J. Carper, Lillian Carper and James K. Carper, Elizabeth Carper By The Erskine Company Inc.," by Kenneth Boblett, dated October 1976; thence leaving Grandview Road and with the former Carper property the following courses and distances:

S76°37'02"E 272.17 feet to a pipe;

Thence N71°07'20"E 289.94 feet to a hub;

Thence N68°08'45"E 104.00 feet to a pipe;

Thence N41°11'15"E 195.24 feet to a pipe;

Thence N16°12'50"E 150.27 feet to a pipe;

Thence N4°04'30"E 102.37 feet to a hub;

Thence N42°03'50"E 158.37 feet to a tack in the root of a 24-inch hemlock;

Thence N33°40'30"E 237.71 feet to a pipe;

Thence N1°41'00"W 275.32 feet to a pipe;

Thence N39°27'10"E 221.38 feet to a pipe;

Thence N5°40'50"E 166.03 feet to a hub;

Thence N74°01'30"W 130.58 feet to a hub;

Thence N14°26'15"E 234.94 feet to a hub;

Thence N17°33'00"E 270.42 feet to a pipe;

Thence N3°41'55"E 170.34 feet to a pipe;

Thence N32°20'15"W 80.47 feet to a pipe;

Thence N14°29'00"W 184.71 feet to a hub;

Thence N40°06'40"E 189.12 feet to a hub;

Thence N20°34'55"E 133.32 feet to a hub;

Thence N74°57'20"E 134.48 feet to a hub;

Thence N36°31'55"E 272.89 feet to a pipe;

Parcel 8B Description (continued):

Thence N40°20'00"E 74.52 feet to a pipe;
Thence S88°21'35"E 149.62 feet to a pipe;
Thence N11°58'30"E 96.97 feet to a pipe;
Thence N22°20'35"E 164.43 feet to a pipe;
Thence N9°22'20"E 187.07 feet to a hub;

Thence leaving the former Carter property N20°55'50"E 99.65 feet to a hub;
Thence N21°35'40"E 272.92 feet to a hub;
Thence N26°21'30"E 217.79 feet to a pipe;
Thence N44°09'00"E 175.91 feet to a pipe;
Thence N13°58'40"W 100.60 feet to a pipe;
Thence N55°23'40"W 152.83 feet to a pipe;
Thence N8°43'43"E 66.79 feet to a 14-inch maple on top of a cliff;
Thence S56°09'19"W 144.59 feet to an 18-inch red oak;
Thence S34°37'38"W 164.77 feet to a 24-inch chestnut stump;
Thence N25°37'22"E 1719.78 feet to a 1 ¼-inch galvanized pipe near the top of a cliff on a fence line, a common corner with the Carper Tract 16 Surface Tract, now or formerly owned by Stretcher Neck Properties and marked as Point "A" on a plat of by Fayette Engineering dated June 1992 and revised October 1992 (the basis of bearing of this description); thence with the Carper Tract 16 Surface Tract S25°01'10"E 1504.21 feet to a 23-inch birch corner on the north bank of Spruce Fork, passing a limestone monument on the south edge of a strip road with a small poplar pointer, at 641.69 feet; said birch corner having a limestone monument as a reference bearing N17°26'W 2.68 feet and a lead plug in a rock in Spruce Fork as a reference bearing S22°32'E 30.03 feet; thence leaving the Carper Tract 16 Surface Tract and up Spruce Fork with its meanders the following courses and distances:

S44°59'30"W 141.00 feet;
Thence S80°45'30"W 153.00 feet;
Thence S8°55'30"W 90.00 feet;
Thence S15°04'30"E 109.00 feet;
Thence S38°55'30"W 115.00 feet;
Thence S65°55'30"W 93.00 feet;
Thence S26°40'30"W 287.00 feet;
Thence S40°55'30"W 294.00 feet;
Thence S8°04'30"E 110.00 feet;
Thence S38°40'30"W 383.00 feet;
Thence S47°55'30"W 76.00 feet;

Parcel 8B Description (continued):

Thence S69°55'30"W 105.00 feet;
Thence S35°40'30"W 102.00 feet;
Thence S3°55'30"W 144.00 feet;
Thence S47°55'30"W 134.00 feet;
Thence S69°55'30"W 135.00 feet;
Thence S57°55'30"W 70.00 feet;
Thence S24°55'30"W 130.00 feet;
Thence S21°55'30"W 99.00 feet;
Thence S43°55'30"W 127.00 feet;
Thence S7°55'30"W 354.00 feet;
Thence S10°40'30"W 223.00 feet;
Thence S9°40'30"W 109.00 feet;
Thence S8°40'30"W 208.00 feet;
Thence S29°45'30"W 323.00 feet;
Thence S18°55'30"W 261.00 feet;
Thence S11°55'30"W 158.00 feet;
Thence S48°40'30"W 351.00 feet;
Thence S11°14'30"E 113.00 feet;
Thence S19°55'30"W 155.00 feet;
Thence S19°32'21"E 32.55 feet;
Thence S5°45'30"W 199.00 feet to a large spruce on the bank of the creek;
Thence S88°35'30"W 360.00 feet to the point of beginning, and containing 76.00 acres, more or less.

AND BEING the Spruce Fork 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 Spruce Fork Surface Tract from Dublin Properties, LLC, unto Stretcher Neck Properties, LLC, by deed dated the 27th of June 1995, of record in Roll 79 Page 704.