

TITLE OPINION

DATE: January 20, 2025
PROPERTY OWNER: HAMMER RESOURCES, INC.
PROPERTY ADDRESS: Marcum Creek Road, Oneida, TN 37891

The undersigned hereby certifies to **POWELL AUCTION & REALTY, 6729 Pleasant Ridge Road, Knoxville, Tennessee 37921**, that based on personal examination of the public records of Scott County, Tennessee, for a period of thirty years down to 8:30 A.M. on the date hereof, it is the opinion of the undersigned that, subject to the liens, encumbrances and other objections noted in Schedule B hereof, the marketable fee simple title in the real estate herein below described is vested in **HAMMER RESOURCES, INC., a Tennessee corporation.**

SCHEDULE A

Description

SITUATED in the 5th Civil District of Scott County, Tennessee, and being more particularly described as follows:

BEING all of the tract containing 423.7 acres, more or less, of the survey for Hammer Resources, Inc., as shown on the plat of same recorded in Plat Cabinet D, Slide 154, in the Register of Deeds Office, Scott County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

SUBJECT TO all applicable conditions, easements, exceptions, reservations, restrictions, setbacks, and other matters as noted or shown on the aforesaid plat and to all other applicable matters in the Register of Deeds Office, Scott County, Tennessee.

BEING the same property conveyed from William F. Archer, Special Master to Hammer Resources, Inc., by Correction Deed dated August 21, 2013 and recorded on September 18, 2013 in Deed Book 285, Page 484 in the Register of Deeds Office for Scott County, Tennessee.

SCHEDULE B

Liens, Objections, Etc.

1. **TAXES:** The Scott County taxes are paid through 2023 in the amount of \$1,376.37 (Receipt No. 6148). The 2024 Scott County taxes are currently due and payable in the amount of \$1,376.37 (Receipt No. 6220). The Special Interest taxes are paid through 2023 in the amount of \$113.34 (Receipt No. 6149). The 2024 Special Interest taxes are currently due and payable in the amount of \$231.17 (Receipt No. 6221). The 2025 county taxes are accruing and constitute a lien against the subject property, but are not yet due and payable.

Tax Parcel ID No: 065-009.00

Special Interest Tax Parcel ID No: 065-009.00-M-006

2. **DEEDS OF TRUST, LIENS, etc.:**

I find none of record affecting the subject property.

3. **RESTRICTIONS:**

a. Subject to all applicable easements, restrictions and right of ways as shown of record as shown in the Register of Deeds Office, Scott County, Tennessee, including, without limitation, those noted in Deed Book 198, Page 274 and those shown on the plat recorded in Plat Cabinet D, Slide 154.

4. **EASEMENTS:**

a. Subject to all applicable easements, restrictions and right of ways as shown of record as shown in the Register of Deeds Office, Scott County, Tennessee, including, without limitation, those noted in Deed Book 198, Page 274 and those shown on the plat recorded in Plat Cabinet D, Slide 154.

b. Subject to a right-of-way agreement for a natural gas line recorded in Deed Book 269, Page 409 in the Register of Deeds Office, Scott County, Tennessee.

c. Subject to any and all easements for roads, driveways, and utilities revealed by visual inspection of the subject property, depicted on tax map in the Scott County Property Assessors records, and shown on the plat

recorded in Plat Cabinet D, Slide 154 in the Register of Deeds Office, Scott County, Tennessee.

5. OTHER EXCEPTIONS, OBJECTIONS, REMARKS OR REQUIREMENTS:

a. There are oil & gas leases of record as recorded in Misc. Book 136, Page 751, Misc. Book 153, Page 727, as further assigned in Misc. Book 154, Page 268, and in Misc. Book 165, Page 579, all in the Register of Deeds Office for Scott County, Tennessee. There is further an Affidavit of Non-Production and Non-Development recorded in Misc. Book 170, Page 194.

b. Subject to a Boundary Line Agreement in Deed Book 270, Page 772 in the Register of Deeds Office for Scott County, Tennessee.

c. The purchaser should make such inquiry as necessary to determine whether Marcum Creek Road (and any other road traversing the subject property) is a county-maintained road or a private easement. If Marcum Creek Road (or any other road traversing the subject property) is a county-maintained road, then the property described in schedule A is subject to the rights of the county and the public in and to the right-of-way of said road(s) lying within the boundary of the subject property. If Marcum Creek Road is a private easement, then I found no maintenance agreement with respect to said road, and the property described in schedule A is subject to the rights of others in and to the right-of-way of said road lying within the boundary of the subject property.

