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CERTIFICATE OF TITLE TO THE PROPERTY OF MRC DEVELOPMENT, INC. SUBJECT TO INTEREST OF GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY BY VIRTUE OF SHERIFF'S TAX DEED RECORDED 01/12/2012 IN DEED BOOK 3802, PAGE 203, SPALDING COUNTY, GEORGIA RECORDS

To: Griffin-Spalding County Land Bank Authority
Attn: Virginia Church

After a careful examination of the pertinent records as correctly indexed in Spalding County, Georgia, affecting title to the property described on the attached Exhibit "A", we certify that record title is vested in

MRC DEVELOPMENT, INC. SUBJECT TO INTEREST OF GRIFFIN-SPALDING COUNTY LAND BANK AUTHORITY BY VIRTUE OF SHERIFF'S TAX DEED RECORDED 01/12/2012 IN DEED BOOK 3802, PAGE 203, SPALDING COUNTY, GEORGIA RECORDS

subject, however, to the exceptions and conditions hereinafter set out:

1. All unrecorded or incorrectly indexed facts, conditions and defects affecting the described property. All recorded facts, conditions or defects affecting captioned property not appearing of record in Spalding County, Georgia. We expressly do not certify the dimensions of the described property, not to the boundaries thereof, nor the existence or location of any improvements thereon, nor do we certify to the accuracy of any plat referred to in the caption description, nor to the absence of any easements, encroachments or physical conditions which could be discovered by an accurate survey or by physical inspection of said property. Any forgery in the chain of title and any errors made from improper indexing, filing and recording.

2. All rights, if any, of persons who may be in possession of all or any part of the captioned property under claims not appearing of record, or any defects not apparent of record.

3. Incapacities of any grantor or grantee in the chain of title not appearing of record.

4. Any lien for labor performed or materials furnished or architectural services rendered in the improvement of the captioned property within the past ninety days.

5. The operation and effect of all pertinent zoning ordinances or building restrictions in effect in Spalding County, Georgia, affecting said property.

6. Claims or interests acquired through bankruptcy proceedings and/or any defects in title arising out of bankruptcy proceedings, notice of which is unrecorded in the office of the Clerk of the Superior Court.

7. Applicable provisions of the Consumer Credit Protective Act, approved May 29, 1968, and regulations thereof.

8. All existing easements and right-of-ways.

9. Abstractor has been informed by the Tax Commissioner's office that State and County taxes have been paid through December 31, 2015 on the captioned property. We do not certify that taxes have or have not been paid as set out above. We certify only that this information has been supplied to us by the Tax Commissioner of Spalding County, Georgia. We except to State and County taxes for the year 2020 and future years, which will be liens against this property. **(2016 county taxes are past due in the amount of $61.44; 2017 county taxes are past due in the amount of $50.63; 2018 county taxes are past due in the amount of $50.63, Map Ref. No. 233-03015). No property taxes have been assessed after 2019 because Griffin-Spalding County Land Bank Authority is an exempt entity.**

10. Abstractor excepts to any claim arising out of any past, present or future violation of any federal, state or local environmental protection statutes or solid waste disposal statutes.

11. All matters of record subsequent to the date of this certificate.

12. Unrecorded statutory liens for the improvement of captioned property.

13. Street and sanitary liens not properly placed on record.

14. Matters respecting personal property situated or affixed to captioned property.

15. Title to that portion of the premises within the bounds of any public road.

16. The riparian rights of abutting land owners in and to the waters of any stream traversing captioned property.

17. Past due utility bills, which deter the municipal authority or utility company from transferring meters or service unit bills that have not been paid.

18. Filings related to personal property or fixtures not readily indexed in deed records.

LOAN DEEDS AND OTHER MATTERS:

19. Title is currently vested in MRC Development, Inc. subject to the interest of Griffin-Spalding County Land Bank Authority by virtue of Sheriff's Tax Deed recorded 11/14/2013 in Deed Book 3802, Page 203, Spalding County, Georgia records.

20. Security Deed from MRC Development, Inc. to Farmers and Merchants Community Bank dated 05/30/2001 and recorded 06/04/2001 in Deed Book 1908, Page 259, Spalding County, Georgia records in the original amount of $148,500.00; Modification Agreement dated 04/08/2002 and recorded 04/11/2002 in Deed Book 2067, Page 299, Spalding County, Georgia records.

21. Security Deed from MRC Development, Inc. to HEC Investments, LLC dated 11/14/2008 and recorded 04/08/2009 in Deed Book 3347, Page 27, Spalding County, Georgia records in the original amount of $3,650,000.00.

22. Protective Covenants dated 01/07/2003 and recorded 01/09/2003 in Deed Book 2208, Page 164, Spalding County, Georgia records.

23. Warranty Deed between MRC Development, Inc. and Spalding County, Georgia dated 01/06/2003 and recorded 01/08/2003 in Deed Book 2208, Page 111, Spalding County, Georgia records.

24. Electric Line Right-of-Way Easement in favor of Lamar Electric Membership Corporation dated 09/25/2002 and recorded 10/04/2002 in Deed Book 2155, Page 223, Spalding County, Georgia records.

25. Spalding County Tax Fi. Fa. filed against MRC Development Inc. dated 07/24/2013 and recorded 08/01/2013, in Lien Book 378, Page 288, Spalding County, Georgia records in the original amount of $243.51.

26. Spalding County Tax Fi. Fa. filed against MRC Development Inc. dated 06/06/2012 and recorded 06/14/2012, in Lien Book 355, Page 91, Spalding County, Georgia records in the original amount of $403.36.

27. Spalding County Tax Fi. Fa. filed against MRC Development Inc. dated 04/05/2011 and recorded 09/19/2011, in Lien Book 340, Page 329, Spalding County, Georgia records in the original amount of $399.14.

28. Spalding County Tax Fi. Fa. filed against MRC Development Inc. dated 05/28/2010 and recorded 06/01/2010, in Lien Book 309, Page 243, Spalding County, Georgia records in the original amount of $391.14.

29. All matters of that plat recorded at Plat Book 24, Page 341, Spalding County, Georgia records.

Title checked to the 1st day of February, 2020 at 8:00 a.m.

We agree to indemnify you and your successors to the full extent of any loss attributable to a breach of our duty to exercise reasonable care and skill in the examination of the title and the giving of this opinion.

BECK, OWEN & MURRAY
Attorneys at Law
By: *Stephanie W. Windham*
November 24, 2020

EXHIBIT "A"

All and only that parcel of land designated as Tax Parcel 233-03015, in Land Lot 119, of the 2nd District, Spalding County, Georgia, being Lot 6, The Orchards, shown in Plat Book 24, Page 341, the description contained therein being incorporated herein by this reference, described in Deed Book 1908, Page 257, known as 111 Pecan Point.