

**TITLE SEARCH REPORT
ISSUED BY
TitleWave Real Estate Solutions**

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'THE AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED BY THE AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES AND ENDORSEMENTS.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting manual and bulletins issued by the Company. The Agent is responsible for obtaining proper "High-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Company's guidelines. The Agent is responsible for any errors, omissions, defect, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of the Company's commitment, policy or endorsement.

The Title Search Report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. No assurance is given as to the insurability or status of title. The Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a property information report, a guarantee of title or as any other form of guarantee or warranty of title and should not be relied upon as such.

LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE COMPANY'S COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT. IN THE EVENT THE ATTACHED TITLE SEARCH REPORT IS USED FOR ANY PURPOSE OTHER THAN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES OR ENDORSEMENTS, THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

Fidelity National Title Insurance Company
TITLE SEARCH REPORT

Agent:

Advantage Title & Closing
828 Main Street, 15th Floor
Lynchburg, VA 24504
Phone: 434-455-4770
Fax: 434-455-4771

1. PERIOD SEARCHED:

The period covered in the search ended: June 24, 2021 at 8:00 a.m.

2. Policy or Policies to be issued:

ALTA Loan Policy (6/17/2006)

Proposed Insured:

Amount of Insurance:

ALTA Owner's Policy (6/17/2006)

Proposed Insured: Robert R. Holmberg

Amount of Insurance: \$250,000.00

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

Heather Marie Tayler Edwards and Mary Jane Barrell Eckes

5. The land is described as follows:

See attached Exhibit "A"

For all questions regarding this Title Search Report
Please contact our
Virginia Search Assistance Team
vasearchhelp@fnf.com
[small logo]

TITLE SEARCH REPORT
REQUIREMENTS

1. The Company requires receipt in writing of the name of anyone not referenced in this form who will acquire an interest in the land or who will execute a deed of trust encumbering the land herein. Additional requirements and/or exceptions may then be added.
2. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record.
 - A. Warranty Deed from Holmberg Robert, vesting fee simple title in Robert R. Holmberg.
 - B. Deed of Trust from Robert R. Holmberg, securing your loan.
3. Payment of full consideration to or for the account of the grantor(s) or mortgagor(s).
4. Payment of the premiums, fees and charges for the policy/policies.
5. Payment of all taxes, charges, and assessments, levied and assessed against the subject premises, which are due and payable
6. Payment of all outstanding water, sewer and public utility charges to date of settlement.
7. The Company must be provided with an approved form of executed Owner's Affidavit and Agreement relating to, among other items, mechanics' liens and parties in possession.
8. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.
9. Settlement agent must ascertain identity of all parties executing instruments required for this transaction in compliance with Virginia statutes (eg. Section 47.1-14).
10. This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

Tax Assessment for 2021

BILL # N/A

MAP or PARCEL ID/GPIN # 24-6-7

DESCRIPTION IN TAX RECORD: Lot 7, Poor House Rd

LAND ASSESSMENT: \$178,200.00

IMPROVEMENTS ASSESSMENT: \$0.00

TOTAL ASSESSMENT: \$178,200.00

ANNUAL TAX: \$120.00

TAX PAYMENT DUE DATE(S): December 5th

TAXES HAVE BEEN PAID THROUGH: December 31, 2020

TAXES A LIEN, NOT YET DUE: December 5, 2021

Property Address as shown in the tax records:

859 Poor House Road, Rustburg, VA 24588

11. This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

TITLE SEARCH REPORT/ABSTRACT
REQUIREMENTS continued

Tax Assessment for 2021

BILL # N/A
MAP or PARCEL ID/GPIN # 24-A-37A
DESCRIPTION IN TAX RECORD: Lot 7, Poor House Rd

LAND ASSESSMENT: \$10,500.00
IMPROVEMENTS ASSESSMENT: \$0.00
TOTAL ASSESSMENT: \$10,500.00
ANNUAL TAX: \$7.00
TAX PAYMENT DUE DATE(S): December 5th
TAXES HAVE BEEN PAID THROUGH: December 31, 2020
TAXES A LIEN, NOT YET DUE: December 5, 2021

Property Address as shown in the tax records:

859 Poor House Road, Rustburg, VA 24588

12. This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

Tax Assessment for 2021

BILL # N/A
MAP or PARCEL ID/GPIN # 24-6-8
DESCRIPTION IN TAX RECORD: Lot 9 & Part Lot 8, Poor House Rd

LAND ASSESSMENT: \$223,700.00
IMPROVEMENTS ASSESSMENT: \$255,300.00
TOTAL ASSESSMENT: \$479,000.00
ANNUAL TAX: \$1,603.00
TAX PAYMENT DUE DATE(S): December 5th
TAXES HAVE BEEN PAID THROUGH: December 31, 2020
TAXES A LIEN, NOT YET DUE: December 5, 2021

Property Address as shown in the tax records:

859 Poor House Road, Rustburg, VA 24588

13. This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

Tax Assessment for 2021

BILL # N/A
MAP or PARCEL ID/GPIN # 24-6-9
DESCRIPTION IN TAX RECORD: Lot 9 & Pt Lot 8, Poor House Rd

LAND ASSESSMENT: \$39,300.00
IMPROVEMENTS ASSESSMENT: \$0.00
TOTAL ASSESSMENT: \$39,300.00
ANNUAL TAX: \$36.00
TAX PAYMENT DUE DATE(S): December 5th
TAXES HAVE BEEN PAID THROUGH: December 31, 2020

TITLE SEARCH REPORT/ABSTRACT

REQUIREMENTS continued

TAXES A LIEN, NOT YET DUE: December 5, 2021

Property Address as shown in the tax records:

859 Poor House Road, Rustburg, VA 24588

14. CREDIT LINE deed of trust from Robert R. Holmberg to BB&T-VA Collateral Services Corporation, Trustee(s), dated July 3, 2012, filed for record as Instrument No. 120003859. As stated in deed of trust: Original Principal \$100,000.00; Original Note Holder Branch Banking and Trust Company, a North Carolina Banking Corporation. NOTE: Agent must require credit line account to be closed and that the checks and/or credit card(s) issued in connection with the account be surrendered.
15. Payment of all HOA/POA assessments, charges, and fees, which the subject property may be subject to, plus any penalty and interest which may be due.
16. Receipt and review of all corporate/entity/trust documents for subject parties as may be required under Virginia underwriting guidelines.

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.

TITLE SEARCH REPORT
EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created or first appearing in the public records or attaching to the title subsequent to the date of this form.
2. Easement granted to APCO in Deed Book 749, page 215
3. Plat of Subdivision recorded in Plat Cabinet C, Slide 190, Page 1897.
4. Public Access from the Public Street named: Poor House Rd.

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

Tentative Legal Description:

147.856 Acres, plat recorded in Plat Cabinet C, Slide 190, Page 1897.

It being the same property conveyed to Robert R. Holmberg by Deed from Robert R. Holmberg and Nancy G. Holmberg, husband and wife dated April 16, 2012, recorded June 18, 2012 in the Clerk's Office of the Circuit Court of Campbell, Virginia, as Instrument No. 120003374.

The said Robert R. Holmberg died October 10, 2020 as evidenced by Will filed for record in the aforesaid Clerk's Office in Instrument No. 200000815; thereby vesting title in Heather Marie Tayler Edwards and Mary Jane Barrell Eckes.