



**FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

File No. PRO-16-2478W

REVISION A

1. Effective Date:

2. Policy or policies to be issued: Amount

To Be Determined

- (a)  ALTA Owner's Policy: (6-17-06)
- ALTA Homeowner'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:

Evidene Robinson and Glenda Goh, Heirs at Law of Lucille I. Edwards, 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:

Parcels 1, 2, and 3, Carrollton Pike  
Woodlawn, Virginia 24381

Countersigned:

**PROFESSIONAL TITLE ASSOCIATES**  
3130 Chaparral Drive, Suite B-100  
Roanoke, VA 24018  
(540) 725-1558

\_\_\_\_\_  
Authorized Officer or Agent

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**SCHEDULE B**  
**Requirements**

File No. PRO-16-2478W

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 Evidene Robinson and Glenda Goh, Heirs at Law of Lucille I. Edwards, deceased, vesting fee simple title in To Be Determined.
2. Release of record of the property described under Schedule A hereof from the lien of deed of trust from Nelson C. Edwards and Lucille D. Edwards to John R. Francis, Jr., Trustee(s), dated June 4, 2003, filed for record in Deed Book 671, page 464, to secure \$304,697.46. Original Noteholder as stated in deed of trust is First-Citizens Bank & Trust Company. (NOTE: If this deed of trust is a credit line 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 all Federal and/or State Estate taxes, if any, due on the estate of Nelson Chester Edwards, deceased.
4. Payment of all Federal and/or State Estate taxes, if any, due on the estate of Lucille I. Edwards, deceased.
5. Certification of Approved Attorney that there are no docketed federal judgment liens against the purchasers - to be determined.
6. Recordation of plat of survey prepared by D. Jeffrey Scott, L.S., dated December 14, 2015, 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.
7. Receipt of newly created description that adequately defines, describes and locates premises to be insured AND this description must be used in the document(s) creating the estate or interest to be insured, subject to approval by this Company.
8. Receipt of description that adequately defines, describes and locates the easement to be conveyed as appurtenant to the Land.

NOTE: This description MUST BE USED in the documents creating the estate to be insured.

9. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."

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

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**SCHEDULE B – SECTION 2**  
**Exceptions**

File No. PRO-16-2478W

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. Easements granted to as follows:
  - a. Appalachian Power Company by instrument dated May 10, 1995, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 472, page 361.
  - b. Appalachian Power Company by instrument dated October 26, 1985, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 390, page 798.
  - c. Appalachian Power Company by instrument dated March 20, 1986, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 344, page 843.
  - d. William Eugene Sawyers and Brenda Sue Sawyers by instrument dated March 30, 1982, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 309, page 495.

NOTE: AS TO TAX MAP NO. 95-A-54

3. Easements granted to as follows:
  - a. Commonwealth of Virginia by instrument dated February 28, 1979, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 286, page 269.
  - b. Appalachian Power Company by instrument dated May 27, 1969, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 170, page 359.

NOTE: AS TO TAX MAP NOS. 95-A-54 AND 95-A-56

4. Easements granted to as follows:
  - a. Commonwealth of Virginia by instrument dated October 24, 1979, from John Brown and Anna Brown, recorded in Deed Book 292, page 380. Order recorded in Deed Book 296, page 335.
  - b. Inter-Mountain Telephone Co. by instrument dated July 2, 1960, from John G. Brown, recorded in Deed Book 119, page 565.
  - c. Inter-Mountain Telephone Co. by instrument dated February 18, 1956, from John G. Brown, recorded in Deed Book 109, page 588.
  - d. Commonwealth of Virginia by instrument dated November 9, 1953, from John Brown and Anna Brown, recorded in Deed Book 105, page 11.
  - e. Commonwealth of Virginia by instrument dated November 9, 1953, from John Brown, Anna Brown and J. Herb Brown, recorded in Deed Book 104, page 565.

**Commitment – Schedule B Section 2**

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

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**SCHEDULE B – SECTION 2**  
**Exceptions - (continued)**

- f. Dyer Smythers and Madeline Smythers by instrument dated November 15, 1953, from John G. Brown and Anna R. Brown, recorded in Deed Book 104, page 524.
- g. Appalachian Electric Power Company by instrument dated May 27, 1949, from John G. Brown and Anna R. Brown, recorded in Deed Book 94, page 344.
- h. Appalachian Electric Power Company by instrument dated January 24, 1949, from John G. Brown and Anna R. Brown, recorded in Deed Book 93, page 385.

NOTE: AS TO TAX MAP NO. 95-A-53

- 5. Reservation of easements as set out in instrument dated March 30, 1982, from Nelson Edwards and Lucille Edwards, recorded in Deed Book 326, page 548. NOTE: AS TO TAX MAP NO. 95-A-54
- 6. The following matters as shown on plat of survey made by D. Jeffrey Scott, L.S., dated December 14, 2015:
  - a. Minimum setback lines of 35 feet along front property lines, 15 feet along side property lines and 15 feet along back property lines. NOTE: The front setback line of Auction Tract 1 has been violated to the extent shown on said plat. The side setback lines of Auction Tracts 1 and 2 have been violated to the extent shown on said plat.
  - b. Overhead utility lines and power poles located upon the Land.
  - c. Culvert located upon Auction Tract 2.
- 7. Rights of others thereto entitled in and to the continued uninterrupted flow of the culvert located upon Auction Tract 2.
- 8. Rights of others in and to the use and enjoyment of the appurtenant easement set out under Schedule A hereof.
- 9. Rights of tenants or parties in possession.
- 10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

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-continued**

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

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**Schedule A**  
**Legal Description**

File No. PRO-16-2478W

Located in the County of Carroll, State of Virginia:

**AUCTION TRACT 1:**

Lot 1, containing 1.700 acres, more or less, as shown on plat of boundary line adjustment for Lucille I. Edwards Estate, made by D. Jeffrey Scott, L.S., dated December 14, 2015, recorded in the Clerk's Office of the Circuit Court for the County of Carroll, Virginia, in Plat Cabinet \_\_\_\_, Slide \_\_\_\_, page \_\_\_\_.

TOGETHER WITH and SUBJECT TO the right of ingress and egress over the gravel drive as shown on the above described plat of survey.

NOTE: Satisfactory description of the Land and appurtenant easement to be provided by Approved Attorney.

**AUCTION TRACT 2:**

Lot 2 containing 3.289 acres, more or less, as shown on plat of boundary line adjustment for Lucille I. Edwards Estate, made by D. Jeffrey Scott, L.S., dated December 14, 2015, recorded in the Clerk's Office of the Circuit Court for the County of Carroll, Virginia, in Plat Cabinet \_\_\_\_, Slide \_\_\_\_, page \_\_\_\_.

TOGETHER WITH and SUBJECT TO the right of ingress and egress over the gravel drive as shown on the above described plat of survey.

NOTE: Satisfactory description of the Land and appurtenant easement to be provided by Approved Attorney.

**AUCTION TRACT 3:**

Lot 3, containing 8.666 acres, more or less, as shown on plat of boundary line adjustment for Lucille I. Edwards Estate, made by D. Jeffrey Scott, L.S., dated December 14, 2015, recorded in the Clerk's Office of the Circuit Court for the County of Carroll, Virginia, in Plat Cabinet \_\_\_\_, Slide \_\_\_\_, page \_\_\_\_.

TOGETHER WITH and SUBJECT TO the right of ingress and egress over the gravel drive as shown on the above described plat of survey.

NOTE: Satisfactory description of the Land and appurtenant easement to be provided by Approved Attorney.

**Commitment – Schedule A**

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