



LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No. PRO-09-888W

REVISION B

1. Effective Date:

2. Policy or policies to be issued:

Amount

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

Proposed Insured: To Be Determined

- (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:

Gene A. Taylor, Jr., Heir of Jewel B. Wiley, deceased

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

See Schedule A attached hereto and made a part hereof.

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

Countersigned:

Authorized Officer or Agent

LAWYERS TITLE INSURANCE CORPORATION
SCHEDULE B - SECTION 1
Requirements

File No. PRO-09-888W

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 Gene A. Taylor, Jr., Heir of Jewel B. Wiley, deceased, vesting fee simple title in To Be Determined.

NOTE: Establishment of record of the date of death and heir of Jewel B. Wiley, deceased, is required. Upon receipt of said information, additional title work may be necessary and additional requirements and/or exceptions may be taken.

NOTE: Establishment of record of the date of death and heirs of James Carson, deceased, is required. The deed must recite the date of death of James Carson, that he died unmarried and without issue and was survived by his sister, Shirley Hamm, and brother, Arthur Carson. A copy of his death certificate must be attached to the deed as an exhibit.

2. Payment of all Federal and/or State Estate taxes, if any, due on the estates of William Carlton Wiley and Jewel B. Wiley, deceased.
3. Description referenced in Schedule A hereof must be used in the instrument(s) creating the estate or interest to be insured herein. If description is corrected or amended, Company must be provided copy of new description.
4. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
5. Plat of survey referenced under Schedule A must be recorded with required instrument(s) and this company must be furnished with the recording information for same.

Note: This Company may take other requirements and/or exceptions upon receipt and review of the above-listed documents.

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-09-888W

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. Easement granted Greenville County Water and Sewer Authority by instrument dated September 8, 1992, recorded in Deed Book 193, Page 760.
3. Rights of others in and to the use of the roads located upon the insured premises as shown on plat of survey recorded in Plat Book 4, page 82.
4. Rights of others in and to the use and enjoyment of the appurtenant easement set out under Schedule A hereof. - As to Auction Tract 6
5. Note on plat indicates that Parcel A (Auction Tract 6) is for agricultural and forestry use only.

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.

LAWYERS TITLE INSURANCE CORPORATION
Schedule A
Legal Description

File No. PRO-09-888W

Located in the County of Greensville, State of Virginia:

Auction Tract 6: All that certain parcel containing 56.78 acres, designated as Parcel A, and being a portion of Tax Parcel No. 20 - 84, as shown on plat of survey made by S. V. Camp, III & Associates, Inc., dated January 14, 2010, and recorded in the Clerk's Office of the Circuit Court for the County of Sussex, Virginia, in Plat Book _____, page _____.

TOGETHER WITH the right of ingress and egress over the residual of Tax Parcel No. 20-84 as shown on the aforesaid plat of survey.

Auction Tract 7: All that certain parcel containing 52.99 acres, and being the residual of Tax Parcel No. 20 - 84, as shown on plat of survey made by S. V. Camp, III & Associates, Inc., dated January 14, 2010, and recorded in the Clerk's Office of the Circuit Court for the County of Sussex, Virginia, in Plat Book _____, page _____.

Commitment – Schedule A

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