

CERTIFICATE OF TITLE
PREPARED BY

PRECISION TITLE & ESCROW, LLC
4675 North Shallowford Road, Suite 200
Atlanta, Georgia 30338
770-349-8200

FOR

AUCTION MANAGEMENT CORPORATION

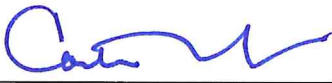
This is to certify that I have examined the record of title to the real estate as described in the legal description attached hereto as **Exhibit A**. According to the general indexes on file in Cherokee County, Georgia, I find good, merchantable fee simple title to be in

NOMS, LLP, a Georgia limited liability partnership

By virtue of that Warranty Deed from Orlando Wilson & Associates, LP, dated December 7, 1999, filed December 21, 1999, recorded in Deed Book 3950, Page 88, Cherokee County, Georgia records subject to those matters described on Exhibits "B" and "C".

Certified as of October 15, 2021

PRECISION TITLE & ESCROW, LLC

By: 
Carter L. Stout

SK File #006886-0003

1.13 Acres behind Woodstock Professional Buildings, Woodstock, GA 30188

EXHIBIT "A"

All that tract or parcel of land lying in Land Lots 1162 and 1163 of the 15th District, 2nd Section, Cherokee County, Georgia, which property is more particularly described as follows: Beginning at a point located at the northeasterly intersection of the right-of-way of State Route 92 (having a 200' right-of-way) with the right-of-way for Interstate 575, thence proceeding 1,512.45' northeasterly along the easterly right-of-way of Interstate 575 to an iron pin set on the right-of-way for Interstate 575, which pin constitutes the POINT OF BEGINNING; proceeding thence north 17°25' 44" east along the right-of-way of Interstate 575 a distance of 182.70' to an iron pin; thence proceeding north 89°20' 00" east a distance of 148.26' to an iron pin; thence proceeding south 00°40' 00" east a distance of 250.21' to a point; thence proceeding south 89°20' 00" west a distance of 68.88' to an iron pin; thence proceeding south 00°40' 00" east a distance of 23.00' to an iron pin; thence proceeding south 89°20' 00" west a distance of 136.13' to an iron pin; thence proceeding north 00°40' 00" west a distance of 99.55' to the point of beginning.

The aforementioned property comprises 1.136 acres and is more particularly shown on a survey and plat prepared for Northwest Oral Surgery Group by Robert B. Betterton, Georgia Registered Land Surveyor No. 2496 dated December 4, 1999.

EXHIBIT B
STANDARD LIENS, OBJECTIONS, AND EXCEPTIONS

1. The following are hereby expressly excepted from the coverage of this Certificate:
 - A. All matters filed of record subsequent to the effective date of this Certificate.
 - B. Forged documents or documents obtained through fraudulent means, or matters affecting the title which are not of record or which, if they are of record, are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner, and changes or corrections made to the deed and docket indexes subsequent to the effective date hereof.
 - C. Discrepancies, boundary line conflicts, shortage in area, encroachments, burial sites, easements, or any other facts which would be disclosed by a competent civil engineer's or surveyor's accurate, current survey and inspection of said property.
 - D. Title to that portion of the premises within the bounds of any public road.
 - E. Riparian rights of any abutting, upstream, or downstream owners on any stream running through the premises, and riparian rights of any owner sharing water rights with the owner of captioned premises.
 - F. Claims of tenants in possession.
 - G. All zoning laws, ordinances or regulations, municipal or county, and all governmental regulations of the use and occupancy of the premises or the subdivision of the property, including any regulations or orders respecting condemnation of the land or any building or structure thereon, not indexed in the deed records as of the effective date hereof.
 - H. Taxes and assessments not due and payable as of the effective date hereof, and taxes and assessments which become due and payable in the future, and any taxes that become due by virtue of a reassessment or additional billing for past years.
 - I. Unrecorded claims of liens for labor or material furnished for the improvement of subject property.
 - J. Street improvement liens which have not been properly placed of record.
 - K. Past due water bills, which, whether or not they are technically liens, will deter the municipal or other governmental authority from transferring water meters and service until the bills have been paid; and any water, utility, sewer, and sanitary bills for the current or past periods, which are not reduced to fi fas recorded in the General Execution Docket.
 - L. Pay-as-you-enter water or sewer lines, which, while not technically liens, will be payable upon connection of such lines.
 - M. Items of personalty used in connection with or attached to the real property, where not indexed upon the deed records, and any taxes or tax fi fas on such personalty.

