

*Cover page for:*

# **Preliminary Certificate of Title (Ben Hill County)**

**With copies of recorded exception.**

*Preliminary Certificate of Title prepared by:*

**Law Office of Ken W. Smith, P.C.**

*For January 27, 2021 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Carolyn Timberlands, LLC**

## **Notes:**

1. The following pages include the Preliminary Certificate of Title for 3.4 acres in Ben Hill County, being part of **Auction Tract 15** (the strip of land along the east side of Old Coffee Road).
2. As of the date of the Preliminary Certificate of Title, the 3.4-acre parcel is/was owned by Four-S Timberlands, L.P. The Buyer's obligation with respect to any purchase that includes Auction Tract 15 will be contingent upon Seller's acquisition of the 4.3 acres prior to the Tract 15 closing.
3. See Section 4(d) of the Agreement to Purchase included with each Bidder's Packet and paragraphs 23 and 24 of Exhibit B included with each Bidder's Packet.