

**LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**

File No. PRO-08-257W

1. Effective Date:

2. Policy or policies to be issued:

Amount To Be Determined

- (a) ALTA Owner's Policy: (6-17-06)
 Advantage Residential Owner's Policy
 Advantage Express Residential Owner's Policy

Proposed Insured: To Be Determine

- (b) ALTA Loan Policy: (6-17-06)
 ALTA Short Form Residential Loan Policy: (6-17-06)
 Advantage Residential Loan Policy
 Advantage Express Loan Policy

Proposed Insured:

- (c) Other

Proposed Insured:

3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

Michael R. Dehaan and Mi Hwa Dehaan

4. The land referred to in this Commitment is described as follows:

See Schedule A attached hereto and made a part hereof.

Property Address:

5 Pebblebrook Lane
Moneta, Virginia 24121

Countersigned:



**PROFESSIONAL TITLE ASSOCIATES
3130 CHAPARRAL DR., STE. B-100
ROANOKE, VA 24018**

Authorized Officer or Agent

**Commitment Schedule A
Form 1004-321 (Rev. 6/06)**

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

LAWYERS TITLE INSURANCE CORPORATION
SCHEDULE B - SECTION 1
Requirements

File No. PRO-08-257W

The following are the requirements to be complied with:

Item(a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item(b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. General Warranty Deed from Michael R. Dehaan and Mi Hwa Dehaan vesting fee simple title in To Be Determined.
2. Cancellation and release of record of the deed of trust from Mi Hwa Dehaan and Michael R. Dehaan, Sr., to BB&T-VA Collateral Service Corporation, Trustee(s), dated February 17, 2006, filed for record as Instrument No. 060007165, to secure \$300,000.00. Original Noteholder as stated in deed of trust is Branch Banking and Trust Company of Virginia. (NOTE: If this deed of trust is a creditline deed of trust, receipt of additional certification that the credit line account has been closed and that the checks and/or credit cards issued in connection with the account have been surrendered.)
3. Payment of taxes and/or assessments, plus penalties and interest which may accrue, for the following years: second half of the year 2007.
4. Receipt of executed NOTICE OF AVAILABILITY OF OWNER'S TITLE INSURANCE-REDUCED TITLE PREMIUM NOTICE.
5. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."

Commitment – Schedule B Section 1

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

LAWYERS TITLE INSURANCE CORPORATION
SCHEDULE B – SECTION 2
Exceptions

File No. PRO-08-257W

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. Those taxes becoming due and payable subsequent to the date of the policy.
2. Restrictions, conditions, covenants and easements appearing of record in Deed Book 721, Page 347.

This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C Section 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 Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

3. Building restriction line of 40 feet from street, and 15 feet from abutting property lines as shown on the recorded plat of subdivision.
4. Terms and provisions of instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power Project Upper Reservoir" granted to Appalachian Power Company from Tom Byrd and Elvira Byrd, dated November 15, 1960, recorded in Deed Book 292, page 555.
5. Terms and conditions of Occupancy & Use Permit For Boat Dock Or Pier between Appalachian Power Company and Michael Dehaan and Dehaan Properties, LLC, dated April 28, 2005, recorded as Instrument No. 050017422.
6. Easement 10 feet in width for utilities located along the front lot line as shown on the recorded plat of subdivision.
7. Easement 15 feet in width for drainage, a portion of which affects the insured premises, located along the easterly property line as shown on the recorded plat of subdivision.
8. Rights of others in and to the use of that portion of the insured premises lying within the bounds of Pebble Brook Lane.
9. Rights of others in and to the use and enjoyment of the appurtenant easement set out under Schedule A hereof.
10. Rights of others in and to the use and enjoyment of Smith Mountain Lake and the waters thereof.
11. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Schedule A.

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

Commitment – Schedule B Section 2

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached

LAWYERS TITLE INSURANCE CORPORATION
Schedule A
Legal Description

File No. PRO-08-257W

Located in the County of Bedford, State of Virginia:

That certain lot or parcel of land situate, lying and being in Lakes Magisterial District, Bedford County, Virginia designated as Lot 5, containing 2.174 acres, on a plat entitled "Plat Showing Pebble Brook Lakes District, Bedford County, Virginia", made by Hurt & Proffitt, Inc., Engineers-Surveyors, dated November 23, 1988, and of record in the Clerk's Office of the Circuit Court for the County of Bedford, Virginia, in Plat Book 25, at page 366, including a right of way for ingress and egress to VA Rt. 653 on private street shown on said plat.

Commitment – Schedule A

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached