

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: Investors Title Insurance Company
Issuing Office: 308 W. Rosemary Street, Suite 105, Chapel Hill, NC 27514
Issuing Office File Number.: 202410346CH
Property Address: 804-806 W NC 98 Hwy, Bunn, NC 27508

SCHEDULE A

Policy No.: 202410346CH Date of Policy: February 21, 2024 at 02:26 PM
Settlement Provider / Attorney File No.: Glenda F. Frazier
Amount of Insurance: \$80,000.00 Premium: \$218.20

1. The Insured is:
Glenda F. Frazier, unmarried
2. The estate or interest in the Land insured by this policy is:
Fee Simple
3. The Title is vested in:
Glenda F. Frazier, unmarried
4. The Land is described as follows:

BEING that certain tract or parcel of land lying and being in Dunn Township, Franklin County, North Carolina, and lying to the north of N.C. Highway 98 and being more particularly described as follows:

BEGINNING at a point marked by a P.K. nail set in the centerline of N.C. Highway 98; said point of beginning being situate 638.50 feet in an easterly direction along the centerline of N.C. Highway 98 from that point where the centerline of State Road 1711 intersects the centerline of N.C. Highway 98; thence from said point of beginning North 04 degrees 22' 55" East 411.17 feet to a new iron pipe; thence South 85 degrees 36' 49" East 314.99 feet to a new iron pipe; thence South 04 degrees 22' 48" West 411.12 feet to a P.K. nail set in the centerline of N.C. Highway 98; thence along the centerline of N.C. Highway 98 North 88 degrees 24' 37" West 107.94 feet to a P.K. nail; thence North 86 degrees 02' 37" West 101.52 feet to a P.K. nail; thence North 82 degrees 22' 23" minutes West 105.85 feet to the point and place of beginning and containing three (3) acres, more or less, as shown on map of Cawthorne and Bobbitt, Registered Land Surveyors, P.A., dated October 14, 1982, and being entitled "Property of Charles Thomas Finch and Rosa M. Finch" as appears in Book 816 Page 717, Franklin County Registry. [23-MS-586T/K]

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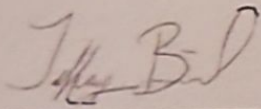
SCHEDULE A

(Continued)

5. This policy incorporates by reference the endorsements designated below, adopted by the American Land Title Association as of the Date of Policy:

NONE

Issued through the Office of:
Investors Title Insurance Company
308 W. Rosemary Street, Suite 105
Chapel Hill, NC 27514
Tel. (919)968-2216 Fax (919)942-4686
Email chapelhill@invtitle.com



Authorized Countersignature

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Form No. 109-21-A

ALTA Owner's Policy of Title Insurance 2021 v. 01.00 (07-01-2021)
Schedule A
Page 2

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ALTA OWNER'S POLICY OF TITLE INSURANCE

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Investors Title Insurance Company, a North Carolina corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(continued on back panel)

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, Investors Title Insurance Company has caused this policy to be signed and sealed, to be valid when Schedule A is countersigned by an authorized officer or agent of the Company.

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W. Morrison Fife
President

R. H. ...
Secretary