- N. Any consumer credit protection, "truth-in-lending", or similar laws, including RESPA.
 - O. Easements for power, telephone, and transmission lines of all types, both below and above the surface; and any mineral, mining, oil, or gas interests not of record.
 - P. Non-compliance with or violations of any environmental laws, rules or regulations.
 - Q. The proper formation, state registration or filing, and current status of any limited liability entity, partnership or corporation in the chain of title, including any name change or change in the legal form of entity not apparent from the deed records.
 - R. Any unrecorded or improperly/untimely indexed loss or forfeiture of title resulting from any federal or state RICO or forfeiture-type proceeding.
 - S. This opinion is limited to the names of married women as they appear in the chain of title and/or as furnished to examining counsel, and exception is made for any break in the chain of title occasioned by the failure of the instruments in the chain of title to evidence any change of name, whether by marriage or otherwise. No responsibility is assumed for any possible aliases, nicknames, or initials where none appear in the chain of title or are not provided.
 - T. The accuracy of any street address contained in any legal description in the chain of title or contained herein.
 - U. Any bankruptcy filed in any United States Bankruptcy Court, notice of which is not properly filed in the real estate records in the County where subject property lies.
 - V. Deeds or legal descriptions of adjoining properties for purposes of verification of the boundary lines of subject property; and any questions or inquiries as to whether abutting roads or rights-of-way are legally deemed to be public or physically open.
 - W. U.C.C. filings in states other than Georgia and U.C.C. filings in Georgia counties other than the County in which subject property lies.
 - X. Assignments or satisfactions of security instruments from a lender whose name differs or has changed, by name change or otherwise, from the record holder of the security instrument.
2. No certification is made as to the exact amount of acreage or square footage contained in the property described herein or as to the exact location of any land lot lines.
 3. Certification is limited to a search of the general indices on file in the office of the Superior Court in the county in which the subject property is situated, and only as to those entries which clearly identify the nature of the document and the property affected thereby.
 4. No liability is assumed for any suggestions or recommendations as to possible solutions to title exceptions in Exhibit C below. All decisions regarding their solution or resolution remain the sole responsibility of the party or parties to whom this Certificate is given.
 5. This Certificate is attorney work-product, prepared for the client named at the top of this Certificate. No liability is assumed or responsibility taken for the use of this Certificate when relied upon by anyone other than the party to whom it is addressed and for use other than in the specific transaction for which it was provided to the addressee(s). The examiner assumes no

liability or responsibility for the contents of this Certificate unless paid in full at the time of the closing or other termination of the transaction for which it was submitted.

6. No exam was done and no certification is made herein with respect to any violations of or unrecorded claims that have been or may be made under The International Money Laundering Abatement and Anti-Terrorist Financing Act of 2001, The Perishable Agricultural Commodities Act (PACA), or The Poultry and Stockyards Act (PSA).

EXHIBIT C
SPECIFIC LIENS, OBJECTIONS, AND EXCEPTIONS

1. **No Deed to Secure Debt appears of record. Please confirm.**
2. Easement from Smith L. Johnston, Jr. to Nell R. Hill, dated November 6, 1976, filed November 16, 1976, recorded in Deed Book 207, Page 344, Cherokee County, Georgia Records.
3. Easement from Smith L. Johnston, Jr. to Rachel N. Chandler, dated November 1, 1976, filed November 16, 1976, recorded in Deed Book 207, Page 345, Cherokee County, Georgia Records.
4. Right of Way Deed from Smith L. Johnston, Jr. to Department of Transportation, dated September 30, 1977, filed October 5, 1977, recorded in Deed Book 226, Page 636, Cherokee County, Georgia Records.
5. Easements as contained in that Warranty Deed from Orlando Wilson to Orlando Wilson & Associates, LP, dated September 17, 1993, filed October 19, 1993, recorded in Deed Book 1619, Page 137, Cherokee County, Georgia Records.
6. Easement from Orlando Wilson Enterprises, LP to Kenneth L. Walker, Jr., dated January 11, 1994, filed January 19, 1994, recorded in Deed Book 1715, Page 292, Cherokee County, Georgia Records.
7. Easement from Orlando Wilson, Individually, and Orlando Wilson & Associates, LP to Joseph L. Willis and Kevin T. Spillane, dated June 25, 1996, filed July 2, 1996, recorded in Deed Book 2431, Page 73, Cherokee County, Georgia Records.
8. Easement from Orlando Wilson & Associates, LP to Orlando Wilson, Individually, dated August 1, 1996, filed August 8, 1996, recorded in Deed Book 2464, Page 245, Cherokee County, Georgia Records.
9. Easement from Orlando Wilson, individually and Orlando Wilson & Associates, LP to Blue Ribbon Builders, Inc. and Bob Rogers Home Builder, Inc., dated August 1, 1996, filed August 8, 1996, recorded in Deed Book 2464, Page 250, Cherokee County, Georgia Records.
10. Easement from Orlando Wilson & Associates LP to Bob Rogers Home Builder, Inc, dated December 10, 1996, filed January 10, 1997, recorded in Deed Book 2598, Page 116, Cherokee County, Georgia Records.
11. Declaration of Ingress-Egress and Utility Easements by Orlando Wilson & Associates, LP, dated August 9, 1999, filed August 23, 1999, recorded in Deed Book 3777, Page 33, Cherokee County, Georgia Records.
12. Easement as contained in the vesting deed into NOMS, LLP, dated December 7, 1999, filed December 21, 1999, recorded in Deed Book 3950, Page 88, Cherokee County, Georgia Records.
13. Public Road Easement Agreement between Orlando Wilson & Associates, LP and NOMS, LLP, dated December 7, 1999, filed December 21, 1999, recorded in Deed Book 3950, Page 95, Cherokee County, Georgia Records.

14. All those matters contained in those surveys recorded in plat Book 1, Page 191, Cherokee County, Georgia Records; and recorded in Plat Book 12, Page 109, Cherokee County, Georgia Records.

Note: Taxes and assessments for **Tax Parcel ID 15N12 136 D**

2021 Cherokee County taxes are **DUE by November 15, 2021** in the amount \$2,990.44.

2021 City of Woodstock taxes are **DUE** in the amount \$712.70.