



# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

#### NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

#### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### COMMITMENT CONDITIONS

##### 1. DEFINITIONS

- (a) “Knowledge” or “Known”: Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) “Land”: The land described in Schedule A and affixed improvements that by law constitute real property. The term “Land” does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

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- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

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ALTA Commitment for Title Insurance 8-1-16

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- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

### 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

### 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

### 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

### 9. ARBITRATION

The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:

*Fidelity National Title Insurance Company*

By:

ALTBST

President

Secretary

DeAnn K Murphy  
Acquisition Title - Lake  
12925 Booker T Washington Highway  
103  
Hardy, VA 24101

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

***Transaction Identification Data for reference only:***

Issuing Agent: Acquisition Title - Lake  
Issuing Office: 12925 Booker T Washington Highway, 103, Hardy, VA 24101  
ALTA® Universal ID: 1069515  
Loan ID Number:  
Issuing Office File Number: 18-32110R  
Commitment Number: ATS-140-18  
Revision Number:  
Property Address: Route 602 Callaway Rd., Callaway, VA 24067

## **SCHEDULE A**

1. Commitment Date: 07/23/2018 at 8:00 AM

**2. Policy or Policies to be issued:**

PROPOSED INSURED: **Wilson Family Properties, LLC**

3. The estate or interest in the Land described or referred to in this Commitment and covered herein is: fee simple.

4. Title to the fee simple estate or interest in said Land is at the effective date hereof vested in:

Leonard L. Hodges

5. The Land referred to in this Commitment is described as follows:

The land is described as set forth in Exhibit A attached hereto and made a part hereof.

Countersigned:

Dokumentenfilterung

DeAnn K Murphy / Authorized Signatory

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Leonard L. Hodges, to Wilson Family Properties, LLC, a Limited Liability Company, to be executed and recorded at closing.

5. Receipt of properly executed Owner's Affidavit and Agreement regarding mechanics' liens, possession and other matters.
6. Certification that there are no federal judgment liens docketed against Wilson Family Properties, LLC
7. Receipt of fully executed No Financing Affidavit from Leonard L. Hodges
8. The Company must be provided with the following for Wilson Family Properties, LLC:
  - a. Articles of Organization and any amendments thereto;
  - b. Operating Agreement, if any, and any amendments thereto;
  - c. Certificate of Organization from the state where the limited liability company is in good standing
  - d. a Certificate of Fact from the state of origin as evidence that the limited liability company is in good standing at the time of execution and delivery of the document(s) to be insured

NOTE: All members of the limited liability company, or the managing member(s) designated in the Operating Agreement, must join in the execution of any instrument(s) required herein. In lieu thereof, such instrument(s) must be executed by the member(s) designated and authorized to act on behalf of the limited liability company as set forth in a satisfactory resolution signed by all members; the resolution shall be provided to the Company prior to closing.

9. Payment of any taxes that may be assessed as a result of insured premises being currently assessed under the land use program.

The Owner Affidavit will be used to eliminate or amend item(s) \_\_\_\_\_ as shown on Schedule B, Section 2 hereof, as to the Mortgagee Policy only.

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AMERICAN  
LAND TITLE  
ASSOCIATION





# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Those taxes and special assessments which become due and payable subsequent to Date of Policy
3. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in Deed Book 552 page 1570 and Deed Book 1077, page 808, and amendments set out in Instrument \_\_\_\_\_ but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Subject to the Easement of Leonard L. Hodges and Laura J. Hodges, recorded in Book 552, Page 1566 in the official records of Franklin County Clerk of Circuit Court.
5. Subject to the Easement of James M. Wilson and Frank M. Lacey, Jr, recorded in Book 586, Page 1143 in the official records of Franklin County Clerk of Circuit Court.
6. Subject to the Easement of Central Telephone Company of Virginia, recorded in Book 645, Page 1299 in the official records of Franklin County Clerk of Circuit Court.
7. Rights of others thereto entitled, in and to the continued, uninterrupted flow of Greens Creek/Blackwater River located crossing the eastern portion of insured premises, as shown on the recorded plat of subdivision.
8. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
9. Matters as shown on plat of survey recorded in deed Book 552, page 1578:
  - a. 50 foot utility easement crosses central part of said land (to be released)
  - b. Overhead utility lines
  - c. Sewer and septic drainfield easements located on southeastern part of said land.

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10. Terms and conditions set out in deed from Leonard L. Hodges to Wilson Family Properties, LLC dated August 9, 2018 and recorded as Instrument Number \_\_\_\_\_

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# FIDELITY NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

### EXHIBIT A Property Description

Issuing Office File No.: 18-32110R

All that certain tract or parcel of land, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip E. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, which plat of survey is recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed book 552, page 1578.

Tax Parcel Identification Number: 0390000601B

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FIDELITY NATIONAL TITLE GROUP, INC.  
Chicago Title, Commonwealth Land Title and Fidelity National Title Insurance Companies  
Virginia Production Division

TITLE SEARCH REPORT

This Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by the above named title insurers ("the Company"). The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes. Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

RECIPIENT: ATT

CASE NO: 7137942 RECIPIENT'S CASE NO: 18-32110R

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

Leonard L Hodges

t/a w/s  J/t w/s  t/c  no tenancy  prtnshp  corp  llc

UNDER THE FOLLOWING DEED:

Grantor(s): Clyfford M Holmgquist & wife Barbara A Holmgquist

Dated: 9-3-94 Recorded: 10-3-94 Deed Book & Pg./Inst. No: 552-1566

(L) Current owner is surviving tenant of survivorship tenancy created in the above deed.  
Deceased tenant died 3-10-11 pursuant to information at /In DB 1077-810

UNDER THE WILL OF:

Date of Death: \_\_\_\_\_ Date of Probate: \_\_\_\_\_

Will Book & Pg./Inst. No: \_\_\_\_\_

BY INHERITANCE FROM:

Date of Death: \_\_\_\_\_

Heirs determined by: \_\_\_\_\_

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE:

Decedent Acquired The Property By: \_\_\_\_\_

THE PROPERTY LIES IN THE County of Franklin, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

21,733 acrs on WSR# 602 Plot #  
+ app't easements DB 552-1570

( ) Use description on attached page(s) marked "description" in brackets "[ ]"

(L) Use description in Deed recorded in/as DB 552-1566

DEEDS OF TRUST: (L) NONE

1. Grantor(s): \_\_\_\_\_

Trustee(s): \_\_\_\_\_

Dated: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_

Recorded: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Named Beneficiary: \_\_\_\_\_

Assignments, Subordination Agmts, etc.: \_\_\_\_\_

2. Grantor(s): \_\_\_\_\_  
Trustee(s): \_\_\_\_\_  
Dated: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_  
Recorded: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
Named Beneficiary: \_\_\_\_\_  
Assignments, Subordination Agmts, etc.: \_\_\_\_\_

