

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") – 2620 E. County Line 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. Right of Way Deed dated June 20, 1973 in favor of Georgia Department of Transportation, filed of record August 26, 1975 in Deed Book 0279, Page 032, Douglas County, Georgia Records.
2. Right of Way Deed for lake access dated September 22, 1977 in favor of Raymond D. Teal, Sr, et al, filed of record September 26, 1977 in Deed Book 0319, Page 345, Douglas County, Georgia Records.
3. Sewer Easement as contained in the Warranty Deed dated May 24, 1979 in favor of Robert O. Moorefield, filed of record June 8, 1979 in Deed Book 0352, Page 658, 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