Title Commitment

NexGen Title Agency, LLC

File No.: 5503546

Commercial Title Insurance Agency

Every detail. Every relationship. It's how we've built our commercial title insurance company and how we've grown to be a leading title insurance provider in Virginia and North Carolina. Having a family-centered culture, cultivating personal connections, and building long-term relationships are the core principles behind everything we do.

Click here to access your customized titleLOOK

Settle for Excellence

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE
SCHEDULE A

File No: 5503546

Effective Date: March 2, 2026
Updated Effective Date: March 26, 2026
Issue Date: March 24, 2026
Issue Date: March 30, 2026
Property Addresses: 600 Lotz Drive, Yorktown, VA 23692

Prepared for:	Inquiries should be directed to:
Atlantic Real Estate Marketing c/o William Summs	NexGen Title Agency, LLC
1195 Lance Road	101 W. Main Street, Suite 102
Virginia Beach, VA 23451	Norfolk, Virginia 23510

1. The estate interest in the land described or referred to in the report and covered herein is

   FEE SIMPLE.

2. Title to said estate or interest in said land is at the effective date hereof vested in:

   Thresa Kay Brown Shively and Jami Lynn Brown Dyess, Devisees of the Estate of Gloria Annette Fulghum Brown

3. The land referred to in this report is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Issued by:
NexGen Title Agency, LLC
101 W. Main Street, Suite 102
Norfolk, VA 23510
Phone: (757) 350-4580
Fax: (757) 447-6001

By: Deborah L. Matheny
Authorized Signatory

EXHIBIT "A"

All that certain lot, piece or parcel of land situate, lying and being in the County of York, Virginia, known and designated as Lot Numbered ONE (1) as shown on that certain plat entitled, "ACREE ACRES, SECTION FIVE, COUNTY OF YORK, VIRGINIA", dated May 13, 1976 and made by Coenen & Associates, Incorporated, duly of record in the Clerk's Office of the Circuit for York County, Virginia, in Plat Book 9, Page 81, to which reference is here made.

It being the same property conveyed by deed dated January 30, 1984 from Ray Corporation, a Virginia corporation to Larry Wayne Brown and Gloria F. Brown, husband and wife, recorded February 10, 1984 in the Clerk's Office of the Circuit Court for the County of York-Poquoson, Virginia in Deed Book 391, Page 849.

The said Larry Wayne Brown departed this life December 3, 2020 at which time title to the real estate fully vested into Gloria Annette Fulghum Brown.

The said Gloria Annette Fulghum Brown departed this life September 25, 2025 by evidence of her Last Will and Testament entered into Probate in the Clerk's Office of the Circuit Court for the County of York-Poquoson, Virginia as Will File No. 250000395, in which she devised the real estate to Teresa Kay Brown Shively and Jami Lynette Brown Dyess .

NEXGEN TITLE AGENCY, LLC

STATUS OF TITLE
SCHEDULE B

The property described in Schedule A is subject to the following exceptions:

1. Defects, liens, encumbrances, adverse claims. or other matters. if any. not appearing in the public records or attaching subsequent to the effective date hereof.

2. Standard Exceptions:

   a. Rights or claims of parties in possession not shown by public records.
   b. Easements, or claims of easements, not shown by the public records.
   c. Any encroachment, encumbrance, violation, variation or circumstance that would be disclosed by an accurate and complete land survey of the Land.
   d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.
   e. Taxes or special assessments which are not shown as existing liens by the public records.

3. Special Exceptions:

   1. Real estate taxes for the second half of the fiscal year 2025-26 and subsequent semi-annual taxes that are not yet due and payable.

   2. Stormwater/Utility Assessments that are not yet due and payable.

   3. Judgement dated May 6, 2008 in favor of Midland Funding, as Plaintiff v Gloria A. Brown, as Defendant, recorded in the Clerk's Office of the Circuit Court for the County of York-Poquoson, Virginia as Instrument No. 090003204 in the amount of $634.66, plus penalties, interest and costs.

   4. No recorded deed of trust or mortgage on the subject property was found in a search of the land records.

   5. Possible Federal and/or State Estate Taxes for the Estate of Gloria Annette Fulghum Brown.

   6. Possible Federal and/or State Estate Taxes for the Estate of Larry Wayne Brown.

   7. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations recorded in Deed Book 296, Page 610, and any amendments thereto, but omitting any covenant or restriction based on preference, race, color, religion, sex, handicap, familial status, or national origin, if any, appearing among the public records.

8. Easement to Virginia Electric and Power Company dated April 20, 1976, recorded July 3, 1976 in Deed Book 290, Page 312.

