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March 20, 2024

Reaves Ward
Woltz & Associates
23 Franklin Road
Roanoke, VA 24011

RE: Jesse Christopher Johnson – 155.020 acres, Cedar Creek Magisterial District, Bath County, Virginia (Tax Map No. 72-10)

Dear Mr. Ward:

This is to certify that we have completed a 60 year title examination of the above-captioned property. This examination was made relying on the general indices in the Clerk's Office of the Circuit Court for the County of Bath, Virginia, and subject to any errors or omissions appearing therein and to any defects that might be disclosed by an accurate survey of the property. It is my opinion that as of the date hereof, good and marketable title to the property is vested in Jesse Christopher Johnson.

DEEDS OF TRUST: None.

JUDGMENTS: None.

MECHANIC'S LIENS: None.

FINANCING STATEMENTS: None.

LIS PENDENS: None.

RESERVATIONS/RESTRICTIONS: None.

EASEMENTS:

1. By deed dated July 2, 1968, Marvin E. Johnson and Lena G. Johnson, his wife, conveyed 0.715 acres to Samuel M. Donaldson, Jr. recorded in Deed Book 79 at Page 316. Also conveyed was a perpetual right of way and easement for the purpose of digging a ditch and laying a pipe line and a perpetual right of way for ingress and egress from the state road. This property is now owned by Kenneth Lee Claytor, et als. as shown on the Hiner plat as revised dated January 31, 2024.

2.. By deed dated December 12, 1985, recorded on January 13, 1986 in Deed Book 113 at Page 54, Marvin E. Johnson and Lena C. Johnson conveyed to Bath County Service Authority 0.022 acres, more or less, together with a perpetual easement of right of way for ingress and egress.

3. All easements as depicted on that revised plat dated January 31, 2024 and as conveyed by Deed of record as Instrument No. 21-190 of that right of way to the separate 4.284-acre parcel situated in the south portion of the parcel surveyed by Jeffrey Hiner.

REAL ESTATE TAXES:

Real Estate taxes have been paid through December 31, 2023.

OTHER EXCEPTIONS:

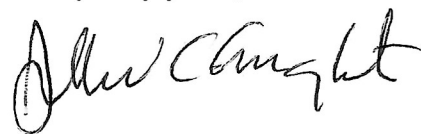
Potential liens, if any, which might be filed by contractors, laborers and/or materialmen for recent construction or improvements to the property.

There are acreage discrepancies between the revised Hiner plat of January 31, 2024 and the original deed into Marvin Johnson dated February 15, 1955 which states that the property that Marvin E. Johnson received from Belle W. Jordan and Ida M. Alphin contained 104 acres, more or less. By deed dated April 15, 1981, recorded on November 25, 1986, Marvin E. Johnson conveyed a tract alleged to contain 104 acres received from Jordan and Alphin to Jesse R. Johnson containing "100 acres or more". By deed dated March 19, 2021, recorded as Instrument No. 21-190, Jesse C. Johnson conveyed 2 parcels containing 32.047 acres and 4.284 acres from the real property he received from Jesse R. Johnson by deed dated February 18, 1993 recorded in Deed Book 136 at Page 188. The revised Hiner plat of January 31, 2024 depicts 155.020 acres and the tax records of Bath County reflect 66.69 acres belonging to Jesse Christopher Johnson.

All matters shown on the Hiner plat of January 31, 2024 including the rights of others to use the Winding Trail and Gabe Hollow Trail.

Thank you for having us do this work and if we can provide you with any additional assistance, please give us a call.

Very truly yours,

A handwritten signature in black ink, appearing to read "John C. Singleton". The signature is written in a cursive style with a large initial "J" and "S".

John C. Singleton