



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: Lot 41A, Section 4, The Cottages at Stone Mill, 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

All that certain lot or parcel of land, situate within the corporate limits of the Town of Rocky Mount, Franklin County, Virginia, being known and designated as Lot 41A, Section 4, The Cottages at Stone Mill, as shown on boundary line adjustment survey showing property to be acquired by Joseph N. Gann and Frances N. Gann, made by James T. Riddle, L.S., dated September 1, 2021, of record in the Circuit Court Clerk's Office of Franklin County, Virginia, in Deed Book 1173, at Page 821 (being part of original Lot 41 as shown on plat of record in the aforesaid Clerk's Office in Deed Book 915, at Pages 1111 and 1112);

TOGETHER WITH AND SUBJECT TO all rights, easements, etc. contained in the Declaration of Covenants, Conditions and Restrictions of record in the aforesaid Clerk's Office in Deed Book 847, at Page 904, and any subsequent amendments thereof.

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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. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations, appearing of record in Deed Book 847, at Page 904; amended in Deed Book 915, at Page 5; Deed Book 915, at Page 1114; Deed Book 1125, at Page 2551; Deed Book 1125, at Page 2260; and in Deed Book 1226, at Page 359; in the Clerk’s Office of the Circuit Court of Franklin County, Virginia, and any amendments thereto, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
9. An easement granted to Appalachian Electric Power Company dated November 28, 1947, of record in Deed Book 111, at Page 44.

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SCHEDULE B, PART II Exceptions, CONTINUED

10. An easement granted to Lee Telephone Company dated May 14, 1949, of record in Deed Book 118, at Page 201.
11. An easement granted to Joe S. Joplin dated January 6, 1954, of record in Deed Book 126, at Page 238.
12. 20' minimum building line and public utility easement along Stoney Mill Road as shown on plat of subdivision of record in Deed Book 915, at Pages 1111-1112, and in Deed Book 1173, at Page 821.
13. Matters as shown on plat of subdivision of record in Deed Book 915, at Pages 1111-1112, and in Deed Book 1173, at Page 821.
14. Rights of others in and to the use of the appurtenant easement(s) as set forth in the description under Schedule A hereof.
15. Rights of others in and to the use and enjoyment of the common areas.

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