3. Grantor(s): \_\_\_\_\_  
Trustee(s): \_\_\_\_\_  
Dated: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_  
Recorded: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
Named Beneficiary: \_\_\_\_\_  
Assignments, Subordination Agmts, etc.: \_\_\_\_\_

JUDGMENTS:  NONE  
Dated \_\_\_\_\_ docketed \_\_\_\_\_ in/as \_\_\_\_\_  
rendered in favor of \_\_\_\_\_ against \_\_\_\_\_  
  
Dated \_\_\_\_\_ docketed \_\_\_\_\_ in/as \_\_\_\_\_  
rendered in favor of \_\_\_\_\_ against \_\_\_\_\_

See additional judgments attached

████████ LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):

Wilson Family Properties LLC LIENS FOUND: NONE

FINANCING STATEMENTS:  NONE  
Filed \_\_\_\_\_ as Financing Statement No. \_\_\_\_\_  
Debtor: \_\_\_\_\_  
Record Owner: \_\_\_\_\_  
Secured Party: \_\_\_\_\_  
 See additional Financing Statements attached

\*\*\*INFO HERE IS NOT WARRANTED - CONTACT TREASURER TO CONFIRM\*\*\*  
TAX & ASSESSMENT INFORMATION:

Assessed Owner: Leonard L. Hedges PT 002  
Assessed Description: Tract 3 - 21.737 acres - Algoma Valley - Calaway Road  
Tax Map/ID# 39-6.1.13 Bill # \_\_\_\_\_ GPIN# \_\_\_\_\_  
Land \$ 43,100 Improvements \$ \_\_\_\_\_ Total \$ 43,100 9,700  
Annual Amt \$ 53,35 Taxes Payable on: 12-5 LAND USE  
Taxes Paid Thru: 2017 Delinquent Taxes: NONE  
Taxes a Lien, Not Yet Due: 2018

Town Taxes, Exemptions, Rollback, Supplements, Stormwater Fees, Etc: subject parcel is currently assessed under the land use program & is therefore  
Property Address (not warranted): Subject to rollback taxes, if any

RESTRICTIONS AND/OR DECLARATIONS  NONE  
Dated: \_\_\_\_\_ Recorded: \_\_\_\_\_ Deed Book & Pg./Inst. No: 1076-1580 & 1077-513 (rerec)  
Amendments at: \_\_\_\_\_  
Contain Reverter:  Yes  No  
Contain Easements (not shown on subd. plat):  Yes  No  
Contain Minimum Building Line not shown on subd. plat:  Yes  No  
Contain Assessments:  Yes  No

DEEDED EASEMENTS:  NONE  
From: Clifton M Holmgren & wife Barbara A Holmgren  
To: Leonard L Hedges & wife Laura J Hedges  
Dated: 5-3-94 Recorded: \_\_\_\_\_ Deed Book & Pg./Inst. No: 552-1566

From: Leonard L Hedges & wife Laura J Hedges  
To: James M Wilson & Frank M Lacy, Jr  
Dated: 6-26-96 Recorded: \_\_\_\_\_ Deed Book & Pg./Inst. No: 6586-1143

From: L L Hedges & Laura J Hedges  
To: Central Telephone Company of Virginia  
Dated: 11-10-98 Recorded: \_\_\_\_\_ Deed Book & Pg./Inst. No: 6455-1299

From: \_\_\_\_\_  
To: \_\_\_\_\_  
Dated: \_\_\_\_\_ Recorded: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_

See additional easements attached

ITEMS SHOWN ON PLAT OF ~~SHEDDICK~~ recorded in/as DB 552-1570; DB 1077-808:

- Greens Creek/Blattners River crosses E part of said land
- 50' utility easement crosses central part of said land
- sewer & septic drain field easements located on SE part of said land
- \_\_\_\_\_

SHOWN ON OTHER PLATS OF RECORD as follows:  NONE

- \_\_\_\_\_
- \_\_\_\_\_

ACCESS

Public street(s) named: Rt 602 / Callaway Road  
 Appurtenant easement created by Deed Book & Pg./Inst. No: 552-1566  
 Road Maintenance Agreement in Deed Book & Pg./Inst. No: \_\_\_\_\_

OTHER MATTERS:

rights of others in & to the use of the appurtenant easements as set forth in the description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

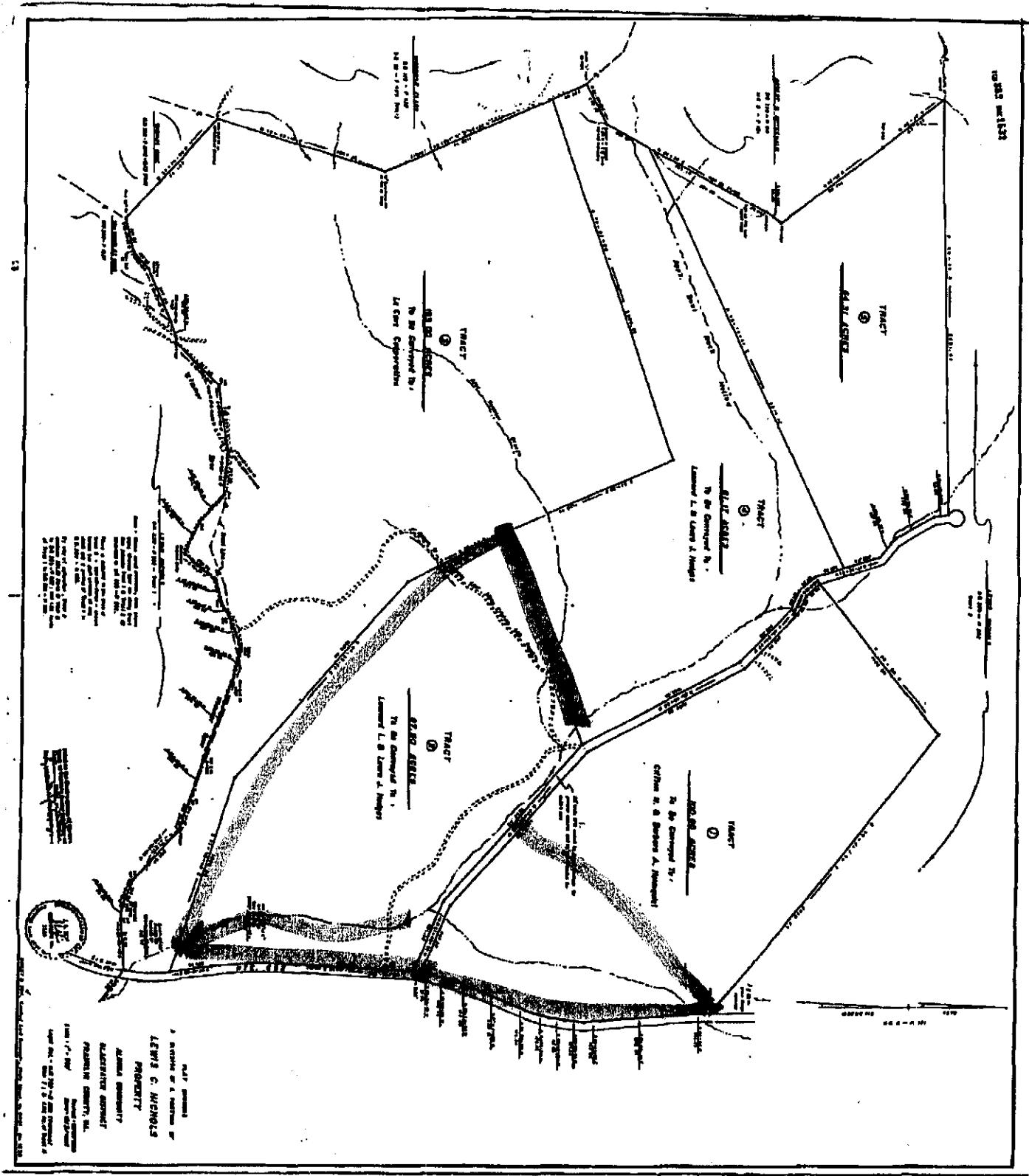
BACK TITLE INFO:  Exact  Full  Limited  None Policy/Case # ST 0147 106 0000003  
EFFECTIVE DATE: 23 July 2018 @ 8:00 A.M.

