



# Fidelity National Title Insurance Company

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

Issuing Agent: Paula A. Furrow

Issuing Office: Court Street Title

Commitment Number: CST 25-

Property Address: Tract 3, containing 23.826 acres, Furnace Creek, Rocky Mount, Virginia 24151

## SCHEDULE A

1. Commitment Date: **April 8, 2025, at 8:00 o'clock a.m.**
2. Policy to be issued:
  - a. 2021 ALTA® Owner's PolicyProposed Insured:  
Proposed Amount of Insurance: \$
3. The estate or interest in the Land at the Commitment Date is:

**Fee Simple**

4. The Title is, at the Commitment Date, vested in:

**The Alloy Group, LLC, a Virginia Limited Liability Company**

5. The Land is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

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27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod – Sch A&B

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## LEGAL DESCRIPTION

### TRACT 1

All that certain tract or parcel of land, situate within the corporate limits of the Town of Rocky Mount, Franklin County, Virginia, being known and designated as Tract 3, containing 16.501 acres, being as shown and described according to plat of survey prepared by David B. Scott, L.S., dated July 21, 1997, revised May 17, 1999, which plat is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 651, at Page 42, and to which reference is hereby made for a more complete description of the property herein conveyed;

ALSO CONVEYED is a non-exclusive easement accessing Tracts 3 and 4 and High View Street as shown on the above-referenced plat, which easement shall be used in conjunction with the owners of other lands of the Grantor herein and which easement is located as follows, to-wit:

BEGINNING at Point 57 on said plat, thence N. 39 degs. 36' 20" W. 100 feet to Point 58; thence N. 39 degs. 36' 20" W. 187.55 feet to Point 59; thence N. 41 degs. 00' 48" W. 40 feet to a point; thence S. 50 degs. 38' 11" W. 50 feet to a point; thence S. 41 degs. 00' 48" E. 40 feet to a point; thence S. 39 degs. 36' 20" E. 187.55 feet to a point; thence S. 39 degs. 36' 20" E. a straight line to Point 65; thence S. 39 degs. 36' 20" E. 68.78 feet to Point 64; thence with the curvature of the cul-de-sac as shown on said plat from Point 64 to Point 57, the point of BEGINNING.

### TRACT 2

All that certain tract or parcel of land lying in the Town of Rocky Mount, Franklin County, Virginia, and being more particularly described as follows, to-wit:

CONTAINING 7.325 ACRES, according to Plat of Survey prepared by Robert C. Jeans, Land Surveyor, dated August 28, 2007, Job No. 03180, which survey is recorded with deed dated September 14, 2007, of record in the Circuit Court Clerk's Office of Franklin County, Virginia, as Instrument No. 080000317, in Deed Book 929, at Page 382, incorporated herein and made a part hereof to which survey reference is hereby made for a more complete and particular description of the property being conveyed hereby.

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## SCHEDULE B, PART I 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. 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.
  - (a) Deed from The Alloy Group, LLC, a Virginia Limited Liability Company, to \_\_\_\_\_ vesting fee simple title to the subject property.
5. 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.
6. Certification from settlement agent that they have made independent verification through the PACER system that the seller and purchasers/borrowers are not in bankruptcy.
7. Settlement agent must ascertain identity of all executing instruments required for this transaction in compliance with Virginia Statutes (eg. Section 47.1-14).
8. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
9. 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.
10. 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.

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## SCHEDULE B, PART II Exceptions

**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 defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or special assessments, which are not shown as existing liens by the public records.
3. Easements or claims of easements not shown by the public records.
4. Rights or claims of parties in possession not shown by the public records.
5. Any liens, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any encroachment, encumbrance, violation, variation or adverse circumstances 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. (Owner’s Policy Only)
7. All assessments and taxes for 2025 for the Town of Rocky Mount, and the first half of 2025 for the County of Franklin, Virginia, and all subsequent years, a lien but not yet due and payable.
8. An easement granted to Appalachian Electric Power Company dated April 22, 1947, of record in Deed Book 109, at Page 262.
9. An easement granted to Appalachian Electric Power Company dated October 14, 1947, of record in Deed Book 111, at Page 37.
10. An easement granted to Lee Telephone Company dated January 4, 1957, of record in Deed Book 163, at Page 333.
11. An easement granted to the Town of Rocky Mount dated March 30, 1966, of record in Deed Book 227, at Page 492.

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## SCHEDULE B, PART II Exceptions, CONTINUED

12. An easement granted to the Town of Rocky Mount dated January 12, 1981, of record in Deed Book 363, at Page 465.
13. Furnace Creek flows along north and northeast boundary lines of said land as shown on plat of record in Deed Book 651, at Page 42, and in Deed Book 929, at Page 385.
14. 20' sewer line easement crosses west part of Tract 3 and runs along southwest line of 7.325 acre parcel as shown on plat of record in Deed Book 651, at Page 42, and in Deed Book 929, at Page 385.
15. Old road crosses south part of Tract 3 as shown on plat of record in Deed Book 651, at Page 42, and in Deed Book 929, at Page 385.
16. Matters as shown on plat of record in Deed Book 651, at Page 42, and in Deed Book 929, at Page 385.
17. Riparian rights of others in and to the continued uninterrupted flow of any branches, creeks or streams located on or crossing insured premises.
18. Rights of others in and to the use of the appurtenant easement as set forth in Deed Book 651, at Page 40.

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