

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears to be attached to, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the Public Records.
 - b. Easements, or claims of easements, not shown by the Public Records.
 - c. All matters and facts, including, but not limited to, any discrepancies, encroachments, encumbrances, violations, variations, overlaps, boundary line disputes, shortage in area, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. This exception will delete Covered Risk 2.(c).
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - e. Rights of others, including state and federal governments, in and to water that is now, or used to be, on, under or next to the Land, and to title to any filled land.
3. Special Exceptions:
 - a. Those taxes and special assessments which become due and payable subsequent to Commitment Date.
 4. Real Estate taxes for the year 2025 and subsequent years, a lien but not yet due and payable.
 5. Drainage easement given by Skyline Club, Inc. to County of Lexington recorded January 16, 2015 in Record Book 17487, Page 313.
 6. It should be noted that the deed from Billy Eddins and the Skyline Club, Inc. of the insured premises recorded in Record Book 20818, Page 142 was made to "The Estate of Janet E. Gardner" and not to the personal representative of the Estate. However the Heirs of the Estate of Janet Gardner were ultimately the same as the devisees of Billy Eddins and the successors to the stock in the Skyline Inc. All consented to the sale by the Personal Representative of the Estate of Janet Gardner to the within Seller. This policy insures against loss or damage determined by a Court of competent jurisdiction caused by any deficiencies in the above referenced deed.
 7. As to Lot 7, Block E: Reverter in favor of Lexington County according to the terms of Deed of Lexington County to Lexington County Club recorded in Deed Book 5-V, Page 548.
 8. As to Lot 6, Block E, apparant encroachment of building on the northeastern boundary, as shown on Lexington County Tax Map No. 5634-03-007. According to tax records this building was built in 1972.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by The Security Title Guarantee Corporation of Baltimore. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions and a counter-signature by the Company or its issuing agent that may be in electronic form.