



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

File No. PRO-16-2596W

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:

- (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:

Pamela S. Bratton, Michael Adrian Saunders and Thomas Ray Saunders, Heirs of Ray Linberg Saunders, 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:

2401 Burleigh Horton Road
Pulaski County, Virginia

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-16-2596W

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 Pamela S. Bratton, Michael Adrian Saunders and Thomas Ray Saunders, Heirs of Ray Linberg Saunders, deceased vesting fee simple title in To Be Determined.
2. Payment of real estate taxes and/or assessments, plus penalties and interest which may accrue, for the following years: first half of the year 2013, the year 2014 and the year 2015.
3. Payment of any rollback taxes due under Section 58.1-3237, Code of Virginia, as amended.
4. Receipt by the Company of satisfactory affidavit that there has been no exploration or productions of oil, gas, minerals, etc. under the terms of Oil and Gas Lease by instrument recorded in Deed Book 351, Page 547 and assignment recorded in Deed Book 436, page 695.
5. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the above real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.
6. Payment of all Federal and/or State Estate taxes, if any, due on the estate of Ray Linberg Saunders, deceased.
7. Approved plat of subdivision showing boundaries to be insured, must be recorded with required instrument(s).

NOTE: The Company must be furnished a copy of same prior to closing along with the recording information for said plat.

8. 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.
9. Examination of the appropriate public records in the name(s) of the Purchasers of the land to be insured and described in this title commitment, and disclosure to the Company of all United States liens thereby revealed. Unless released of record or otherwise disposed of to the satisfaction of the Company, judgments in favor of the United States will appear as exceptions in Schedule B of the final policy.
10. 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-16-2596W

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. Property is subject to agricultural use roll back taxes.
3. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations appearing of record as Instrument No. _____.

NOTE: 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.

4. Easement granted Appalachian Power Company by instrument dated June 16, 1997 from Margaret Kelley and Carl W. Kelley, recorded as Instrument No. LR1997003396.
5. Easement granted Andrew M. Haga and Amber L. Haga by instrument dated March 22, 2013 from Pamela S. Bratton, et al, recorded as Instrument No. 130001085 and as shown on plat recorded as Instrument No. 130001084.
6. Title to that portion of the insured premises lying within the bounds of State Route 709.
7. Terms and conditions set out in deed recorded as Instrument No. LR2007000708.
8. Terms and conditions of Conditional Septic Permit recorded as Instrument No. LR1999001151.
9. Easement for ingress and egress 50 feet in width appurtenant to Tax Parcel No. 115-001-0000-0001 as shown on plat recorded in PC 2, Slide 61, page 6.
10. Rights of others in and to the use of the farm road crossing the Land as shown on plat recorded in Plat Book 5, page 23.
11. 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

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-16-2596W

Located in the County of Pulaski, State of Virginia:

Auction Tract 1: Tract 1, containing 3.45 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 2: Tract 2, containing 30.88 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 3: Tract 3, containing 111.35 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 4: Tract 4, containing 39.04 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 5: Tract 5, containing 106.25 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 6: Tract 6, containing 56.17 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 7: Tract 7, containing 26.71 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Auction Tract 8: Tract 8, containing 75.53 acres, more or less, as shown on plat entitled.....

****LEGAL DESCRIPTION TO BE PROVIDED BY APPROVED ATTORNEY****

Commitment – Schedule A

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