9. Matters set forth on plat dated May 13, 1976, made by Coenen & Associates, Incorporated, and entitled "ACREE ACRES SECTION FIVE COUNTY OF YORK, VIRGINIA", recorded June 23, 1976 in the Clerk's Office of the Circuit Court for the County of York-Poquoson, Virginia in Plat Book 9, Page 81, which discloses the following:

   a. 30' Building setback line along front and 25' side setback line;

REAL ESTATE TAX INFORMATION - For Informational Purposes only

Address: 600 Lotz Drive, Yorktown VA 23692

Map No.: R07b-4460-3180

Current Tax Year: 2025/2026

Land Assessment:	$104,100.00
Building Assessment:	$287,300.00
Total Assessment:	$391,400.00
Annual tax amount:	$2,741.70
Semi-Annual amount:	$1,370.85

Taxes are next due: Next due June 5, 2026

NEXGEN TITLE AGENCY, LLC
STATUS OF TITLE
SCHEDULE B (Continued)

The attached STATUS OF TITLE (sometimes referred to herein as "this report") is not to be construed as title insurance, a commitment for title insurance, or an opinion of title. This report shall not be construed as certification of title to the subject property. This STATUS OF TITLE makes no representation or opinion as to the insurability or marketability to title.

This STATUS OF TITLE contains summary information on the condition of title to the subject property for the period (the "Examination Period") from January 30, 1984 through March 26, 2026 at 8:00 A.M. (the "effective date"). This summary information is derived only from a search of documents and instruments recorded and/or filed, during the Examination Period, among the public records of the circuit court of the city or county in which the subject property is located (the "Public Records"), No inspection has been made in any court other than the local circuit court in which matters of title are customarily and routinely recorded. Additionally, it is understood and agreed that this report may include (a) title information recorded prior to the Examination Period, which has been included, without representation or warranty, for the convenience of the recipient (as hereinafter defined) based solely on copies of one or more prior title insurance policies issued in connection with the subject property and provided by the recipient for reference by NexGen Title Agency, LLC, and (b) real estate tax assessment, current tax bill information, and status of payment obtained from the locality's public records, which has been included, without representation or warranty, for the convenience of the recipient.

This report contains no legal opinions of any kind. NexGen Title Agency, LLC undertakes no responsibility to provide information not set forth in the Public Records for the Examination Period as of the effective date, and it shall have no liability for the accuracy or completeness of information set forth in recorded documents or other instruments in the Public Records.

This report does not include facts as might be disclosed by an accurate survey, or facts relating to any rights of parties in possession. Nor does it include any information regarding building locations; encroachments, overlaps, or overhangs; unrecorded easements, leases, licenses or other instruments; violations of restrictive covenants, building codes, zoning laws, or other applicable laws or legal requirements; unpaid assessments due to a property owners association, condominium owners association, and/or cooperative; deficiency in quantity of ground; environmental matters or presence of hazardous substances; or any other matters which would be disclosed by a personal or physical inspection of the subject property.

This report is neither transferable nor assignable. NexGen Title Agency, LLC expressly disclaims any liability hereunder to anyone other than the recipient of this report (as identified in the "Prepared For" section of Schedule A of this report). The recipient of this report acknowledges and agrees that this report is prepared for the recipient's use and benefit only, and it may not be relied upon, delivered to or utilized by any third party for any purpose. Since this report does not constitute title insurance, and because an ALTA Title Insurance Policy may be obtained through NexGen Title Agency LLC or another agent, the liability of NexGen Title Agency, LLC for negligence, errors, or omissions in or under this report and all continuations issued by NexGen Title Agency, LLC shall be limited for all purposes, and in all cases, to actual damages up to a maximum amount of $250.00; and in no event shall NexGen Title Agency, LLC be liable for any special, indirect, incidental, punitive, or consequential damages of any kind. In no event shall NexGen Title Agency, LLC be liable for any defects, liens, encumbrances, adverse claims and other matters that were not revealed during the performed search as a result of, or caused by, indexing errors among the public records, including (without limitation) misspellings or derivations of a surname. Payment for this report and/or reliance thereupon for any purpose shall be binding upon and shall constitute and confirm the express and complete agreement of the recipient to each and all of the terms set forth herein.

Notwithstanding anything to the contrary herein, the liability under this STATUS OF TITLE shall terminate one year from the effective date, as the same may be updated pursuant to one or more continuations issued by NexGen Title Agency, LLC.

An ALTA Title Insurance Policy may be obtained through NexGen Title Agency, LLC, and if issuance of insurance is requested of NexGen Title Agency, LLC, it shall accept further liability only upon satisfaction of all conditions to coverage stated in the commitment or policy, including (without limitation) the payment of the appliable premium.