

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 Fayette County, Georgia, I find good, merchantable fee simple title to be in

The First Bank

By virtue of a Deed Under Power from Memories for a Lifetime, LLC acting by and through its duly appointed agent and attorney-in-fact, Heritage Southeast Bank, dated June 6, 2023, filed June 7, 2023, recorded in Deed Book 5622, Page 686, Fayette County, Georgia Records subject to those matters described on Exhibits "B" and "C".

Certified as of February 21, 2024.

PRECISION TITLE & ESCROW, LLC

By: 

Carter L. Stout

SK File #006916-0007

Parcel 1: 240 N Jeff Davis Drive, Fayetteville, GA 30214

Parcel 2: 260 N Jeff Davis Drive, Fayetteville, GA 30214

EXHIBIT "A"

As to Property 1:

All that tract or parcel of land lying and being in Land Lot 122 and 123 of the 5th District of Fayette County, Georgia, and in the City of Fayetteville, being on the West side of North Jeff Davis Drive, formerly Railroad Street, and fronting on North Jeff Davis Drive and being more particularly described as follows:

Beginning at an iron stob on the line between John Walker and J. H. Owens, running thence South along the West side of North Jeff Davis Drive 160 feet more or less to the property line of Mrs. Lester C. Dickson; running thence West along the property line of Mrs. Lester C. Dickson 358 feet more or less to an iron stob; running thence North 160 feet more or less to the line between John Walker and J. H. Owens; running thence East along the property of John Walker 358 feet more or less to the Point of Beginning and bounded now or formerly on the East by North Jeff Davis Drive, on the North by John Walker, on the South by Mrs. Lester C. Dickson, and on the West by Harry Redwine, together with all fixtures and personal property attached to and constituting a part of said property, and replacements and additions.

AND

As to Property 2:

All that tract or parcel of land lying and being in Land Lot 122 and 123 of the 5th District (496 G.M.) of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the West side of Jeff Davis Drive 487.5 feet Southerly, as measured along the West side of said drive from the Southwest corner formed by the intersection of the West side of Jeff Davis Drive with the South side of Georgia Avenue, said Point of Beginning also being located at the Southwest corner formed by the intersection of the West side of Jeff Davis Drive with the South side of Carver Street, said street shown on the hereinafter mentioned plat as a 20 ft. Alley; running thence in a Southerly direction, along the West side of Jeff Davis Drive, 112.5 feet to an iron pin; running thence in a Westerly direction along a line forming an interior angle of 86 degrees 13 minutes with the West side of Jeff Davis Drive, 356 feet to an iron fence corner post; running thence North along the fence line 113 feet to the South side of the above-mentioned Carver Street as marked by an iron fence corner post; running thence East, along the South side of Carver Street, 348.2 feet to the West side of Jeff Davis Drive at the Point of Beginning, together with all fixtures and personal property attached to and constituting a part of said property, and replacements and additions.

Being improved property as shown on a plat of survey dated August, 1961, prepared by McNamee, Steed, Hyde and Associates, Inc. Registered Surveyors, as the property of Mrs. Thelma Boynton recorded in Plat Book 7, Page 40, Fayette County Records.

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. All those matters contained in that survey recorded in Plat Book 7, Page 40, Fayette County, Georgia Records.

Note: Parcel 1: Tax Parcel ID 052301054 (240 N Jeff Davis Drive)

2023 Fayette County taxes are paid in the amount \$3,540.14 (base amount - \$3,521.80).

Parcel 2: Tax Parcel ID 052301054 (260 N Jeff Davis Drive)

2023 Fayette County taxes are paid in the amount \$3,876.73 (base amount - \$3,856.64).

(City of Fayetteville taxes are collected by the county.)