

PRELIMINARY OPINION ON TITLE FOR

LULA M. STEGALL

The undersigned has examined the record title on the Warren County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s): Lula M. Stegall
Interest or estate: fee simple
Property Description: (or attach copy of legal description)

see attached exhibit

Subject to the uninitialed STANDARD EXCEPTIONS on reverse side hereof.

Also subject to the following SPECIAL INFORMATION AND EXCEPTIONS:

Taxes:

- 1. Ad valorem taxes are paid through and including those for the year: 2021
2. Taxes now due and payable: none
3. Taxes, a lien, deferred or otherwise, but not yet due and payable: none
4. Special levies or assessments now due or payable in future installments: none
5. Estate or inheritance taxes: none

Restrictive Covenants? Yes []; No [x] (Attach Copy).

- 1. Book, Page
2. Does survey and/or public record indicate a violation? Yes []; No []; Unknown []
3. Contain reversionary or forfeiture clause? Yes []; No []
4. Building Setback Line(s) of feet from front; feet from side; feet from side street; feet from rear.
5. Easements/Other Matters:

Survey and Inspection Report Attached? Yes []; No [x].

Recorded Plat? Yes []; No [x].

- 1. Book, Page
2. Building Setback Line(s) of feet from front; feet from side; feet from side street; feet from rear.
3. Violated? Yes []; No []; Unknown []
4. Easements/Other Matters:

Access to Public Right of Way? Yes [x]; No [].

Direct [x]; or over a private easement []? (if private easement, attach copy).

If over a private easement, has a search been made of adjoining property on which easement crosses? Yes []; No [].

Property Occupied By: Owner []; Tenant []; Unimproved [x]; Unknown [].

Updating From Previous Title Insurance Policy? Yes []; No [x] (Attach Copy). If "Yes", has a search of the public records been accomplished for such period of time within which judgements, liens or other matters could affect the property, regarding the owner(s) of the property on and after the date of said policy? Yes []; No [].

Other Easements, Liens, Deeds of Trust, Objections or Defects:

- 1. The subject property is in land use.
2. Subject to rights-of-way for public roads and general utilities.
3. Subject to matters and things that a current and accurate survey might reveal.

(Continue on back if necessary)

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

The Search Period was from December 18, 1996 to February 11, 2022 at 10:00 A.M.
Telephone: 919-496-2137 DAVIS, STURGES & TOMLINSON, PLLC
Address: P. O. Drawer 708 By: Aubrey S. Tomlinson, Jr.
Louisburg, NC 27549

TITLE INSURANCE APPLICATION

- 1. Owner's Insurance: \$ (purchase price/value)
a) Insured:
b) Use of Property: Commercial []; Residential []; Unknown []; or Other []
2. Mortgagee Insurance: \$ (loan amount)
a) Insured:
b) Loan is: Permanent []; Temporary []; Construction []; FHA []; VA []; Conventional []; Other []
c. The following Standard ALTA Endorsements are requested:

Send original Binder to:

BEGINNING at center in county road at Div. #1-A and Div. #4, corner in line with stake; thence with said Div. #1-A line S. 88-15 E. 682 feet to rock at fence corner, Div. #1-A and J. A. Holloway corner; thence with said Holloway, L. J. Alexander and another tract of said Holloway S. 88-15 E. 1919 feet to stake in field; thence continuing with said Holloway S. 0-30 W. 405 feet to stake at said Holloway corner in W. O. Harris line; thence with said Harris line S. 89-15 W. 47 feet to pine stump on East edge of path; thence along fence line with said Harris S. 21-30 E. 515 feet to stake in said Harris line at Div. #3 corner; thence with said Div. #3 line N. 88-15 W. 3350 feet to center of County Road at Div. #3 corner in Div. #4 line; thence with said Div. #4 line along center of said County Road N. 31-00 E. 1005 feet to the beginning, containing 60 acres, and being the identical land designated as Tract No. 6 in deed dated July 5, 1994 given by Martha D. Perkinson to Clyde R. Perkinson et ux, said deed of record in said Registry in Book 592, page 503.