ST 94-792

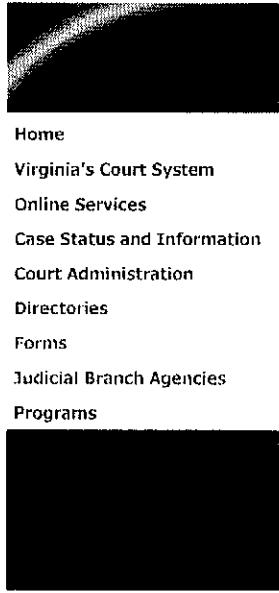
by Frank A Bautin  
Title: Examiner

Copies ordered:  Yes  No Cost \$ \_\_\_\_\_ Hours: \_\_\_\_\_

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Home > Virginia's Court System > Circuit Courts > Circuit Court Deed Calculation

## Circuit Court Deed Calculation

This is the deed calculation system for circuit courts in Virginia.

Limited Instructions on how to calculate fees and taxes for deeds and contracts can be found below:

Circuit Courts: <input type="text" value="Franklin Circuit"/> <input type="button" value="▼"/> To create/print a Cover Sheet click <a href="#">VLRCS link</a> . <a href="#">VLRCS Tutorial</a>											
Court does not require a cover sheet. Add the number of cover sheet pages to the page count below before calculating the instrument.											
Deed Type	Grantor Exempt (Y/N)	Grantee Exempt (Y/N)	Consideration	Assume/Value	Locality Percent	Time Share	Pages	O/P #	Multi-Page O/P	Total Fees/Taxes	Show Calc Details
DE	<input type="button" value="▼"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	\$0.00	100.00%	<input type="checkbox"/>	6	<input type="checkbox"/>	\$ 22.00	<input type="button" value="View"/>
AMEND	<input type="button" value="▼"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	\$0.00	100.00%	<input type="checkbox"/>	6	<input type="checkbox"/>	\$ 22.00	<input type="button" value="View"/>
Select Type	<input type="button" value="▼"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	\$0.00	100.00%	<input type="checkbox"/>	1	<input type="checkbox"/>	\$ 0.00	<input type="button" value="View"/>
Select Type	<input type="button" value="▼"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	\$0.00	100.00%	<input type="checkbox"/>	1	<input type="checkbox"/>	\$ 0.00	<input type="button" value="View"/>
										<b>Grand Total:</b>	<b>\$ 44.00</b>
<input type="text" value="Description of Deed Type Codes"/> <input type="button" value="▼"/>										<input type="button" value="CALCULATE"/>	
<input type="button" value="Change Court/Reset"/>										<a href="#">View or Print Circuit Deed Fee Schedule</a> (Quick Reference Guide)	

### How to Calculate Fees and Taxes on a Deed

IMPORTANT! Need more help on how to calculate a deed? Please call your local circuit court. Please call your local [circuit court](#) and ask to speak with someone in the record room or deed section. They will be able to assist you with the proper standards of recording deed and contract instruments.

Fees and Taxes for Deed Calculation HELP	
Enter Deed Type Code	Use the arrow to scroll down the drop down list and cursor select the code. If you don't know the type, use the <a href="#">Description of Deed Type Codes</a> to find the code that shows what type of instrument you are calculating. Use the arrow key to scroll down to find the type code.
Enter a Grantor Exempt indicator.	This shows if the grantor is exempt from state and local taxes under statute. The default indicator is <b>N</b> for no. If a grantor is exempt enter a <b>Y</b> in this field.
Enter a Grantee Exempt indicator.	This shows if the grantee is exempt from state and local taxes under statute. The default indicator is <b>N</b> for no. If a grantee is exempt enter a <b>Y</b> in this field.
Enter the deed's Consideration amount.	The default is \$0.00. Leave blank if there is no real property value or interest to consider. This amount is used to calculate grantor and grantee taxes based on <b>one</b> value for such deed types as Deed of Bargain and Sale (DBS) and Deed of Trust (DOT). The default is \$0.00. Leave blank if there is no real property value or interest to consider. This amount is used to calculate grantor and grantee taxes based on <b>one</b> value for such deed types as Deed of Bargain and Sale (DBS) and Deed of Trust (DOT). <b>NOTE 1:</b> For Deeds, under Virginia law, every deed admitted to record, except a deed exempt from taxation by law, is subject to a state recordation tax based on the consideration of the deed or the actual value of the property conveyed, whichever is greater. <b>NOTE 2:</b> For Deeds of Trust and Mortgages, under Virginia law, a state recordation tax is imposed on the amount of bonds or other obligations secured thereby.
Enter the deed's Assume/Value amount.	The default is \$0.00. Leave blank if there is no second real property value or interest to consider. This amount is used to calculate <b>separate</b> grantor and grantee taxes based on <b>two</b> values for such deed types as Deed of Assumption (DOA), Deed of Exchange (DEX), and Modified Deed of Trust (DTM). <b>NOTE 1:</b> For Deeds, under Virginia law, every deed admitted to record, except a deed exempt from taxation by law, is subject to a state recordation tax based on the consideration of the deed or the actual value of the property conveyed, whichever is greater. <b>NOTE 2:</b> For Deeds of Trust and Mortgages, under Virginia law, a state recordation tax is imposed on the amount of bonds or other obligations secured thereby.
Enter the Locality Percent.	This is the percent of consideration for local tax calculation. The default is 100 for 100%. If the deed is split between localities, type the local tax percent. For example, a deed is split 80-20 between two localities. The deed has to be recorded at both courts. The 1st court enters the deed's consideration amount and the locality percent of 80. The system calculates 100% state and 80% local taxes. The 2nd court enters 20 and the system calculates the remaining 20% local tax amount due. The 2nd court does not calculate any state taxes.
Check the Timeshare checkbox if the underlying property is a timeshare.	Instruments which reference timeshares are exempt from the \$1.00 transfer fee (code 212).
Enter the number of Pages.	The default is 0. This number shows the total number of deed pages to be recorded and indexed. There is a clerk fee based on the total number of pages for a deed with or without a plat no larger than 8 1/2" x 14". For deeds with 10 or fewer pages, the fee is \$14.50. For deeds with 11-30 pages,

