



WOLTZ
& ASSOCIATES
INC.
BROKERS & AUCTIONEERS

PROPERTY 3

**Lot behind 1412 North
Main Street
Blacksburg, Virginia**

All information contained herein is deemed reliable but not warranted.

MONTGOMERY COUNTY - TOWN OF BLACKSBURG



NONE

167

167

1026000

196

3617600

227

VA State Plane South Zone 1983
SCALE IN FEET
0 200 400 600 800

SECTION 197

PRICES FORK/MT LABOR DISTRICT

REVISED: 16 JANUARY 2003

OCT 30, 2003
 10:55 AM
 PARCEL 015246
 ALT ID 197-
 TAX CODE
 ADDRESS
 NEIGHBORHOOD BC000000
 LAND USE CODE 510
 LIVING UNITS
 CLASS 1000

RESIDENTIAL / RURAL REVIEW DOCUMENT
 MONTGOMERY, VA
 CARD NO. 1 OF 0
 FIELD REVIEW FLAG
 JURISDICTION BBU

PAGE 1
 CA320VAMON

MAP/ROUTE
 TAX DIST BM
 BLACKSBURG/MOUN
 RESTRICTIONS
 --- OWNER INFORMATION ---
 DEEMER WILLIAM M
 WILLIAM O CRANWELL & WM O HAMLIN 01/01/85 D 0501 0630
 T F BRAMMER
 LOT 9

STORY HEIGHTS
 EXT. WALL
 STYLE
 YR BLT/RMDL/EFF / /
 TOT RM 0 BDRM 0 FRM 0
 FBTHS 0 HBTH 0 ADD 0 TOT-FIX 0
 KIT/BATH RMDL
 BASEMENT
 HEATING
 FUEL TYPE
 SYSTEM
 ATTIC
 PHYS. COND
 INTERIOR/EXTERIOR
 MASON TRIM AREA 0
 UNFIN.AREA 0
 Finished Bsmt - P 0
 Finished Bsmt - A 0
 Finished Bsmt - G 0
 WBFP STACK 0 OPENINGS 0
 PREFAB FIREPLACE 0
 BSMT.GAR.(NO CARS) 0
 MISC O.F. DESC QUAN.
 MISC O.F. DESC QUAN.
 NOTES
 NOTES
 G.F.L.A. 0
 GRADE FACTOR
 COST/DESIGN FACTOR %
 CDU
 --- C O N D O M I N I U M D A T A
 LEVEL

DEED ACRES: 0 SF:

PROPERTY FACTORS
 TOPO 6 / /
 UTILITY 1 / /
 STR/RDS 2 / /
 FRT 2 / /
 LOC / /
 PARKING TYPE QUANTITY SPOT LOC
 AVAIL / / PROXIMITY %

ENTRANCE INFORMATION
 DATE CODE INFO C ID
 11/17/01 8 LPB

BUILDING PERMIT RECORD
 AMOUNT PURPOSE O/C
 NOTE CD: 3 BOOK - PAGE
 NOTE CD:
 NOTES 0501-0630
 NOTES
 NOTES
 NOTES

LAND DATA
 ACRES
 SQFT/UNITS
 PE LN CD FRONT DEPTH PRICE INFL-FA SIZE CLASS
 S 1 01 25,000 1.00
 SQ.FOOT 1.0

C A L P T A B L E
 BASE INCR CHG
 RATE /DECR RSN
 1.00 1.00
 1.00 25,000
 LAND-VAL

CLASS:
 RSN :

TYPE
 VIEW
 COMPLEX NO:
 STYLE CODE #
 Additional Exte
 Roof Structure
 Roof Cover
 Interior Wall 1
 Interior Wall 2
 Floor Code 1
 Floor Code 2
 Structural Fram

