PRELIMINARY OPINION ON TITLE FOR
J.P. King Auction

The undersigned has examined the record title on the Buncombe County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s): JP Morgan Chase Bank, N.A. Trustee of The Orchard Village Trust

Interest or estate: Marketable Fee Simple

Property Description:

TRACT ONE: BEING ALL of that parcel containing 50.44 acres, more or less, as same is shown on that unrecorded survey for Orchard Village Trust dated October 6, 2026, prepared by J. Barry West, PLS, identified as Drawing# G-26-6432.

For chain of title, see Tract 1 of that Deed recorded in Deed Book 6329, at Page 743, Buncombe County Registry.

PIN: 9676-02-2142

TRACT TWO: BEING ALL of that parcel containing 20 acres, more or less, as same is shown on that unrecorded survey for Orchard Village Trust dated October 6, 2026, prepared by J. Barry West, PLS, identified as Drawing# G-26-6432.

For chain of title, see Tract 1 of that Deed recorded in Deed Book 6329, at Page 743, Buncombe County Registry.

PIN: 9676-02-8801

TRACTS THREE, FOUR, FIVE, SIX and SEVEN: BEING ALL of Lots 12, 13, 16, 17 and 18 as same are shown on a Plat recorded in Plat Book 258, at Page 27, Buncombe County Registry, reference to which Plat being hereby made for a more particular description.

PINs: 9666-92-6047; 9666-91-7473; 9666-90-6888; 9666-90-7249; 9676-00-2225

Subject to the uninitialed **STANDARD EXCEPTIONS** on reverse side hereof.

Also subject to the following **SPECIAL INFORMATION AND EXCEPTIONS:**

Taxes:

1. **Ad valorem** taxes are paid through and including those for the year: 2025
2. Taxes now due and payable: 2026 due $11,373.16
3. Taxes, a lien, deferred or otherwise, but not yet due and payable: n/a
4. Special levies or assessments now due or payable in future installments: n/a
5. Estate or inheritance taxes: NONE

Restrictive Covenants? Yes [X]; No [ ] (Attach Copy).

1. Book 6616, Page 1736
2. Does survey and/or public record indicate a violation? Yes [ ]; No [ ]; Unknown [X].
3. Contain reversionary or forfeiture clause? Yes [ ]; No [X].
4. Building Setback Line(s) of _____ feet from front; _____ feet from side; _____ feet from side street; _____ feet from rear.
5. Easements/Other Matters: _____

Survey and Inspection Report Attached? Yes [X]; No [ ].

Recorded Plat? Yes [X]; No [ ].

1. See below
2. Building Setback Line(s) of _____ feet from front; _____ feet from side; _____ feet from side street; _____ feet from rear.
3. Violated? Yes [ ]; No [ ]; Unknown [X].
4. Easements/Other Matters: _____

Access to Public Right of Way? Yes [X]; No [ ].

Direct [X]; or over a private easement [ ]? (if private easement, attach copy).

If over a private easement, has a search been made of adjoining property on which easement crosses? Yes [ ]; No [ ].

Property Occupied By: Owner [ ]; Tenant [ ]; Unimproved [ ]; Unknown [X].

N.C. Bar Assoc. Form No. L-1-P, (c) 1989 N.C. Bar Association NCBA 001
This Standard Form has been approved jointly by:
NORTH CAROLINA BAR ASSOCIATION AND NORTH CAROLINA LAND TITLE ASSOCIATION

PRELIMINARY OPINION ON TITLE CONTINUED

Updating From Previous Title Insurance Policy? Yes [ ]; No [X] (Attach Copy). If "Yes", has a search of the public records been accomplished for such period of time within which judgements, liens or other matters could affect the property regarding the owner(s) of the property on and after the date of said policy? Yes [ ]; No [ ].

Other Easements, Liens, Deeds of Trust, Objections or Defects:

a. Plats filed in Plat Book 227, Page 51; Plat Book 233, Page 66; Plat Book 258, Page 27; Plat Book 232, Page 45; Plat Book 234, Page 105; Plat Book 234, Page 174; Plat Book 240, Page 114; Plat Book 241, Page 131; Plat Book 242, Page 142; Plat Book 256, Page 197; Plat Book 51, Page 92

b. 14 foot right of way for utilities DB 4614/785

c. Termination of Easement DB 6451/515

d. Termination of Easement DB 6296/982 and 6296/986

e. Easement and Road Maintenance Agr DB 6327/291

f. Easement to Duke Energy DB 6397/710

g. Transfer of Maintenance Obligations DB 6483/779

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

The Search Period was from October 9, 2008 to October 1, 2026 at 08:30 AM

Telephone: (828)236-1888

Address: 35 A Montford Avenue
Asheville, NC 28801

Richard J. Maita, Attorney

By: _____
Attorney

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