	the fee is \$28.50. For deeds with 31 or more pages, the fee is \$48.50. <b>NOTE:</b> A plat no larger than 8 1/2" x 14" is counted as an additional page. Plats greater than 8 1/2" x 14" are over-sized and subject to a separate fee. Use the Deed Type Code of OPM to calculate this separate fee for an over-sized plat or map.
Option for <b>Multi-Page O/P.</b>	When submitting Oversize Plat Sheets, this checkbox can be checked when 'multi-page' Oversize Plat Sheets are being used. This option will result in a fixed \$1 charge for Virginia Outdoors Foundation for Oversize Plat Sheets, instead of being charged on a per-sheet basis.
Enter the number of oversize plats in <b>#O/P</b>	This is the number of oversize plat sheets recorded with the deed that are larger than 8 1/2" x 14". The price is \$20 or one sheet. <b>NOTE:</b> When a plat sheet smaller than 8 1/2" x 14" accompanies a deed, the plat pages are counted as additional pages of the deed.
Electronic Filing Fee	The court may charge an additional fee of up to \$5 per document for each instrument recorded electronically in accordance with the Uniform Real Property Electronic Recording Act. Check with the court for the specific fee charged to electronically record a document.
Credit Card Convenience Fee	If payment is made by credit card, the court charges a credit card convenience fee not to exceed 4% of the amount paid. Check with the court for the specific fee charged for a credit card payment.
Click the <b>"Calculate"</b> button. The <b>Total Fees/Taxes</b> displays for you. If you have more deeds to calculate, click the <b>"Reset"</b> button and enter your new deed types.	This is the <b>total fees/taxes</b> calculated for the deed type. If you entered more than one deed type, the <b>grand total</b> and number of deeds is displayed at the top in blue.
Select the <b>Details</b> option to view or print a detailed account code breakdown of a calculation.	Once the fees/taxes are calculated, the word "View" is displayed beside the deed in the <b>Details</b> column. When you select "View", a detailed breakdown of costs will display and can be printed as needed.
Click the <b>View or Print Deed Fee Schedule</b> link to see example deed calculations.	Click the "View or Print Deed Fee Schedule" to display deed calculation examples that can be printed as needed.

Office of the Executive Secretary  
 Supreme Court of Virginia  
 100 North Ninth Street  
 Richmond, Virginia 23219

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[WAI Level A Compliant](#)

2016 MAY 23 AM 9:04

160002905

RHODES,  
FERGUSON &  
STONE

ATTORNEYS AT LAW

305 South Main Street  
Rocky Mount, Virginia 24151

BK 1077 PG 0810

Prepared By: Rhodes, Ferguson & Stone, Attorneys  
Deanna P. Stone, Esquire (VSB #41781)  
305 South Main Street, Rocky Mount, VA 24151

Grantor: Leonard L. Hodges  
Grantee: Stacy L. Hux  
Grantee's Address: 310 24th Street, Unit 302, Virginia Beach, VA 23451

Consideration: \$0.00  
Tax Parcel: Portion of 0390000602  
Underwritten By: N/A

THIS DEED OF GIFT, made and entered into this the 23<sup>rd</sup> day of May, 2016, by  
and between LEONARD L. HODGES, widower, party of the first part, the GRANTOR,  
and STACY L. HUX, party of the second part, the GRANTEE; pursuant to Va. Code  
Ann. (1950) Section 58.1-811(D);

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the love and affection that the  
Grantor has for the Grantee and other good and valuable consideration, receipt whereof  
is hereby acknowledged, the Grantor does hereby give, grant, and convey, with General  
Warranty and Modern English Covenants, unto the Grantee, the following described real  
estate, to-wit:

All that certain parcel of land located in the Blackwater  
Magisterial District of Franklin County, Virginia,  
designated as Tract 2, containing 53.696 acres, more or  
less, as shown on plat of survey prepared by Philip H.  
Mundy, L.S., dated April 27, 2016, and revised May 20,  
2016, which survey is recorded in the Clerk's Office of  
the Circuit Court of Franklin County, Virginia, in Deed  
Book 1077, Page 808

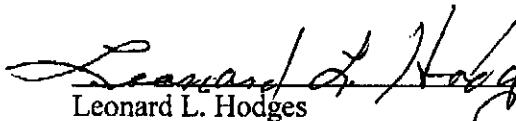
BEING a portion of the same property conveyed to  
Leonard L. Hodges and Laura J. Hodges a/k/a Laura Jean  
Hodges, husband and wife, as tenants by the entirety with  
the right of survivorship as at common law, by Deed  
dated October 19, 1984, and recorded in the Clerk's

BK 1077 PG 0811  
Office of the Circuit Court of Franklin County, Virginia,  
in Deed Book 382, Page 1469 and by Deed dated  
September 22, 1988, and recorded in the aforesaid  
Clerk's Office in Deed Book 437, Page 983. The said  
Laura J. Hodges having died on March 10, 2011 thereby  
vesting fee simple title in Leonard L. Hodges.

THIS CONVEYANCE is made subject to all easements, restrictions,  
reservations, and conditions of record affecting the hereinabove described property, and  
specifically subject to the Declaration of Covenants and Restrictions of record in the  
aforesaid Clerk's Office in Deed Book 1076, Page 1580 and re-recorded in Deed Book  
1077, Page 803, and subject to the restrictions stated on the survey referenced above.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever in  
fee simple.

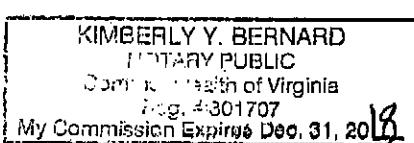
WITNESS the following signature and seal:

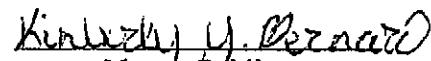
  
Leonard L. Hodges (SEAL)

STATE OF VIRGINIA  
COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was signed and acknowledged before me on this the 23  
day of May, 2016, by Leonard L. Hodges.

My commission expires: 12-31-2018.



