

HARTLEY, ROWE & FOWLER, P.C.

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September 18, 2023

VIA E-MAIL glen@brooksauctionservices.com

Brooks Auction Services, LLC
Attn: Mr. Glen Brooks

RE: Michael's Properties, Inc. ("Seller") – 1626 Lee Road, Lithia Springs, GA 30122

Dear Mr. Brooks:

My Firm examined title to the real property referenced above when the Seller acquired title and can report that we are in a position to immediately close on this property with no delay after your auction closes. After an update of the title, we will be able to provide a title insurance commitment to the buyer with only the typical standard exceptions and the following specific exceptions:

1. Declaration of Joint and Reciprocal Easements dated September 14, 2012, filed of record in Deed Book 3053, Page 287, Douglas County, Georgia Records.
2. Right of Way Deed dated January 20, 2006, in favor of Douglas County, Georgia, filed of record on February 12, 2008, in Deed Book 2669, Page 745, Douglas County, Georgia Records.
3. Right of Way Deed dated October 3, 2006, in favor of Greystone Power Corporation, filed of record in Deed Book 2467, Page 526, Douglas County, Georgia Records.
4. Sewer Line Easement dated September 20, 2005, in favor of Douglasville-Douglas County Water and Sewer Authority, filed of record in Deed Book 3022, Page 962, Douglas County, Georgia Records.
5. Sewer Line Easement dated September 23, 2005, in favor of Douglasville-Douglas County Water and Sewer Authority, filed of record in Deed Book 3022, Page 958, Douglas County, Georgia Records.
6. Order and Judgment dated April 14, 2016, in favor of Douglas County, Georgia, filed of record in Deed Book 3382, Page 717, Douglas County, Georgia Records.

My office will be prepared to close this property on 48 hours notice. If I can assist any of your buyers and I happy to do so. Should you need anything further, please do not hesitate to call.

Very truly yours,

HARTLEY, ROWE & FOWLER, P.C.



Robert J. Kauffman

RJK:lsp