

HARTLEY, ROWE & FOWLER, P.C.

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September 15, 2023

VIA E-MAIL glen@brooksauctionservices.com

Brooks Auction Services, LLC

Attn: Mr. Glen Brooks

RE: Michael Touchet ("Seller") – 2499, 2509, 2519, 2529 & 2539 Slater Mill Road,
Douglasville, GA 30135

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 Covenants, Conditions and Restrictions for Prestley Slater Mill filed November 26, 2002 in Deed Book 1655, Page 506, Douglas County, Georgia Records; as amended by Amendment filed August 27, 2012 in Deed Book 3047, Page 292, Douglas County, Georgia Records.
2. Declaration of Covenants, Conditions and Restrictions Prestley Slater Mill filed January 13, 2003 in Deed Book 1677, Page 918, 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