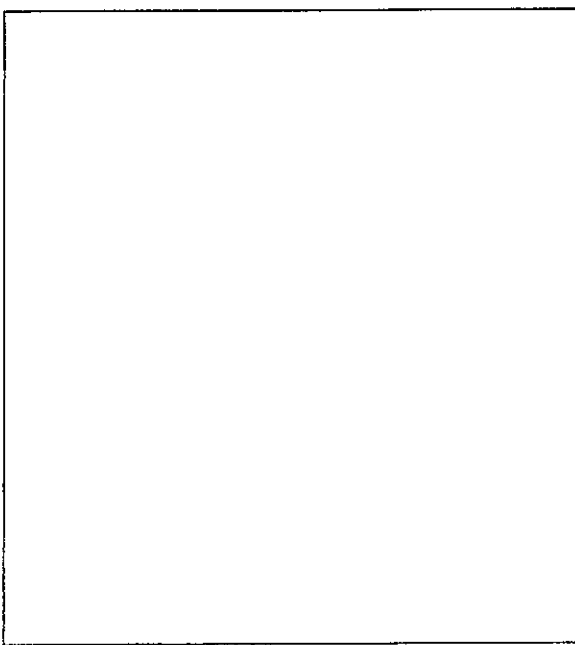
GROSS LN CD VALUE IN FL-FAC LAND-VAL

MISC. IMPROV 0

 TOTAL OBY & MISC IMPROV. 0
 GROSS BUILDING SUMMARY
 DESC VALUE 0

TOTAL ACRES .5739
 TOTAL SIZE ACRES N*** ZONE 0 LOC 0 UTILITY 0 STREET 0
 LAND ADJ TOTAL LAND-VALUE 25,000

----- SKETCH VECTORS -----



G.F.L.A.
 S.F.L.A.

----- DWELLING COMPUTATIONS

BASE PRICE 0
 BASEMENT 0
 HEAT 0
 PLUMBING (TOT=)
 ATTIC 0
 OTHER FEATURES 0
 *SUB TOTAL 0
 GRADE FACTOR 0.00
 C & D FACTOR X 0%
 CDU
 RCN PER SF .00 0
 USER FACTOR
 USER AMOUNT
 ADDITIONS RCNLD 0
 PERCENT GOOD X 0%
 RCNLD PER SF .00 0
 PERCENT COMPLETE X 100%
 *SUB TOTAL 0

O.B. & Y. VALUE 0
 GROSS IMPRV. 0
 TOTAL CARD VALUE 0
 CONDO BASE VALUE 0
 CONDO ADJ. VALUE 0

----- PARCEL SUMMARY COST VALUE-----
 TOTAL LAND VALUE 25,000
 TOTAL BLDG VALUE 0
 TOTAL COST VALUE 25,000

----- OBY VECTORS -----

----- A D D I T I O N S -----
 AREA YRBLT EFFYR GRADE CDU %COMP. RSN VALUE

----- OTHER BUILDING & YARD IMPROVEMENTS -----
 CURRENT LAND 25,000 BUILDING 0 TOTAL 25,000
 ASSESSED LAND 0 BUILDING 0 TOTAL 0
 REVIEW CODE 1 COST APPROACH REVIEW REASON
 REVIEW DATE REVIEWER ID

 ESTIMATE LAND BUILDING TOTAL
 REVIEW CODE REVIEW REASON
 REVIEW DATE REVIEWER ID

 REVIEW STATUS 3
 DATA MAILER: SENT 00/00/0 RECEIVED 00/00/00 MAINTAINED 04-APR-03

LAWYERS TITLE INSURANCE CORPORATION
National Headquarters
Richmond, Virginia
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. EFFECTIVE DATE: at CASE NO. ro00001742

2. POLICY OR POLICIES TO BE ISSUED:
(a) AMOUNT \$
To Be Determined

ALTA OWNER'S POLICY-FORM 1992
PROPOSED INSURED:

To Be Determined

(b) AMOUNT \$

ALTA LOAN POLICY, 1992
PROPOSED INSURED:

(c) AMOUNT \$ NONE

PROPOSED INSURED:

3. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED
TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN :
William M. Deemer, William C. Cranwell and Jeanette P. Hamlin

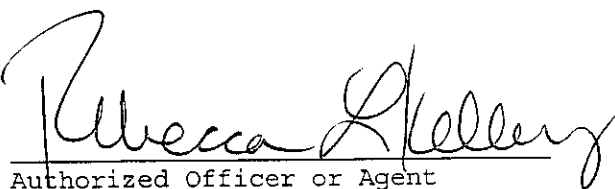
4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
Located in the County of Montgomery, State of Virginia:

