

Issued with Policy Number: 72307-79751397

Market Title Company, LLC, Agent for Chicago Title
Issuing Agent for Chicago Title Insurance Company
Claims Administration Office: P.O. Box 45023, Jacksonville, FL 32232-5023

SCHEDULE A

Name and Address of Title Insurance Company: Market Title Company, LLC, Agent for Chicago Title
1001 Wade Avenue, Suite 201 Raleigh, NC 27605

Policy Number: 72306-79751393

File No.: MT09-1967

Address Reference: 307 GROVE HALL LANE
MEBANE, NC 27302

Amount of Insurance: \$ 246,000.00

Date of Policy: October 5, 2009 at 04:35 PM

1. Name of Insured:
FAITH CHRISTINE LEONARD and CHARLES A. LEONARD, wife and husband

2. The estate or interest in the Land that is insured by this policy is:
Fee Simple

3. Title is vested in:
CHARLES ASHLEY LEONARD and wife, FAITH CHRISTINE LEONARD

4. The Land referred to in this policy is described as follows:

Lying and being situate in Orange County, North Carolina, and being more particularly described as follows:

Being all of Lot 6A, SECTION 3, ASHBURY, according to the plat thereof, recorded in Plat Book 99, Page 77-79, in the Office of the Register of Deeds of Orange County, North Carolina.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Market Title Company, LLC, Agent for Chicago Title

SCHEDULE B

File Number: MT09-1967

Policy Number: 72306-79751393

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General utility easements and/or rights of way of record.
2. Taxes, dues and assessments for the year 2010, and subsequent years, not yet due and payable.
3. Rights of others in and to any party walls and common areas.
4. Extension of Corporate Limited recorded in Book 3887, Page 343.
5. Duke Energy Right of Way recorded in Book 3893, Page 120.
6. Annexation Ordinance to Town of Mebane recorded in Book 668, Page 610..
7. Perpetual Easement and Right of Way recorded in Book 425, Page 490.
8. Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the land and riparian and/or littoral rights incident to the land.
9. Right(s) of Way to State Highway Commission recorded in Book 227, Page 345; 227/346; 227/347, Orange County Registry.
10. Maintenance Agreement recorded in Book 316, Page 284.
11. Deed of Easement recorded in Book 3574, Page 53.
12. Utility and Storm Drainage Easment recorded in Book 3574, Page 66.
13. Declaration of Easement recorded in Book 3712, Page 49.
14. Easement to Duke Power recorded in Book 115, Page 260; 135/140; 265/1465.
15. Terms, provisions, options, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instrument(s) filed for record in Book 3914, Page 83; 4014/498; 3712/85 , and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
16. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by plat(s) recorded in Plat Book 99, Page 77-79.
17. Any rights, easements, interests, claims or other matters revealed on survey by Charles R. Billings, dated 09/29/2009 and revised 10/06/2009; and any discrepancies, conflicts, access, shortages in area or boundary lines, encroachments, overlaps, setbacks, easements or claims of easements, riparian rights, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other matters which would be revealed by a current inspection and accurate survey of the land occurring subsequent to the date of said survey.
18. Deed of Trust from FAITH CHRISTINE LEONARD and CHARLES A. LEONARD, wife and husband to MICHAEL J. BROKER, Trustee for Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for USAA Federal Savings Bank, dated October 5, 2009, filed for record on October 5, 2009 at 04:35 PM in Book 4836, Page 1, in the principal sum of \$246,000.00, in the Office of the Orange County Register of Deeds.

END OF SCHEDULE B

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED