

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

Issuing Agent: David M. Moore, Attorney

Issuing Office: David M. Moore, Attorney

Issuing Office's ALTA® Registry ID: 974714159

Loan ID Number:

Commitment Number: tbd

Issuing Office File Number: tbd

Property Address:

Revision Number:

SCHEDULE A

COMMITMENT

1. Commitment Date: November 4,, 2024
2. Policy to be issued:
 - a. 2021 ALTA® Loan Policy
Proposed Insured: tbd
Proposed Amount of Insurance: \$ tbd
The estate or interest to be insured:
 - b. The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.) Fee Simple*
4. The Title is, at the Commitment Date, vested in: **Oakhurst Club, LLC;**
5. The Land is described as follows:

Tracts 1 through 12, inclusive and Tract 22. Descriptions pending survey approval by County representatives.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ORT Form 4757 A

Schedule A – ALTA Commitment for Title Insurance 2021 v. 01.00
07/01/2021

SCHEDULE B I COMMITMENT

REQUIREMENTS

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. Payment of taxes, charges, and assessments levied and assessed against subject premises, which are due and payable.
 - a. Real Estate Taxes for Monroe County have been paid through the year 2023. 2024 taxes are unpaid.
5. Owners/Sellers Affidavit covering matters of title in a form acceptable to the Company.
6. 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.

OAKHURST CLUB, LLC (GREENBRIER COUNTY, WV) (Kate's Mountain Tract in Greenbrier and Monroe Counties, WV)

1. **Payment and partial release of Trust Deed Book 760 at Page 638 (Greenbrier County) and Trust Deed Book 257 at Page 427 (Monroe County)**, there is of record that certain unreleased Deed of Trust dated April 8, 2016 given by the Oakhurst Club, LLC unto Worth H. Carter, Jr. and David M. Moore, Trustees to secure Carter Bank & Trust. As this Deed of Trust is unreleased, it constitutes a lien against the property under examination, and Modification thereof in **Trust Deed Book 828 at Page 190 (Greenbrier County) and Trust Deed Book 283 at Page 586 (Monroe County)** there is of record a Modification to Deed of Trust dated June 30, 2020, further modified in **Trust Deed Book 853 at Page 239 (Greenbrier County) and Trust Deed Book 291 at Page 530 (Monroe County)** there is of record a Modification to Deed of Trust dated August 1, 2021 for the Deed of Trust, further modified in **Trust Deed Book 890 at Page 507 (Greenbrier County) and Trust Deed Book 305 at Page 441 (Monroe County)** Raymond G. Dodson was appointed Substitute Trustee for Worth H. Carter, Jr. and David M. Moore for the Deeds of Trust of record in Trust Deed Book 760 at Page 638, Trust Deed Book 770 at Page 794, Trust Deed Book 828 at Page 190, and Trust Deed Book 853 at Page 239 (Greenbrier County) and Trust Deed Book 283 at Page 586 and Trust Deed Book 291 at Page 530 (Monroe County), and further modified in **Trust Deed Book 894 at Page 510 (Greenbrier County) and Trust Deed Book 307 at Page 192 (Monroe County)** there is of record a Modification to Deed of Trust dated April 1, 2024 to Raymond G. Dodson, Trustee for the Deed of Trust of record in **Trust Deed Book 760 at Page 638, Trust Deed Book 770 at Page 794, Trust Deed Book 828 at Page 190, and Trust Deed Book 853 at Page 239 (Greenbrier County) and Trust Deed Book 257 at Page 427, Trust Deed Book 283 at Page 586, and 291 at Page 530 (Monroe County)**. As this Modification of Deed of Trust is unreleased, it constitutes as a lien against the property.

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ORT Form 4757 B I

Schedule B I – ALTA Commitment 2021 v. 01.00

07/01/2021

SCHEDULE B II COMMITMENT

EXCEPTIONS FROM COVERAGE

Policy Number: 24-423

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 lien or right to a lien, for services, labor or material therefore or hereafter furnished, imposed by law and not shown in the public records.
2. Rights of parties in actual possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.
3. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
 - a. 2025 Taxes constitute a lien, but are not payable until July 15, 2025
4. Oil, gas, coal and other mineral interests together with the rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
5. Real Property taxes have been assessed and paid on the property through 2023. Taxes for the year 2024 are assessed in the name of Oakhurst Club, LLC, Account #00004924, ticket # 5868, Tax Map 5 Parcel 2, described as 500.52 acres, in the amount of \$656.56 (without calculation for interest or discount) and are **unpaid**.
6. **In Deed Book 160 at Page 547, (Monroe County)**, there is of record an 18" gas line right of way in favor of Columbia Gas Transmission Corporation.
7. **In Deed Book 168 at Page 186, (Monroe County)**, there is of record a 24" gas line right of way in favor of Columbia Gas Transmission.
8. **In Deed Book 107 at Page 199, (Monroe County)**, there is of record a utility line easement unto C&P Telephone.
9. **In Deed Book 100 at Page 142, (Monroe County)**, reference is given to an exception of a graveyard containing ½ acre, more or less. This graveyard is not depicted upon the survey plat of record. If this graveyard is within the boundaries of the survey, the heirs of those buried there would have a statutory right for ingress and egress to visit and maintain the cemetery.
10. **The properties shall be subject to certain Reservations, Restrictions and Covenants, unless one purchaser acquires all twelve tracts. Those restrictions are attached as an Exhibit hereto.**

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ORT Form 4757 B II

Schedule B II – ALTA Commitment 2021 v. 01.00

07/01/2021