

BUCKHORN TITLE EXCEPTIONS

1. Adverse matters disclosed by examination of that certain plat of survey prepared by Woodrow W. Perkins, L.S., dated October 12, 2005, entitled "Plat Showing Buckhorn Large Lot Subdivision for Atlantic Land Corporation", which plat is incorporated herein fully by reference and is recorded in the Clerk's Office of the Circuit Court of Alleghany County, Virginia, in Plat Book 30, at Pages 660 through 667.
 - a. Utility lines and rights of way shown on said Plat.
 - b. Roadways shown upon the aforesaid Woodrow W. Perkins plat referred to above dated October 12, 2005, and being designated as Overlook Way, Spike Horn Trail, Blueberry Hill Lane, Mountain Top Circle, Vista Lane, Buck Rub Way, Game Trail Way, Antler Circle, Whitetail Way, and Fawn Place.
 - c. Parking easement and 50' ingress/egress easement to parking easement (affects Lot 37 only).
 - d. 30' private right of way for Lots 38 and 39 (affect Lots 38 and 39 only).
 - e. Portion of Lot 65 with 0.22 acre common area along the Cowpasture River (affects Lot 65 only).
2. "Buckhorn Dedication of Plat and Declaration of Protective Covenants" of record in the Clerk's Office aforesaid as Instrument Number 050003521.
3. No liability is assumed for payment of assessments of the property owners association of "Buckhorn".
4. Right(s) of Way to the United States Department of Agriculture, dated December 23, 1936 and April 26, 1939.
5. Right(s) of Way to Commonwealth of Virginia for State Route #42 as recorded in Deed Book 83 at Page 130.
6. Right(s) of Way to Commonwealth of Virginia for State Route #42 as recorded in Deed Book 84 at Page 405.
7. Right(s) of Way to the United States Forest Service as recorded in Deed Book 156 at Page 368.
8. Right of Way to James A. Black and Barbara C. Black as recorded in Deed Book 202 at Page 246 (affects Lot 67 only).
9. Right of Way to Steven E. Vess and Cheryl D. Vess as recorded as Instrument Number 030001214 with a plat recorded in Plat Book 30 at page 509 (affects Lots 39, 43, 45)
10. That Certain plat showing the boundary line between the Westvaco Corporation and Michael Wilcher dated April 24, 1989 and recorded in Deed Book 295 at Page 23, Plat Book No. 25 at Page 275 (affects Lot 10 only).
11. No liability is assumed for payment of rollback taxes in the event the property is no longer accepted into the Land Use Program.
12. An access easement over the tract or parcel of real estate containing 261.34 acres that was conveyed to West Virginia Pulp and Paper Company for William Hearne and Gertrude W. Hearne, husband and wife, recorded in Deed Book 182, page 108, Said easement is more particularly described in the contract recorded in Deed Book 96, page 258.
13. Riparian rights, water rights, claims or title to water.
14. The subject real estate is being insured in gross and not by the acre.
15. Adverse matters to title disclosed through examination of the boundary survey for Atlantic Land Corporation prepared by Vess Surveying, Inc., Gregory E. Vess, Land Surveyor dated July 5, 2005 comprised of four (4) sheets, to wit:
 - a. Utility lines and rights of way shown on said Plat.
 - b. Any portion of the subject property lying within the bounds of State Route 42.
 - c. Encroachments of sheds from property owned by James A. Black (affects Lot 67 only).
 - d. Woods roads shown on said plat.
 - e. Variations between boundary lines and painted lines as shown on said plat.
 - f. Overlap with Roger P. & Margaret W. Brown as shown on Sheet 3 of said plat (affects Lot 54 only).
16. Right of way to Virginia Electric and Power Company, dated November 29, 2005, recorded as instrument number 050003745.