  
Kimberly Y. Bernard  
Notary Public

RHODES,  
FERGUSON &  
STONE

ATTORNEYS AT LAW

305 South Main Street  
Rocky Mount, Virginia 24151

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT  
OF A TITLE EXAMINATION**

F:\Kim Bernard\Real Estate\Deed Of Gift\Hodges-Hux.Doc

BK1077PG0812

INSTRUMENT #160002905  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
MAY 23, 2016 AT 09:04AM

TERESA J. BROWN, CLERK  
RECORDED BY: JFL

8K 0552 PG 01566

THIS DEED, made and entered into this the 3rd day of September, 1994, by and between CLIFTON N. HOLMQUIST and BARBARA A. HOLMQUIST, his wife, parties of the first part, Grantors, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, by the Grantees to the Grantors, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant, deed and convey with General Warranty of Title and Modern English Covenants of Title unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, all that certain tract or parcel of land, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, which plat of survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description. TOGETHER WITH the following easements which shall be deemed a covenant

07300 OCT -3 AII-31  
INSTRUC/FOR 1 YEAR OF 1994

BK 0552 PG 01567

running with and for the benefit of the subject property, and the adjoining property now owned by the Grantees herein, which easements are as follows: (i) an easement and right-of-way over, across and along that portion of the remaining property of the Grantors herein, and designated on the Mundy survey as an area 15 feet by 50 feet, see location at "A" designated on the Mundy survey; and, (ii) a 50 foot utility easement, traversing from Virginia Route 602 in and to the subject property, and is the same as designated on the said Mundy survey as traversing the remaining property of the Grantors herein; and (iii) a non-exclusive easement for ingress and egress along and over that certain 50 foot right-of-way as shown on plat of survey prepared by Dudley & Zeh, dated October 17, 1984, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 382 at Page 1532, subject, however, to the maintenance provision as provided for in Deed Book 382 at Page 1464.

RESERVED HOWEVER UNTO THE GRANTORS, are the following easements: (i) the 10' sewer easement; and, (ii) a 40' x 100' septic drainfield easement. Each said easement being shown and designated on the said Mundy survey and to be deemed a covenant appurtenant unto and running with and for the benefit of the 3.270 acres, more or less, tract as retained by the Grantors.

AND BEING a portion of the property as acquired by the Grantor herein by survivorship deed dated October

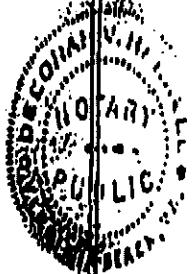
BK 0552 PG 01568

19, 1984, from Lewis C. Nichols and Mary W. Nichols, his wife, which deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 382 at Page 1463.

Without reimposing the same, this conveyance is made subject to all easements, restrictions, reservations and conditions of record affecting the subject property.

TO HAVE AND TO HOLD unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, their heirs and assigns, forever.

WITNESS the following signatures and seals.

  
Clifton N. Holmquist (SEAL)  
CLIFTON N. HOLMQUIST

Barbara A. Holmquist (SEAL)  
BARBARA A. HOLMQUIST

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach to-wit:

The foregoing Deed was acknowledged before me this the 13th day of September, 1994, by CLIFTON N. HOLMQUIST.

My commission expires: 7-31-96.

Deborah V. Howell  
NOTARY PUBLIC

BK 0552 PG 01569

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach, to-wit:

The foregoing Deed was acknowledged before  
me this the 13th day of September, 1994, by  
BARBARA A. HOLMQUIST.

My commission expires: 7-31-96.

Deborah V. Howell  
NOTARY PUBLIC

ST. TAX 58.1-801 (039)	0.13.45
LOCAL TAX (213)	0.4.45
TRANSFER FEE (212)	0.1.00
CLERK'S FEE (301)	0.12.00
PLATS (301)	0.1.00
VSLF (148)	0.2.00
ST. TAX 58.1-802 (039)	0.4.50
LOCAL 58.1-802 (220)	0.4.50
LOCAL 58.1-802 (220)	0.1.00
TOTAL	0.53.40

In the Clerk's Office of the Circuit  
Court of Franklin County, Va., this  
3 day of October, 1974, this  
Instrument was presented with the  
certificate of acknowledgement annexed  
& admitted to record at 11:51 A.M.  
The tax imposed under Sec. 58.1-802  
has been paid

Teste: John J. Walker Jr., Clerk

## TAX INFORMATION SHEET

CITY / COUNTY OF Franklin

TAX YEAR BEGINS: \_\_\_\_\_

TAX PAYABLE: ANNUALLY  SEMI-ANNUALLY \_\_\_\_\_PAYMENT DUE DATE (S) 12/5

DELINQUENT DATE (S) \_\_\_\_\_

CURRENT ASSESSMENT 20 17 LAND BOOKAssessed Owner: Leonard L HodgeLot TR 3 Block \_\_\_\_\_ Section \_\_\_\_\_Subdivision Algoma ValleyAcreage 21.73 Tax ID # 002-002-Callaway RoadProperty address, if available: Callaway Rd DB552-1566  
C'way Plot 107-808Tax Map No. 39-6.1.B Bill No. \_\_\_\_\_Magisterial District Blackwater

Assessed Value:

Land 43,100 Improvements — Total 43,100Land Use 1,700 (1a) Total 9,700Annual Tax due (City/County) \$ 53.35 (PAID)(Town, if applicable) \$ —

PAYMENTS	CITY/COUNTY		TOWN		
20 _____	paid	unpaid	paid	unpaid	N/A
20 _____	paid	unpaid	paid	unpaid	N/A
20 _____	paid	unpaid	paid	unpaid	N/A
20 _____	paid	unpaid	paid	unpaid	N/A
20 _____	paid	unpaid	paid	unpaid	N/A

Other Delinquencies \_\_\_\_\_

Supplemental/Rollback Taxes Assessed: —

Remarks: TAXES ARE DUE THRU 2017

Tilie Anderson

Wife-Violet C Anderson

fo

Lewis C Nichols

Wife Mary W Nichols

(all TBE w/ Rops)

DB 329-352 (Franklin Co)

d 7-1-77

g 7-7-77

r 7-12-77

C-#10

Govt ECOPT title

2 parcels est. to

cont. a g g a m + o

3,300 a c a g g -

"Algoma Farm"

① 2,195 a c a g g -

betw. Blue Ridge &

Middle Ridge Mtns

Former SS Guerrant

(prop DB 46-550)

② 1,256 a c a g g -

Brook River adj ①

Former SS Guerrant

(DB 78-351)

L+E

1 out-copy.

set out

herein

any other

prior to above

deed

+ Guerrant (Ref: 150-351; 302-666)

Family copy

(From 7-1-77 to 382-1463)

329-357 DFT (covers 1463) 7-7-77

(Ref) CLS 382-1457

365 DFT (1) 7-12-77

(Ref) CLS 370-1197

339-72 DFT (1) 3-31-78

(Ref) CLS 370-1199

343-82 DFT (covers 343-79)

(Ref) CLS 370-1196

353-991 DFT (covers 1463-79)

(Ref) CLS 370-1198

341-773 DFT (covers 1463-80)

(Ref) CLS 382-1458

370-1192 DFT (covers 223-83)

1222 D parcel R+739 (Ref: 343-79)

382-1459 DFT (covers 1)

