



# Fidelity National Title Insurance Company

## SCHEDULE A

Title No. **PRO-23-4468W**

File No. **PRO-23-4468W**

1. Commitment Date: **June 26, 2023 at 8:00 am**
2. Policy or Policies to be issued: Amount of Insurance  
(a) ALTA Owner's Policy (6-17-06) **\$160,200.00**  
Proposed Insured:  
**Off Route 691, LLC**  
(b)  
Proposed Insured:
3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by  
**Off Route 691, LLC**
4. The land referred to in the Commitment is described as follows:  
**See continuation of Schedule A for legal description**

Countersigned:

Professional Title Associates  
1528 Narrow Passage Road  
Buchanan, VA 24066

By: \_\_\_\_\_  
Authorized Signatory



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## SCHEDULE A CONTINUED

Title No. **PRO-23-4468W**

File No. **PRO-23-4468W**

### LEGAL DESCRIPTION

All that certain lot or parcel of land situate in the **County of Franklin**, Commonwealth of Virginia, and being more particularly described as follows:

#### Parcel 1:

All that certain tract or parcel of land, containing 25.580 acres and designated as Tract B-1A, on plat of survey entitled "Survey for Glenwood A. Leffue, Boones Magisterial District, Franklin County, Virginia...", prepared by Philip W. Nester, Land Surveyor, dated August 1, 2001, said plat of survey recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, immediately prior to that certain deed dated May 1, 2002, of record in Deed Book 741, Page 426.

Together with those easements for ingress and egress to Virginia State Route 691, as contained in instruments recorded in the aforesaid Clerk's Office in Deed Book 552, Page 461, Deed Book 552, Page 476, and Deed Book 563, Page 756;

Also together with a perpetual, non-exclusive easement for ingress and egress over Tract B-1B, shown as "Proposed 50R/W" on the aforesaid plat dated August 1, 2001.

#### Parcel 2:

All that certain or parcel of land containing 20.462 acres, more or less, and being more particularly described as follows:

Beginning at a 16-inch locust and a 14-inch chestnut oak fence corner on the top of the ridge, adjoining the property of Carlos M. Wright and Glenwood and David Leffue; thence Beginning S. 51 deg. 40' 45" W. 206.25 feet to an iron pin; S. 45 degs. 12' 15" W. 276.54 feet to a 24-inch white oak; S. 42 deg. 31' W. 401.63 feet to an oak in the fence; thence S. 29 deg. 39' 30" W. 381.93 feet to a 12-inch locust; thence S. 52 degs. 44' 30" W. 141.41 feet to a 28-inch black oak at the fence; thence S. 47 deg. 00' 30" W. 279.83 feet to an iron pin set at a fence corner, thence 60 deg. 37' 30" W. 466.95 feet to an iron pin at a fence adjoining the property of Alton Sink; thence N. 43 deg. 07' 45" E. 530.16 feet to an iron pin; thence N. 38 deg. 00' E. 391.88 feet to an iron pin; thence N. 43 deg. 55' E. 462.00 feet to an iron pin; thence N. 26 deg. 00' E. 231.00 feet to an iron pin; thence N. 18 deg. 00' E. 247.50 feet to an iron pin; thence N. 06 deg. 30' E. 82.50 feet to an iron pin; thence N. 09 deg. 00' E. 173.44 feet to an iron pin; thence with the property of Carlos M. Wright S. 29 deg. 05' E. 831.62 feet to the point of beginning, containing 20.462 acres, as shown by plat and survey prepared by J. L. Zeh, C.L.S., dated June 16, 1978, which plat is of record in the Franklin County Circuit Court Clerk's Office in Deed Book 348, at Page 746, reference being made to said plat for a more complete description of the property herein conveyed.

#### Parcel 3:

All that certain tract or parcel of land, situate in the Boone Magisterial District, Franklin County, Virginia, being known as Tract B-1B-A, containing 14.417 acres according to the plat of survey prepared by Ronald E. Yount, Land Surveyor, dated April 13, 2006, Job No. 123-94, which plat is recorded in the Clerk's Office of the Circuit Court for Franklin County, Virginia, as Instrument Number 060006502; and

TOGETHER WITH those easements for ingress and egress to and from Virginia State Route 691 as contained in instruments recorded in the aforesaid Clerk's Office in Deed Book 552 at Page 461, in Deed Book 552 at Page 476, and in Deed Book 563 at Page 756; and,

TOGETHER WITH a perpetual, non-exclusive easement for ingress and egress over Tract C, shown on the aforesaid plat of survey AS "Proposed 50' R/W."



