Fidelity National Title Insurance Company

SCHEDULE A

Title Officer:
Escrow Officer:
Escrow No.: TM17-132
Loan No.:

Title No.: TM17-132

1. Effective date: May 10, 2017 at 08:30 AM
2. Policy or Policies to be issued:
   (a) Owner's Policy (ALTA Owner's Policy (6/17/06))
   Policy Amount
   Proposed Insured: TBD

   (b) Loan Policy (ALTA Loan Policy (6/17/06))
   Policy Amount
   Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is:
   Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
   Robert J. Krueger and Sarah P. Krueger
5. The land referred to in this Commitment is described as follows:
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Countersigned: Ruby L. Martin

Ruby L. Martin

Trademark Title Services Inc.
P.O. Box 39
Victoria, VA 23974
(434)676-9191

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Fidelity National Title Insurance Company

Title No.: TM17-132

SCHEDULE B - SECTION I
REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed delivered and recorded.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Furnish copies of all instruments in this transaction for review by the company prior to closing. This commitment is subject to such addition requirements and/or exceptions as may be deemed necessary by the Company upon review of said instruments and upon full disclosures of all facts of this transaction.
6. Receipt of satisfactory executed "Owners (Sellers) Affidavit as to Mechanic's Liens and Possession."
7. Purchasers must be adversed for judgments in favor of the United States, or any other instrumentality thereof, for a period of twenty (20) years prior to the recordation of the documents proposed to the insured. Fidelity National Title Insurance Company must be provided with certification that there are no judgments in favor of the United States, or any instrumentality thereof, against the purchaser.
8. Receipt of satisfactory executed No Financing Statement by Seller.
9. Payment of all real estate taxes now due and payable.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Fidelity National Title Insurance Company

Title No.: TM17-132

SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
3. Power line and telephone easements of record.
4. Any encroachment, incumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete eland survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachment on the Land of existing improvements located on adjoining land.
5. Rights and privileges of the use of the roads and right of way granted in deed of partition dated March 10, 1955, of record in Deed Book 154, page 242.
6. Subject to easement reserved across the back of said Tract No. 2 for a power line with right of ingress and egress to and from same to Tract No. 1 of subdivision in deed dated July 8, 1966 of record in Deed Book 193, page 296.
7. Rights, if any, of the property owners abutting the lake and/or pond in and to the waters thereof and in and to the bed thereof; also boating and fishing rights of property owners abutting said lake and/or pond or the stream of water thereto or therefrom.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Fidelity National Title Insurance Company

Title No.: TM17-132

LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein below is situated in the County of Mecklenburg, State of Virginia, and is described as follows:

All that certain lot, tract or parcel of land, lying and being in situate in Clarksville Magisterial District, Mecklenburg County, Virginia, and being all of the certain lot, tract, or parcel of land conveyed to the said William H. Thompson and others duly recorded in the Office of the Clerk of Circuit Court of Mecklenburg County, Virginia, in Deed Book 154, Page 242, and said lot of land contains 1.30 acres, and is well described on the said plat of the said Peck's Acres Subdivision and in the said partition deed of same as Lot No. 2, said plat, as well as the said deed, is duly of record in said Clerk's office and reference is hereby made thereto for a more accurate and complete description of the said lot, tract or parcel of land.

Being the same property conveyed to Robert J. Krueger and Sarah Patricia Kruger, husband and wife, by deed of gift dated December 30, 2006 from Robert J. Krueger, of record in the Circuit Court Clerk's Office of Mecklenburg County, as Instrument No. 0700000016, on Page 64.