(Ref) CLS 491-1225

(out) → 382-1463 D → 50' R/W + 50' R/W + 50' R/W (P16 above) 100ac-TR 1 (7532) (P16 above)

-1469 D → 4' hedge 87.5ac-TR 2 (1) + 50' R/W + 50' R/W (P16 above)

-1473 D → 4' hedge 183ac-TR 3 (1)

-1476 D → 4' hedge 81.17ac-TR 4 (1) + 50' R/W (P16 above) + 50' R/W (P16 above)

Lewis C Nichols  
Wife Mary V Nichols

DB 382-1463 (Fr. 10/28)

fd  
Clifton N Holmquist  
Wife Barbara A Holmquist  
(or TBE w/Roys)

10-19-84  
10-19-84  
10-19-84

C-\$10

GWIEC of Title

Tract 1-100 acres

(per Dudley & Zeh surv.  
10-3-84 / rev. 10-17-84  
(in DB 382-  
1532)

(Ref: A10211329-352)

100  
C.P.

+ I+E acre over 50' R/W  
as shown on above plot  
+ cont. road marked prvn

(From 10-19-84 to 552-1566 + to date)

382-1466 D/C (cont'd) (10-19-84)  
(above) 20-1566 min

(ref) (CLS 446-855)

(②) 446-856 D → <sup>cont'd</sup> <sub>Foley</sub> 75.003 acres adj-L Foley  
W152R002 (90 above)

\* (②) → 552-1566 D → <sup>Leonard L</sup>  
<sup>Foley</sup> 21.733 acres + 50' R/W shown on  
(plot 1570) above plot  
+ 1 acre over rem. of above  
\* one road by grantors here  
for sewer/septic drainage

(7-23-18 @ 5:00 pm)

	CNY	BATT		
<u>Pr. 10/28</u> Judy	✓	✓	purchaser Wilson Family Properties LLC	JUDGE 9.1998
EIS	✓	✓		✓

Clifton A Holmquist  
Wif Barbara A Holmquist  
ft

DB 552-1566 (FAR 6/1)  
d 9-3-94  
9 9-13-94  
r 10-3-94

Leonard C Hedges  
Wif Laura J Hedges  
(or TBE w/ Rofs)

Z1.733 ac 2001  
WIS Ref 602  
(Plot here pg 1570)

C-#10

see  
copy

GW/EC of Tiff

+ easement rem. Holmquist  
prop at "A" on above plot  
+ 50' aft. easement off Ref 602  
as shown on plot  
+ 50' R/W for JTE shown  
on plot DB 382-1532

[RDF: #10 382-1463]

\* Grantors reserve sewer  
+ septic drainfield easements  
here as shown on plot

FB 0 rem. 3.27 ac parcel

(from 9-3-94 to date) <sup>Laura died on</sup> 31-11 DB 1077-810  
ONLY

560-1545 <sup>Am</sup> CCRs re: Land Woods overlot

566-8644 " Re<sup>1</sup>

573-668 D Z1.16 ac (RDF: #10 444-91; 437-983  
+ 382-1476)

\* 586-1143 <sup>Am</sup> re: Land Woods overlot 50' R/W over above

769-1839 D 9.246 ac in LWO subd (plot #1837) (#10 444-91)

\* 1076-1580 CCRs (covers above w/ R/W)

1077-803 R/W of 5 (incl. plot #1808) <sup>shows above on tract 3</sup> (21.737 ac)

810 D TR 2-53.69 ac <sup>5</sup> (#10 382-1469  
+ 437-983)

\* 645-1299 <sup>overlot</sup> easement over above

(7-23-18 @ 5:00 pm)

7-19-18

Leonard Laura (4314)

purchaser

JWWS (4-17-18)

JWWS

✓ ✓

Wilson Family  
Properties LLC

FIS

✓ -

✓

LEONARD L. HODGES, et ux.

TO: ANNUAL RIGHT OF WAY AGREEMENT

JAMES M. WILSON, et al.

THIS ANNUAL RIGHT OF WAY AGREEMENT, made and entered into this 26 day of June, 1996, by and between LEONARD L. HODGES and LAURA J. HODGES, husband and wife, parties of the first part hereinafter styled Grantors; and JAMES M. WILSON and FRANK M. LACEY, JR., parties of the second part hereinafter styled Grantees;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, cash in hand paid by the said Grantees to the said Grantors, the receipt for all of which is hereby acknowledged, the Grantors do hereby bargain, sale, grant and convey unto the Grantees herein, a gated right of way for a period of one year, renewable as hereinafter stated, over and upon that 10 foot soil road crossing the property of the Grantors, and being further described as follows, to-wit:

BEGINNING at a point on the westerly edge of the 50 ft. right of way of State Secondary Route No. 602, common corner the property of the Grantors, said right of way and the Clifton N. Holmquist, et ux., property; thence following the Holmquist property line to a point; thence proceeding west-northwest crossing a creek and entering the property of the Grantees at a point near the common corner of two (2) parcels of property of the Grantors.

Said right of way is to be used for ingress and egress to and from the

property of the Grantees for access to said property for purposes of hunting, hiking and agricultural use only. However, it is stipulated that the use of the right of way for the harvesting and transportation of timber, trees, lumber, wood chipping operations, and mining operations, and all of the equipment used for any or all of the activities hereinbefore stated are expressly prohibited unless further agreed in writing between the parties hereto. This agreement may be renewed for periods of an additional year, by the payment of an additional dollar from the Grantees to the Grantors on or before July 1 of each year.

The Grantors RESERVE the right to withdraw their consent to the use of said roadway by the Grantees and may terminate this agreement at any time in the future in their discretion by the act of recording a termination statement in the Office of the Clerk of the Circuit Court of Franklin County, Virginia.

WITNESS the following signatures and seals.

Leonard L. Hodges  
Leonard L. Hodges



Laura J. Hodges  
Laura J. Hodges

James M. Wilson (SEAL)  
James M. Wilson

Frank M. Lacey, Jr. (SEAL)  
Frank M. Lacey, Jr.

STATE OF VIRGINIA,

CITY/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 26 day of June, 1996, by Leonard L. Hodges and Laura J. Hodges, husband and wife.

My Commission Expires: 2-28-98

Robert E. Brubaker  
Notary Public

STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville, to-wit:

The foregoing instrument was acknowledged before me this 11 day of <sup>July</sup> June, 1996, by James M. Wilson.

My Commission Expires: 6-30-2000

Howard W. Champion  
Notary Public

STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville, to-wit:

The foregoing instrument was acknowledged before me this 17 day of <sup>July</sup> June, 1996, by Frank M. Lacey, Jr..