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## SCHEDULE B I REQUIREMENTS

Title No. **PRO-23-4468W**

File No. **PRO-23-4468W**

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
  - a. **Duly authorized Deed from Off Route 691, LLC to To Be Determined.**
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
6. Receipt by the Company of satisfactory Notice of Availability of Owner's Coverage.
7. Satisfaction and release of record of the following:
  - a. CREDIT LINE deed of trust from Trevor M. Norford, Robert H. Belvin and Rosemary H. Belvin to Bette B. Brand and Richard T. King, Trustee(s), dated June 14, 2006, filed for record in Deed Book 885, page 2634. As stated in deed of trust: Original Principal \$54,212.00; Original Note Holder Farm Credit of the Virginia ACA. Corrected Deed of Trust recorded on October 4, 2006 in Deed Book 895, Page 614. NOTE: Agent must require credit line account to be closed and that the checks and/or credit card(s) issued in connection with the account be surrendered. Note: Secured by Parcels 1 and 3 herein.
  - b. Deed of trust from Trevor M. Norford to Gentry Locke Rakes and Moore LLP, Trustee(s), dated September 8, 2016, recorded September 8, 2016, filed for record in Deed Book 1082, page 532. As stated in deed of trust: Original Principal \$36,000.00; Original Note Holder Donald L. Rutrough. Note: Secured by Parcel 2 herein.
8. The Company 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.
9. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.

NOTE: THIS COMPANY MAY TAKE OTHER REQUIREMENTS AND/OR EXCEPTIONS UPON RECEIPT AND REVIEW OF THE ABOVE-LISTED DOCUMENTS.

*Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.*



# Fidelity National Title Insurance Company

## SCHEDULE B – PART I CONTINUED

Title No. **PRO-23-4468W**

File No. **PRO-23-4468W**



# Fidelity National Title Insurance Company

## SCHEDULE B II

### EXCEPTIONS

Title No. **PRO-23-4468W**

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Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

- a. 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. Rights of tenants or parties in possession.
  3. Easement granted from G T Leffue to Lee Telephone Company by instrument dated April 12, 1953 recorded in Deed Book 126, Page 125.
  4. Easement granted from David M. Leffue and Glenwood A. Leffue to Lee Telephone Company by instrument dated October 13, 1969 recorded in Deed Book 260, Page 285.
  5. Easement granted from Glenwood A. Leffue and wife Judith R. Leffue to Appalachian Power Company by instrument dated October 29, 1978 recorded in Deed Book 348, Page 123.
  6. Easement granted from Glenwood Allen Leffue and wife-Judith R. Leffue to William A. Leffue and wife-Billie Jo Leffue by instrument dated August 29, 1996 recorded in Deed Book 588, Page 1179.
  7. Easement(s) reserved in Deed from Trevor M. Norford to Off Rt 691, LLC by instrument dated October 30, 2017 recorded in Deed Book 1100, Page 1947.
  8. Easement granted from Off Rt. 691, LLC to Appalachian Power Company by instrument dated March 23, 2018 recorded in Deed Book 1109, Page 2425.
  9. Easement granted from Trevor M. Norford, single to Appalachian Power Company by instrument dated March 23, 2018 recorded in Deed Book 1109, Page 2427.
  10. Setback lines, easements, rights of way and all terms and conditions set forth on plat recorded in Plat of Subdivision recorded in Deed Book 741, Page 424 as to Parcel 1, Deed Book 348, Page 746, as to Parcel 2, and Deed Book 885, Page 1679 as to Parcel 3.
  11. The terms and provisions of contained in deed of boundary settlement dated August 4, 1994 recorded in Deed Book 552, Page 467 as to Parcel 3.
  12. Rights of others in and to the use of the easements conveyed as appurtenant to the Land as set out in the description attached to the instrument creating the insured estate or interest.
  13. 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: Access to Parcel is over adjoining Parcel 3.