DISCLAIMERS:

a. This Report of Title does not make any representation with regard to (A) any parties in possession; (B) deficiencies in quantities of land; (C) boundary line disputes; (D) roadways; (E) any unrecorded easements; (F) any unrecorded liens; (G) accuracy of the index books of the Register of Deed's Office for the County in which the property is situate; (H) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (I) any undisclosed heirs; (J) any fraud or forgery in connection with any of the instruments of the chain of title; (K) mental incompetence; (L) confusion with regard to the name or proper identity of parties; (M) improprieties with regard to the delivery of any deed; (N) marital rights - spouse or former spouse of past owners not revealed in the instrument; (O) any instrument executed by a minor; (P) lack of corporate capacity in the event a corporation is in the chain of title; (Q) mineral and/or mineral related rights; and (R) rights of any parties or persons under any other unrecorded deeds, mortgages, or other instruments of whatsoever type or nature.

b. The items listed under the preceding paragraph are matters which would not be revealed by an examination of the records in the Register of Deed's Office for the county in which the property is situate, and, therefore, matters in which we have no means of securing the necessary information. The matters under (A), (B), (C), (D), and (E) could be protected against by an accurate survey by a qualified licensed surveyor. Item (F) unrecorded liens, could be guarded against by inspection of the premises for newer improvements, and if such appear to have been present, the utilization of the notice of completion and expiration of the waiting period as per Tennessee Code Annotated Section 66-11-143. The remaining items listed under the preceding paragraph number, (G) through (R), may be insured against by the utilization of title insurance, and should you desire more information in that regard, we would be pleased to discuss same with you and our position, if you desire, to arrange for title insurance to be secured.

c. This Report of Title is intended for the exclusive use of **POWELL AUCTION & REALTY, 6729 Pleasant Ridge Road, Knoxville, Tennessee 37921**, and makes no warranties, express or implied, to any other bank, corporation, group, person, or persons, for any purpose whatsoever.

d. This Certificate of Title does not warrant against any claims known or unknown arising at any time as a result of the presence of toxic or hazardous substances or pollutants of any kind upon, within, or under the surface of said property, including prior usage as a "dump site" or as a landfill in whole or in part, nor does this Certificate of Title warrant against any claims known or unknown arising at any time as a result of violation of any Federal or State laws or regulations, including "the Superfund" regulations, concerning environmental hazardous waste or toxic waste or substances or other pollutants and the regulation thereof.


PHILIP R. CRYE, JR.
Attorney at Law
125 North Main Street
Clinton, Tennessee 37716

Scott (076)

Current Owner

MARCUM CRK

Tax Year 2026 | Reappraisal 2023

Jan 1 Owner
HAMMER RESOURCES INC
318 N FOREST PARK BLVD
KNOXVILLE TN 37919

Ctl Map: 065 Group: Parcel: 009.00 Pl: M Sl: 006

Value Information

Land Market Value: \$0
Improvement Value: \$0
Total Market Appraisal: \$0
Assessment Percentage: 40%
Assessment: \$0

Additional Information

PERMIT # 11991,11996

General Information

Class: 08 - Commercial
City #: City:
Special Service District 1: 000 Special Service District 2: 000
District: 05 Neighborhood: M02
Number of Buildings: 0 Number of Mobile Homes:
Utilities - Water/Sewer: Utilities - Electricity:
Utilities - Gas/Gas Type: Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	MIN - MINERAL RESERVES	17944.62 MCF	1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
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Land Information

Deed Acres: 0	Calculated Acres:	Total Land Units: 0
Land Code	Soil Class	Units