

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: David M. Moore, Attorney

Issuing Office: David M. Moore, Attorney

Issuing Office's ALTA® Registry ID: 974714159

Loan ID Number:

Commitment Number: tbd

Issuing Office File Number: tbd

Property Address:

Revision Number:

SCHEDULE A

COMMITMENT

1. Commitment Date: November 4, 2024
2. Policy to be issued:
 - a. 2021 ALTA® Loan Policy
Proposed Insured: tbd
Proposed Amount of Insurance: \$ tbd
The estate or interest to be insured:
 - b. The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.) Fee Simple*
4. The Title is, at the Commitment Date, vested in: **Bellwood Corporation;**
5. The Land is described as follows:

Tract 16, containing 9.3 acres, more or less, as described more fully in the deed recorded in the Office of the County Clerk of Monroe County, West Virginia in Deed Book 276 at Page 420.

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ORT Form 4757 A

Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

SCHEDULE B I COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
 - a. Real Estate Taxes for Monroe County have been sold for delinquent 2022 taxes and must be redeemed. 2024 taxes are unpaid. (Please see copy of tax tickets attached hereto).
5. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
6. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

BELLWOOD CORPORATION (MONROE COUNTY)

1. **In Trust Deed Book 245 at Page 26**, there is of record an unreleased Credit Line Deed of Trust given by Bellwood Corporation, to William D. Goodwin, Trustee, dated March 24, 2014 securing Carter Bank & Trust in the amount of \$59,400,000.00. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination.
2. **In Assignment Book 5 at Page 578**, there is of record an unreleased Assignment of Leases, Rents, and Profits given by Bellwood Corporation to Carter Bank & Trust.
3. **In Trust Deed Book 283 at Page 01**, there is of record an unreleased Amended and Restated Credit Line Deed of Trust given by Bellwood Corporation, to William D. Goodwin, Trustee, dated June 30, 2020 securing Carter Bank & Trust in the amount of \$191,000,000.00. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination.
4. **In Trust Deed Book 291 at Page 667**, there is of record a First Modification to Deed of Trust by and between Bellwood Corporation and Carter Bank & Trust, dated August 1, 2021 securing Carter Bank & Trust in the amount of \$250,000,000.00. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination.
5. There is of record an unreleased UCC Financing Statement between Bellwood Corporation, debtor, and Carter Bank & Trust, secured party, recorded as **instrument/File Number 10748** on July 9, 2014, and a continuation of said Financing Statement in UCC Financing Statements Book 1 at page 1, **Instrument Number 15736** and recorded June 21, 2019.
6. There is of record an unreleased UCC Financing Statement between Bellwood Corporation, debtor, and Carter Bank & Trust, secured party, recorded as **instrument/File Number 10749** on July 9, 2014, and a continuation of said Financing Statement in UCC Financing Statements Book 1 at page 1, **Instrument Number 15737** and recorded June 21, 2019.

7. **In Trust Deed Book 305 at Page 442**, Raymond G. Dodson was appointed Substitute Trustee for William D. Goodwin in Trust Deed Book 283 at Poage 01 and Trust Deed Book 291 at Page 667.
8. **In Trust Deed Book 307 at page 184**, there is of record a Modification to Deed of Trust by Bellwood Corporation dated April 1, 2024 to Raymond G. Dodson, Trustee, modifying Trust Deed 283 at Page 01 and Trust Deed Book 291 at Page 667 securing Carter Bank & Trust in the amount of \$350,000,000.00. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination.

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ORT Form 4757 B I
Schedule B I – ALTA Commitment 2021 v. 01.00
07/01/2021

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Policy Number: 24-423

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
2. Any lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown in the public records.
3. Rights of parties in actual possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
4. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
 - a. 2025 Taxes constitute a lien, but are not payable until July 15, 2025.
5. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
6. Real Property taxes have been assessed and paid on the property through 2021. **Taxes for the year 2022 were sold to an individual and must be redeemed.** Taxes for the year 2024 are assessed in the name of Bellwood Corporation, Account # 00012269, ticket # 11366, Tax Map 21 and 23 Parcel 1, described as 9.8 acres, **(however the description in the deed describes this lot as containing 9.3 acres)**, in the amount of \$95.56 (without calculation for interest or discount) and are **unpaid**.

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ORT Form 4757 B II

Schedule B II – ALTA Commitment 2021 v. 01.00

07/01/2021