My Commission Expires: 6-30-2000

Howard W. Champion  
Notary Public

St. R. Tax  
Co. R. Tax  
Transfer  
Clerk  
Lib. (145)  
Grantor Tax  
TTF \_\_\_\_\_  
Total S

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY  
The foregoing instrument with acknowledgment was  
admitted to record on July 24 1976  
12.00 at 10:34 AM M. in D.B. 386 Page(s) 142  
Teste:  
3.00 Alice S. Hall Acting Clerk  
16.00 By: S. Hall Dep. Clerk

CHICAGO TITLE INSURANCE COMPANY  
VALID ONLY IF SCHEDULES A & B ARE  
ATTACHED TO ALTA 1992 OWNERS POLICY

SCHEDULE A

182725

OFFICE FILE NUMBER: 5794-792

POLICY NUMBER: 47 0147 106 00000003

DATE OF POLICY: May 31, 1994 at 12:46 p.m.

AMOUNT OF INSURANCE: \$200,000.00

1. Name of Insured: James M. Wilson and Frank M. Lacy, Jr.
2. The estate or interest in the land which is covered by this Policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in the Insured.
4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this Policy is described as follows:  
See Schedule A-1 attached hereto and made part and parcel hereof for property description.

Policy 47 0147-106 00000003 SCHEDULE A-1

5794-792

Wilson, James M. &  
Lacy, Frank M., Jr.

All those certain tracts and parcels of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, and being more particularly described herein as follows, to-wit:

PARCEL NO. 1: All that certain tract or parcel of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 857.840 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated May 14, 1994, which survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description of the subject property.

TOGETHER WITH, all rights of ways and appurtenances thereunto appertaining or in any way belonging.

PARCEL NO. 2: All that certain tract or parcel of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the northern side of Virginia State Route 602, containing 66.055 acres, more or less, and being more particularly shown and described according to plat of survey prepared by Philip H. Mundy, L.S., dated May 14, 1994, which survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description of the subject property.

TOGETHER WITH, all rights of ways and appurtenances thereunto appertaining or in any way belonging.

Parcel No. 1 and Parcel No. 2 is in all respects the same property, or portions ther-of, as the case may be, as acquired by the Grantors herein by the following survivorship Deeds:

(i) by Deed dated January 25, 1989, and of record in the Clerk's Office, Circuit Court of Franklin County, Virginia, in Deed Book 444 at Page 95;

(ii) by Deed dated March 3, 1989 and of record in the aforesaid Clerk's Office in Deed Book 446 at Page 656;

(iii) by Deed dated January 31, 1989, and of record in the aforesaid Clerk's Office, in Deed Book 444 at Page 1180;

" (iv) by Deed dated February 3, 1988 and of record in the aforesaid Clerk's Office in Deed Book 426 at Page 806, less however that certain out conveyance as made therefrom of 2.018 acres, more or less, which out conveyance is of record in the aforesaid Clerk's Office in Deed Book 437 at Page 1353;

(v) by Deed dated February 23, 1988, and of record in the aforesaid Clerk's Office, in Deed Book 427 at Page 114; and,

(vi) by Deed dated September 16, 1988, and of record in the aforesaid Clerk's Office, in Deed Book 438 at Page 561.

Without reimposing the same, this conveyance is made subject to the following: (a) any and all easements, reservations, restrictions and conditions of record affecting the subject property; (b) applicable disclosures as made on the Mundy survey which affect the boundary lines; (c) the agreements affecting the existing

fifty (50) foot right of way (as shown on plat of Parcel No. 1, above referenced), and which agreements originate in the following Deeds, see Deed Book 382 at Page 1463; Deed Book 382 at Page 1469; ~~Deed Book 382 at Page 1469~~; and Deed Book 382 at Page 1476; and, (d) to the reservations of the use of the right of way and easement traversing, over, across and along the logging road designated in prior Deeds as the "Access to Winnars Spur Along Existing Log Road", see Deed Book 444 at Page 96; Deed Book 444 at Page 95; and Deed Book 444 at Page 1180.

resid in  
Deeds

OWNERS

SCHEDULE B

Policy Number: 47 0147 106 00000003  
Owners

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A.

1. Taxes subsequent to those for the year 1993, not yet due and payable.
2. Routine public utility easements, specifically the following:
  - (a) Easement granted Appalachian Power Company by Lewis C. Nichols, et ux, dated May 3, 1985, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 388, page 44.
  - (b) Easement granted Appalachian Power Company by C. S. Nichols, et ux, by deed recorded in the aforesaid Clerk's Office in Deed Book 113, at page 83.
  - (c) Easement granted Appalachian Power Company by Morgan Nichols, recorded in Deed Book 113, at page 66, and Deed Book 113, at page 88.
  - (d) Easement granted Chesapeake Potomac Telephone Company from Harvey Nichols, et ux, as recorded in Deed Book 319, at page 479.

Countersigned



Authorized Signatory

Schedule B of this Policy consists of 4 pages.

Schedule B  
Owner's Form

ADDED PAGE

(Schedule B Continued)

Policy Number: 47 0147 106 00000003  
Owner(s)

Policy Number:  
Loan

- (e) Easement and right of way existing for the benefit of the property (1 acre tract) now or formerly belonging to George Roosevelt Sloane, et ux, which easement and right of way is established by deed recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 253, at page 12. (It is believed by the title examiner that this easement is disclosed by the plat recorded in the aforesaid Clerk's Office in Deed Book 438, at page 563) (~~copy of plat attached hereto~~).
- (f) Rights of others in and to the use of the roadway and easement as referred to in prior Deeds, as: "a right-of-way easement along the logging road designated as 'Access to Wimmers Spur along existing lot road, with the right of ingress and egress, said logging road being shown on plat of survey made by J. L. Zeh, certified land surveyor, dated October 3, 1984, and revised October 17, 1984, and recorded in the aforesaid Clerk's Office in Deed Book 382, at page 1532. This is to be an easement that runs with the land." (~~copy of plat attached hereto~~).  
NOTE: LOCATION OF THE "LOGGING ROAD" IS NOT SHOWN ON THE MUNDY SURVEY BY WHICH THE PROPERTY IS BEING TRANSFERRED FROM FOLEY TO THE INSURED, WILSON AND LACY.
- (g) (i) Rights of others in and unto the existing fifty (50) foot right of way as a means of access to the properties serviced by the same, and (ii) the burden of the maintenance and right of way. Both the right of way and maintenance requirements are established by the following Deeds: Deed Book 382, page 1463; Deed Book 1469; ~~Deed Book 382, page 1473~~; and Deed Book 382, page 1476 (and other deeds in chain as well).
- (h) Rights of others prescriptive or otherwise in and to the use of old logging roads, roadways, and/or "public" roadways, which traverse the subject property the location for which are not disclosed by the Mundy survey.

POLICY INSERT  
Added Page

ADDED PAGE

(Schedule B Continued)

Policy Number: 47 0147 106 00000003  
Owners

Policy Number:  
Loan

→ (i) Plat of survey prepared by Philip Mundy, dated May 14, 1994, shows: (a) fence encroachment, affecting Parcel No. 1, along boundary line of the subject property with the lands now or formerly owned by Harvey, Nichols; and (b) shows fence encroachment along the eastern boundary line of Parcel No. 2 with the property now or formerly belonging to Dee W. Pincock.