All those two certain lots or parcels of land known and designated as Lots No. 8 and 9
as shown on a map of T. F. Brammer property, which map is of record in the Clerk's
Office of the Circuit Court of Montgomery County, Virginia, situate, lying and being
on the east side of U. S. Highway No. 460 about one (1) mile north of the Town of
Blacksburg in the Blacksburg Magisterial District of Montgomery County, Virginia,
which lots are bounded and described as follows:

(Continued)

CUSTOMER: Woltz & Associates
COUNTERSIGNED AT Roanoke, Virginia rlk

COMMITMENT NO. ro00001742
WESTERN VIRGINIA OPERATIONS CENTER
P.O. Box 2667
Roanoke, Virginia 24001 (540)982-2121


Authorized Officer or Agent

THIS COMMITMENT IS INVALID UNLESS THE INSURING
PROVISIONS AND SCHEDULES A AND B ARE ATTACHED

LEGAL DESCRIPTION

BEGINNING at a spike in the east right of way line of U. S. Highway No. 460, a corner of the property of Deemer, and running with his line S. 57 deg. 2' E. 232.8 feet to a post; thence N. 51 deg. 29' E. 65.7 feet to a post in Hutton's line; thence with Hutton's line S. 36 deg. 51' E. 123.6 feet to a stake, a corner to Lot No. 10 as shown on the hereinabove mentioned map; thence with the line of Lot Nos. 10 and 51 and a 40 foot street, S. 53 deg. 06' W. 244.5 feet to a stake, a corner to the land of Marshall Smith; thence with the line of Marshall Smith N. 42 deg. 38' W. 192.1 feet to the corner of the service station property; thence N. 32 deg. 37' E. 146.8 feet to a stake; thence N. 57 deg. 02' W. 97.4 feet to a point in the right of way line of U. S. Highway No. 460; thence with the said right of way line N. 32 deg. 35' E. 15.5 feet to the point of BEGINNING.

SCHEDULE B--SECTION 1

REQUIREMENTS

THE FOLLOWING ARE THE REQUIREMENTS WITH WHICH TO BE COMPLIED:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and fully filed for record to-wit:

1. Deed from William M. Deemer, William C. Cranwell and Jeanette P. Hamlin vesting fee simple title in To Be Determined.

Item c. Receipt of LTIC Form 45-6 Owner's Affidavit.

NOTE: The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate to be insured or otherwise ascertaining details of the transaction.

SCHEDULE B--SECTION 2

EXCEPTIONS

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
1. Taxes for the first half of the year 2004 and subsequent years. As to Montgomery County and Town of Blacksburg.
2. Easement granted J. D. Hardie from T. F. Brammer and Hallie L. Brammer, et al, by instrument dated April 25, 1949 recorded in Deed Book 161, page 27.
3. Easement granted Virginia Polytechnic Institute and State University from William M. Deemer, et al, by instrument dated March 14, 1995 recorded in Deed Book 902, page 317.
4. Rights of parties in possession under unrecorded lease(s).
5. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the insured premises.

NOTE: IF POLICY IS TO BE ISSUED IN SUPPORT OF A MORTGAGE LOAN, ATTENTION IS DIRECTED TO THE FACT THAT THE COMPANY CAN ASSUME NO LIABILITY UNDER ITS POLICY, THE CLOSING INSTRUCTIONS, OR INSURED CLOSING SERVICE FOR COMPLIANCE WITH THE REQUIREMENTS OF ANY CONSUMER CREDIT PROTECTION OR TRUTH IN LENDING LAW IN CONNECTION WITH SAID MORTGAGE LOAN.

THIS COMMITMENT IS INVALID UNLESS THE INSURING PROVISIONS AND SCHEDULES A AND B ARE ATTACHED

COMMITMENT FOR TITLE INSURANCE

Issued by **Lawyers Title Insurance Corporation**



Lawyers Title Insurance Corporation is a member of the LandAmerica family of title insurance underwriters.

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, LAWYERS TITLE INSURANCE CORPORATION has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Commitment to become valid when countersigned by an authorized officer or agent of the Company.

LAWYERS TITLE INSURANCE CORPORATION

Attest:

Secretary



By:

President

Conditions and Stipulations

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in under taking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.