



OWNER AND ENCUMBRANCE REPORT

ORDER INFORMATION

Client: Headlands

Search Date: 6/10/2025

Project: FNBP 2025-5

Loan Number: 48135795

Grid151 File Number: HD122-48135795

LOAN INFORMATION

Borrower Name(s): TOMASITA BURKES

Property Address:

451 BLOSSOM TREE ROAD
CULPEPER, VA 22701

Property County: Culpeper

Amount: \$520,750.00

Origination Date: 7/10/2023

LIEN POSITION: 1st

VESTING ISSUE: No

AOM CHAIN ISSUE: No AOMs Recorded

JUDGMENT BEFORE LIEN: None Reported

JUDGMENT AMOUNT: n/a

MUNI LIEN: No

MUNI AMOUNT: n/a

Notes: n/a



Client: Headlands

Search Date: 6/10/2025

Project: FNBP 2025-5

Loan Number: 48135795

Grid151 File Number: HD122-48135795

VESTING DEED INFORMATION

Type of Deed: GENERAL WARRANTY DEED

Grantee: RICHARD BURKES AND TOMASITA BURKES, A MARRIED COUPLE, IN FEE SIMPLE, AS TENANTS BY THE ENTIRETY WITH FULL COMMON LAW RIGHT OF SURVIVORSHIP

Grantor: PARAMOUNT INVESTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Dated: 7/10/2023 **Recorded:** 7/11/2023

Recording Book: **Page:** **Instrument:** 230002816



Client: Headlands

Project: FNBP 2025-5

Search Date: 6/10/2025

Loan Number: 48135795

Grid151 File Number: HD122-48135795

MORTGAGE / DEED OF TRUST

1st Mortgage

Amount: \$520,750.00

Borrower/Mortgagor: TOMASITA BURKES AND RICHARD BURKES

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST NATIONAL BANK OF PENNSYLVANIA

Dated: 7/10/2023

Recorded: 7/11/2023

Maturity: 8/1/2053

Open Ended: CLOSED

Book:

Page:

Instrument: 230002817

Notes:



Client: Headlands

Project: FNBP 2025-5

Search Date: 6/10/2025

Loan Number: 48135795

Grid151 File Number: HD122-48135795

There are no judgments recorded.



Client: Headlands

Search Date: 6/10/2025

Project: FNBP 2025-5

Loan Number: 48135795

Grid151 File Number: HD122-48135795

DISCLOSURE AND WAIVER

The content and services included with the search and report are provided by Investor Services by Grid151 on an "as is" basis without warranties of any kind, whether express or implied. You assume the full and sole risk of using and/or relying on the contents included or made available through this report.

The results of the search are being provided for informational purposes only and title has not been cleared by Investor Services by Grid151. This is a report of findings only to the extent information had been reported and is available at the time the request was submitted. The results of the report have been provided directly from our abstractor. Investor Services by Grid151 makes no guarantees regarding the items contained therein nor does Investor Services by Grid151 make any representation as to the accuracy of the documents or information contained therein. The report is based directly on the findings of the search. The search and report are not insured or guaranteed in any way by Investor Services by Grid151 or any of our underwriters.

Investor Services by Grid151 will not be liable to you or any third party for any damages of any kind arising out of or in connection with the use of, inability to use or performance of the information, services, and materials contained in the Property Report and/or Summary, including but not limited to direct, indirect, special punitive, incidental, exemplary and consequential damages, regardless of the legal theory under which any claim for damages may be made. In the event you incur any damages or liability due to inaccurate information contained therein, Investor Services by Grid151 agrees to provide you with a refund up to the cost of the search only.