



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Consumer Escrow & Title, Inc.
 Issuing Office: 134 N. Mecklenburg Avenue, South Hill, VA 23970
 Issuing Office's ALTA® Registry ID: 110389
 Loan ID No.:
 Commitment No.: 2026-125
 Issuing Office File No.: 2026-125
 Property Address: 9 acres +/- Belfield Rd., Freeman, VA 23856

SCHEDULE A

1. Commitment Date: March 18, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Own. Policy
 - Proposed Insured: Michael Yoder
 - Proposed Amount of Insurance: \$ 18,000.00
 - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: Essie G. Jones.
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

Consumer Escrow & Title, Inc.

By: Emily R. Goss
Consumer Escrow & Title, Inc.

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SCHEDULE B, PART I - Requirements

Commitment No.: 2026-125

File No.: 2026-125

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Deed from Essie G. Jones to Michael Yoder
5. There must be payment of all taxes, charges, assessments and utility notes, which are due and payable. Taxes are paid through December 31, 2025.

NOTE: FOR INFORMATIONAL PURPOSES ONLY AND NOT AN INSURING PROVISION

7 ACRES

Tax assessments for the tax year of 2026.
 Land Value: \$23,600.00
 Improvements: \$0.00
 Other: \$0.00
 Total Value: \$23,600.00
 Annual Taxes: \$118.00 due December 5
 Tax Rate: \$0.50 per \$100
 Tax ID Number: 66 86D
 Parcel Record Number: 18668

2 ACRES

Tax assessments for the tax year of 2026.
 Land Value: \$11,100.00
 Improvements: \$0.00
 Other: \$0.00
 Total Value: \$11,100.00
 Annual Taxes: \$55.50 due December 5
 Tax Rate: \$0.50 per \$100
 Tax ID Number: 66 86E
 Parcel Record Number: 18805

6. The Owner/Seller Affidavit enclosed must be executed prior to the recordation of the instruments creating the estate or interest insured and must be returned with the final application for the policy(ies) and must show no exceptions.
7. The Company could not find a recorded Deed of Trust on the subject property. Accordingly, the Company shall require an

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SCHEDULE B

(Continued)

Commitment No.: 2026-125

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Affidavit from record owner that no recorded or unrecorded Deed(s) of Trust, personal notes and/or obligations on the above real estate currently exist to be paid off with closing proceeds.

8. Furnish the Notice of Availability of Owners Title Insurance FORM MLA3 OR FORM MLA3A) to Michael Yoder and obtain an executed copy of same.

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SCHEDULE B
(Continued)

Commitment No.: 2026-125
File No.: 2026-125

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by Public Records. The coverage afforded by covered matter 2(c) is hereby deleted.

NOTE: As to issuance of the ALTA Homeowner's Policy/First American Eagle Policy, this exception does not limit the forced removal coverage in Item 12 of Covered Risks.
4. Any lien, or right to a lien, for service, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.

NOTE: As to issuance of the ALTA Homeowner's Policy/First American Eagle Policy, this exception does not limit the coverage in Item 8 of Covered Risks.
5. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
6. All assessments and taxes due in 2026, and thereafter, not yet due and payable.
7. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of refusal and reservations, if any, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.
8. Easement granted Mecklenburg Electric Cooperative by instrument recorded as Instrument No. 010001882, through original acres.
9. Easement granted Continental Telephone Co. of VA by instrument recorded in Deed Book 206, at page 398, through original acres.
10. The following matter(s) as shown on a physical survey prepared by James T. Bradley, L.S., dated November 9, 2022, filed in the Clerk's Office of Brunswick as Plat Book 22, Page 43:
 - a) Light Pole
 - b) That portion of the insured property within the bounds of VA Rte. 606
11. The following matter(s) as shown on a physical survey prepared by James T. Bradley, L.S., dated June 22, 2023, filed in the Clerk's Office of Brunswick as Plat Book 23, Page 22:

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SCHEDULE B
(Continued)

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- a) Light Pole
- b) 50' ingress and egress easement
- c) That portion of the insured property within the bounds of VA Rte. 606

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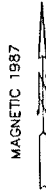
File No.: 2026-125

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

All that certain tract or parcel of land situate and being in Sturgeon Magisterial District, Brunswick County, Virginia, containing 9.00 acres, more or less, being shown and described on a plat entitle "Plat of Survey For Connie Jones", made by James T. Bradley, dated November 9, 2022, of record in the Clerk's Office of the Circuit Court of Brunswick County, Virginia, in Plat Book 22, Page 43. Further shown on a plat entitled "Plat of Survey For Robert Walton", made by James T. Bradley, L.S., dated June 22, 2023, recorded in Plat Book 23, Page 22.

Being the same property conveyed to Connie E. Jones and Essie G. Jones by Deed of Gift dated November 22, 2022 from Kourtnie E. Sunkins, recorded in the Clerk's Office of the Circuit Court of Brunswick County, Virginia, as Instrument No. 202300241. The said Connie E. Jones departed this life August 12, 2023, thereby vesting title unto Essie G. Jones, surviving tenant by the entirety. See List of Heirs recorded as Instrument No. CWF240000090.

