



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

File No. PRO-17-2945W

1. Effective Date:

2. Policy or policies to be issued: Amount

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

To Be Determined

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:

The Holmes/Kelley Family Farm, LLC, a Virginia limited liability company

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

See Schedule A attached hereto and made a part hereof.

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-17-2945W

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. Duly authorized General Warranty Deed from The Holmes/Kelley Family Farm, LLC, a Virginia limited liability company, vesting fee simple title in To Be Determined.

Note: We must be furnished a copy of the Certificate of Organization and the written Operating Agreement and all amendments thereto. Upon review of same, this commitment may be modified or amended.

Or, certification by approved attorney that seller/borrower is a valid and subsisting limited liability company in its state of organization and that execution and delivery of the document(s) required herein is/are pursuant to the terms of its operating agreement.

2. 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.
3. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
4. Recordation of plat of survey prepared by Billy Joe Anderson, L.S., dated June 14, 2017 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

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B – SECTION 2
Exceptions

File No. PRO-17-2945W

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 from Forrest S. Holmes Jr. to Appalachian Power Company by instrument dated August 4, 1997 recorded in Deed Book 599, Page 214.
3. Private road crossing Tax Map No. 115-1-3 as shown on Plat of Subdivision recorded in Plat Book 1, Page 240.
4. New 50' access easement appurtenant to Tax Map No. 115-1-1 crossing Tax Map No. 115-1-2 as shown on Plat recorded as PC 2, Slide 61, page 5.
5. Terms and conditions of Deed of Easement over 12' right of way granted by Deed of Easement recorded as Instrument No. 100003385 and shown on plat of survey recorded as PC 2, Slide 111, page 6
6. Deed of trust from Ralph E. Roop and Judith S. Roop to Samuel I. White, PC, Trustee(s), dated September 17, 2010, recorded September 22, 2010, filed for record in Instrument No. 100003068. As stated in deed of trust: Original Principal \$223,100.00; Original Note Holder Wells Fargo Bank, NA. - AFFECTS APPURTENANT EASEMENT OVER 12 FOOT RIGHT OF WAY ONLY – AS TO TRACT 4
7. Easement granted from Trustees of Pine Run Christian Church to Commonwealth of Virginia by instrument dated December 8, 1939 recorded on April 25, 1940 in Deed Book 87, Page 447. - AFFECTS APPURTENANT EASEMENT OVER 12 FOOT RIGHT OF WAY ONLY – AS TO TRACT 4
8. Rights of tenants or parties in possession.
9. Rights of others thereto entitled in and to the continued uninterrupted flow of Pine Run.
10. Rights of others in and to the use and enjoyment of the appurtenant easement(s) set out under Schedule A hereof.
11. Rights of others in and to the use of those portions of the Land lying within the bounds of any private roadway, road bed or easement.
12. Property is subject to agricultural use roll back taxes.
13. Dedicated access easement 50 feet in width located upon a portion of the common boundary line of Tract 1 and Tract 2 as shown on plat made by Billy Joe Anderson, L.S., dated June 14, 2017.

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-17-2945W

Located in the County of Pulaski, State of Virginia:

AUCTION TRACT 1:

Tract 1, containing 40.06 acres, more or less, as shown on plat made by Billy Joe Anderson, L.S., dated June 14, 2017, and recorded in PC ____, Slide ____, Page ____, in the Clerk's Office of the Circuit Court for the County of Pulaski, Virginia.

TOGETHER WITH AND SUBJECT TO that certain dedicated access easement 50 feet in width as shown on the above referenced plat.

AUCTION TRACT 2:

Tract 2, containing 63.08 acres, more or less, as shown on plat made by Billy Joe Anderson, L.S., dated June 14, 2017, and recorded in PC ____, Slide ____, Page ____, in the Clerk's Office of the Circuit Court for the County of Pulaski, Virginia.

TOGETHER WITH AND SUBJECT TO that certain dedicated access easement 50 feet in width as shown on the above referenced plat.

AUCTION TRACT 3:

Tract 3, containing 57.99 acres, more or less, as shown on plat made by Billy Joe Anderson, L.S., dated June 14, 2017, and recorded in PC ____, Slide ____, Page ____, in the Clerk's Office of the Circuit Court for the County of Pulaski, Virginia.

AUCTION TRACT 4:

Tract 4, containing 187.83 acres, more or less, as shown on plat made by Billy Joe Anderson, L.S., dated June 14, 2017, and recorded in PC ____, Slide ____, Page ____, in the Clerk's Office of the Circuit Court for the County of Pulaski, Virginia.

TOGETHER WITH an easement for ingress and egress over a 12' right of way as granted by a Deed of Easement dated September 7, 2010 and recorded as Instrument No. 100003385 and shown on a plat of survey recorded in PC 2, Slide 111, Page 9.

Being the same property conveyed to The Holmes/Kelley Family Farm, LLC, a Virginia Limited Liability Company by Deed from Margaret Holmes Kelley and Forrest S. Holmes, Jr., tenants in common, dated February 15, 2007, recorded March 13, 2007 as Instrument No. 2007001120 in the Clerk's Office of the Circuit Court of Pulaski County, Virginia.

Commitment – Schedule A

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