



Lawyers Title

INSURANCE CORPORATION

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE SCHEDULE A

File No. PRO-09-887W

REVISION A

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.

Property Address:

27.456 Ac. Halifax Road
Sussex County, Virginia

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-09-887W

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

2. Payment of taxes and/or assessments, plus penalties and interest which may accrue, for the following years: the year 2009.
3. Payment of all Federal and/or State Estate taxes, if any, due on the estates of William Carlton Wiley and Jewel B. Wiley, deceased.
4. 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.
5. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
6. Recordation of plat of survey prepared by S. V. Camp, III & Associates, Inc., dated January 11, 2010, and receipt by the Company of amended description making reference to this plat.

NOTE: Amended description MUST BE USED in the document to be insured.

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-09-887W

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 Commonwealth of Virginia by instrument dated April 15, 1954, recorded in Deed Book 51, Page 29.
3. Easement granted Greensville County Water and Sewer Authority by instrument dated February 7, 1989, recorded in Deed Book 119, Page 524.
4. Easement granted Commonwealth of Virginia by instrument dated April 19, 1989, recorded in Deed Book 119, Page 612.
5. Utility easement 10 feet in width along the northerly line of Auction Tract 5 as shown on plat of survey made by S. V. Camp, III & Associates, Inc., dated January 11, 2010.
6. Rights of others thereto entitled in and to the continued uninterrupted flow of the branch located upon Auction Tract 4 as shown on plat of survey made by S. V. Camp, III & Associates, Inc., dated January 11, 2010.

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-09-887W

Located in the County of Sussex, State of Virginia:

Auction Tract 4: All that certain parcel containing 10.24 acres, and being a residual of Tax Parcel No. 157-A-8, as shown on plat of survey made by S. V. Camp, III & Associates, Inc., dated January 11, 2010, and recorded in the Clerk's Office of the Circuit Court for the County of Sussex, Virginia, in Plat Book _____, page _____.

Auction Tract 5: All that certain parcel containing 13.09 acres, designated as Parcel A, and being a portion of Tax Parcel No. 157-A-8, as shown on plat of survey made by S. V. Camp, III & Associates, Inc., dated January 11, 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