

# BOLLING & HEARL

ATTORNEYS AT LAW

## PRELIMINARY LAND TITLE EXAMINATION

**To:** Summit Community Bank Trust & Wealth Management Group

**Buyer/Borrower:** H. C. Pratt and Mack B Trammell Foundation, Inc.

**Title Vested In:** H. C. Pratt and Mack B Trammell Foundation, Inc.

**Required Deed of**

**Trust Signatures:** N/A

**Today's Date:** February 5, 2018

**Exam Date:** January 17, 2018

**Time:** 8:00 a.m.

**Property:** 18.796 Acres, more or less, of Beaverview Drive, located in the City of Bristol, Virginia

Bolling & Hearl, P C ("Firm") hereby certifies that it has made an examination of the title to the above described property for at least 40 years, or back to the Firm's last title report to you on this Property, through 8:00 am on the Exam Date. This report is based upon the assumption that all of the indices in the Clerk's Office are correct, that the information listed in such indices is as stated, that all parties are properly listed therein, that all recitations set forth in all instruments in the chain of title regarding the source of title are true and correct, and if the Property and/or the source of it originated out of a larger boundary, that the source clause referencing that larger boundary is true and correct, that all Grantors were mentally able and capable of conveying the Property at the time of conveying, that all Grantors were living and of legal age at the time of conveying, that the acknowledgements to all instruments in the chain of title are true and correct, that all agents or officers of any business entities that are in the chain of title had proper authority to convey, that there are no unknown heirs and that any instruments in the chain of title referring to any heirs correctly state the same, that no person has acquired title by adverse possession, that the Property has adequate access by roadway or easement to a public roadway, and that where such public roads are located, such parcels have been conveyed to the Commonwealth or a political subdivision thereof.

Certain of the records in the Clerk's Office and the Treasurer's Office are in a computer database, and it is assumed that the information was correctly entered in the database and is readily retrievable using the spellings provided to this Firm or disclosed in the recorded instruments. No check was made to determine mineral ownership, subsidence rights, outstanding surface easements, right-of-ways, leases, unfiled Mechanic's Liens, water, sewer or other utility rights, or other such facts as might be disclosed by a physical observation or survey of the Property other than those noted below. Most adverse conveyances and boundary line disputes can only be detected by actual surveys, and this Firm is not licensed to perform surveys. To the extent that this Firm has reviewed a survey plat of the Property, it is assumed that the plat is accurate as presented.

This Firm has not investigated the present or intended future use of the Property, and therefore makes no certification concerning the applicability or effect of zoning regulations and subdivision ordinances, land use (rollback) taxes, environmental liens and/or governmental regulations that limit the use of the Property.

This report is for the sole benefit of the party to whom it is first addressed above and may not be relied upon by any other party without the express, written consent of the Firm.

Based on this Firm's examination and subject to the conditions and exceptions set forth above, the Firm certifies that fee simple title to the Property is vested in the above named party and is good and free from all encumbrances except as may be set forth below.

*Issuing Office:*

366 W Main St Suite 100  
Abingdon, Virginia 24210

BOLLING & HEARL, PC



By: \_\_\_\_\_  
Attorney at Law

***Adverse Conveyances:***

None

***Taxes:***

This property is assessed for real estate tax purposes as follows: Tax Map No. 264-A-1 Land Value: \$282,700.00 Improvements: \$0.00 Last Annual County Tax: \$3,307.58

City of Bristol taxes have been paid for 2017.

City of Bristol taxes are due for the 1st half of 2018 on June 5, 2018 in the sum of \$1,653.79.

***Deeds of Trust:***

None

***Judgments:***

None

***Other:***

The legal description to the subject property is not based on a current survey of the property nor has this firm been provided with a recently completed field survey plat. Encumbrances, easements, encroachments, zoning violations, and access issues can most often only be discovered by obtaining an ALTA Survey from a Virginia licensed surveyor, which this firm has not been provided. Therefore, all matters that would be revealed by a current ALTA field survey of the property are excepted from this examination, and this firm recommends that a current ALTA field survey be obtained prior to closing.

The source of this property is subject to an permanent easement and right of way granted to the Commonwealth of Virginia of record in Deed Book 355, Page 443.

The source of this property is subject to an permanent easement and right of way granted to the Bristol Virginia Utility Board of record in Deed Book 357, Page 430.

The source of this property is subject to an permanent easement and right of way granted to the City of Bristol Virginia of record in Deed Book 234, Page 507.

The source of this property is subject to an easement granted to the Commonwealth of Virginia of record in Deed Book 324, Page 479. (Washington County)

The source of this property is subject to easement and right of way for a water pipe line construction granted to the City of Bristol, Virginia, of record in Deed Book 266, Page 195. (Washington County)

The source of this property is subject to all matters as shown in Plat Book 4, Page 196.

***Title History:***

AND BEING the 1/2 interest conveyed from Trammell Investments, LLC to Mack B. Trammell Foundation, Inc. by Deed dated October 12, 2012 and recorded in the Office of the Clerk of the Circuit Court of City of Bristol, Virginia in Deed Book 575, Page 763, reference to which is hereby made.

AND BEING the same property conveyed from Virginia Whitten Keith and Randall Scott Keith to Trammell Investments, LLC and H. C. Pratt by Deed dated December 10, 1999 and recorded in the Office of the Clerk of the Circuit Court of City of Bristol, Virginia in Deed Book 378, Page 265, reference to which is hereby made.