PLAT OF SURVEY FOR
CONNIE JONES
 STURGEON MAGISTERIAL DISTRICT
 BRUNSWICK COUNTY, VIRGINIA
 SCALE 1" = 250'
 NOVEMBER 9, 2022
 LEGAL REF. : INSTR. NO. 170002147
 D.B. 318 PG. 57
 PLAT REF. : P.D.B. 73 PG. 332



PORTION OF TAX MAP SEC. 66-86

NOTES:
 1.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT-OF-WAYS OF RECORD PRIOR TO THE DATE OF THIS PLAT.

2.) IMMEDIATE FAMILY DIVISION AND CAN NOT BE SOLD OR CONVEYED FOR TWO YEARS.

CONNIE JONES - BROTHER

FLOOD NOTE : ZONED X - Area of minimal flood hazard.
 COMMUNITY-PANEL NUMBER : 510236 0350 D
 EFFECTIVE DATE : JULY 7, 2009

Department of Planning
 Approved for Recordation
 By: *[Signature]*
 Date: NOVEMBER 15, 2022

" LEGEND "

- --- REBAR SET
- ⊗ --- REBAR FOUND
- IPF --- IRON PIPE FOUND
- R/W --- RIGHT OF WAY
- ⊕ --- CENTERLINE
- LP --- LIGHT POLE
- E --- OVERHEAD LIGHT LINE
- T.M.S. - TAX MAP SECTION

FILE : JONES CONNIE1022-A

VICINITY MAP - NO SCALE

SITE

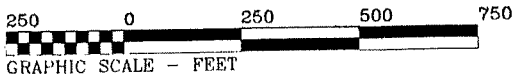
BELFIELD ROAD

OLD CHURCH DRIVE

[Signature]

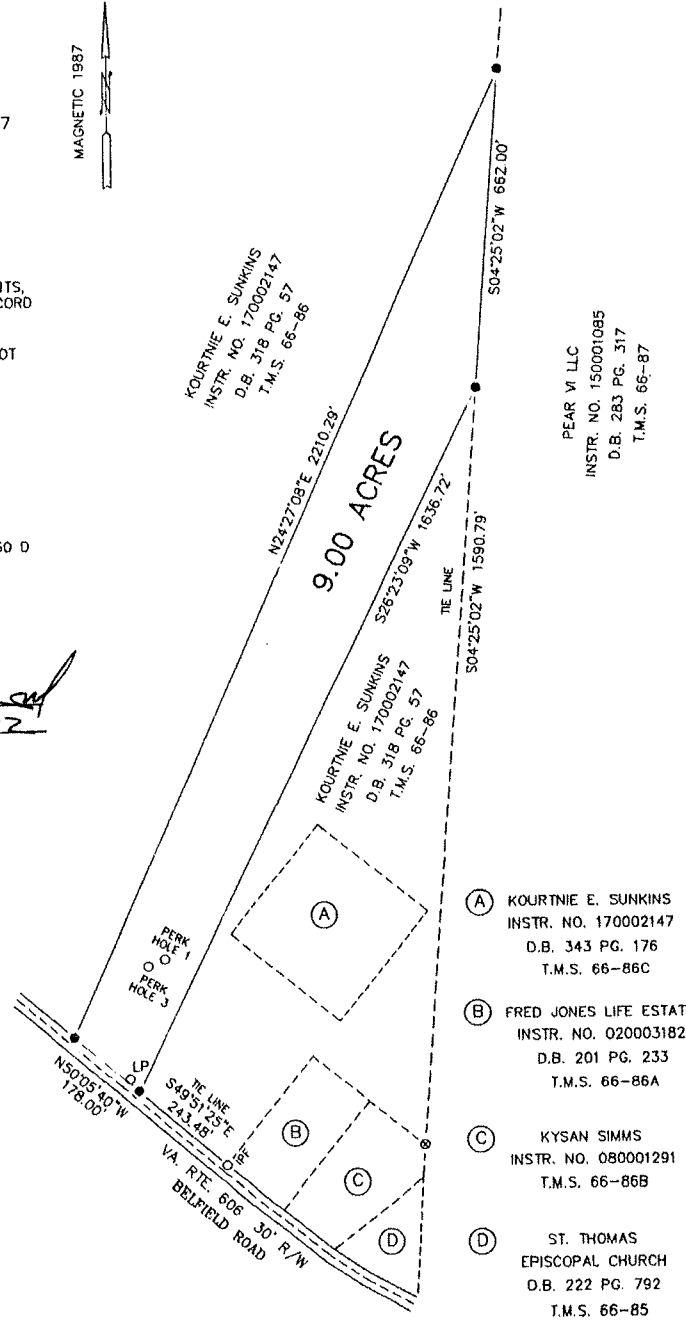
11-9-2022

JAMES T. BRADLEY, L. S.
 3389 LAKE GASTON DRIVE
 GASBURG, VA. 23857
 434-577-9650



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

[Signature]
 JAMES T. BRADLEY, L. S. 001995



In the clerk's office of the Circuit Court of Brunswick County, VA, November 11, 2022, at 9:08am. This instrument was received for record. Teste: *[Signature]* Clerk