3. Rights of others in and to the natural flow of any branches, streams, creeks, or waterways which traverse the subject property.

4. Plat of survey prepared by Philip Mundy, dated May 14, 1994, makes the following disclosures, affecting the boundary lines:

(i) The boundary line on Parcel No. 1 from Points 12 - 28 are said to be subject to an agreement with Melvin Yopp. Mr. Yopp has been signed the recorded plat. Additionally, fence encroachments are shown along the said Yopp line;

(ii) Boundary line with the Blue Ridge Parkway (USA Dept. of Interior) from points 74 - 99, is subject to a boundary line agreement, per surveyor. No such agreement between the Foleys or their predecessors in title, with the Department of Interior is of record in the aforesaid Clerk's Office.

~~As concerns Parcel No. 2, Survey notes PROBABLE DEED OVERLAP: in Deed Book 293, page 267 Dee W. Pincock was conveyed 40 acres, more or less, by general description which called for the Wolf Hollow Branch as the property line. The title to Pincock's property traces to Deed Book 71 page 159 which calls for the boundary line to run northeast from the mouth of a branch up a ridge. Traces of wire fence were found following up ridge as shown. NOTE: OVERLAP WILL AFFECT APPROXIMATELY 15 TO 20 ACRES OF PARCEL NO. 2.~~

*MA now*  
*WILSON NOW*  
*owns former*  
*Pincock*  
*Yopp in*  
*OB 1067-2321*

*see BLA*  
*OB 548-*  
*604*

*see BGA*  
*OB*  
*582-59*

POLICY INSERT  
Added Page

ADDED PAGE  
(Schedule B Continued)

Policy Number: 47 0147 106 00000007  
Owners

Policy Number:  
Loan

(c) Parcel 1 - Lines from 42 through 74 are based on plats of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, and are not based on a current field survey. NOTE: Such state of facts as would be disclosed by an accurate current survey and inspection of the premises as regards the above-referenced lines.

(d) Parcel 2 - Lines clockwise from "D" to "B" are with the center of Greens Creek as it meanders. NOTE: No State Road frontage between these points.

5. Rights of others in and to the use of the roadway as shown on ~~widde~~ plat of record in Deed Book 427, page 1355 (see ~~widde~~ sketch). P 81553

6. Exception is made to that portion of Parcel No. 1, containing 4.758 acres, as shown on plat of survey recorded in Deed Book 438, page 563 (~~see ~~widde~~ sketch~~) (and designated on the Mundy survey as adjoining the property now or formerly belonging to Harvey W. Nichols) by reason of the following: widde pg. 561

(a) Possible outstanding curtesy interest in Morgan Nichols, a/k/a/ John Morgan Nichols, by reason of his failure to sign that certain Deed of conveyance as recorded in the aforesaid Clerk's Office in Deed Book 232, page 245.

(b) Possible life estate interest as reserved by Mattie W. Nichols, for herself, and for the benefit of John Morgan Nichols, in Deed Book 232, page 245.

7. Riparian rights incident to the premises, if applicable.

8. Non-exclusive easement for ingress and egress as shown on plat of Dudley & Zeh, dated October 3, 1984, revised October 17, 1984, and recorded in the aforesaid Clerk's Office. DB 382-1532

9. Rights of others prescriptive or otherwise in and to the use of old logging roads, roadways, old road, and/or "public" roadways, which traverse the subject property the location of which are disclosed by the Mundy survey. (DWP. of #244)  
above

POLICY INSERT  
Added Page

## Primary Order Information

State VA  
County / Town Franklin  
Order Type Residential Buy/Sell  
Application No. 7137942  
Application Date / Time 7/27/2018 1:17:19 PM  
Contact User Name Stevens, Karen S. - karen@acquisitiontitle.net  
Contact User Phone 540-989-0884  
Company Name Acquisition Title and Settlement Agency, Inc.  
Associated Company  
Sales Rep  
Production User (If opened internally)  
Email Confirmation When Complete: karen@acquisitiontitle.net; Ginger@acquisitiontitle.net  
Brand Fidelity  
Customer Reference No. 18-32110R  
Additional Reference No.  
BackTitle No.

## Seller / Owner

### Individual

First Name	Middle Name	Last Name	Status
Leonard	L	Hodges	

### Entity/ Estate / Trust

**Entity / Estate / Trust(s)**

## Buyer / Borrower

### Individual

First Name	Middle Name	Last Name	Status
------------	-------------	-----------	--------

### Entity/ Estate / Trust

**Entity / Estate / Trust(s)**

Wilson Family Properties, LLC

## Sale Price / Loan Information

Sale Price: \$

Lender 1:

Loan No. 1:

Lender 1 Clause:

Loan Amount 1: \$

Lender 2:

Loan No. 2:

Lender 2 Clause:

Loan Amount 2: \$

## Property Information

Street No	Street Name
City	State VA
Municipality	Zip Code
Condominium Name	Building
Subdivision / Development	Phase
Lot Tract 3	Block
Section	Township
Tax ID / Parcel No 0390000601B	Range
New Construction No	New Plat No
	Vacant Land No
Section 1/4	1/4 1/4 Section
Last Deed Book	Page
Plat / Condo Book	Page
Recorded Lot	Recorded Plat
Plat Instrument Number	Map No.
Certificate No	Torrens No
	Abstract No

## Request Product

Selected Product	Due Date
Title Search Report	7/31/2018 12:00:00 AM

## Comments

WE ARE NEEDING THIS ONE ASAP PLEASE Please note: We are need to prepare an amendment to the restrictions. We are looking for enough information in the title to be able to determine who is authorized to make the changes. There are 4 parcels affected. TM#0390000601 AND 0390000601A AND 0390000601B



# ***Fidelity National Title Insurance Company***

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## **OFAC Sanctions List Search**

Search Date & Time: 7/31/2018 7:10 pm

Order No.: Agent's Reference Number: 18-32110R  
Property Address: Callaway Road, Franklin County, Callaway, VA

A search has been conducted against the Sanctions List administered by the Office of Foreign Assets Control ("OFAC") for the following party:

The search has returned the following results:

Business Name: Wilson Family Properties, LLC

**\*\*NO MATCH FOUND\*\***

---

If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, follow the instructions on the OFAC website regarding the due diligence steps which must be taken to determine a valid OFAC match. The due diligence steps can be accessed at:

<http://www.treasury.gov/resource-center/faqs/Sanctions/Pages/directions.aspx>

**For more information:**

OFAC Hotline is: (202) 622-2490.

OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[Click Here to read the OFAC Step By Step Guide](#)

FinCEN Hotline is: (866) 556-3974.

FinCEN Website: <http://www.fincen.gov/>

The information in this database was provided by the Office of Foreign Asset Control (OFAC) of the US Treasury Department.



*Fidelity National Title Insurance Company*

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# ***Fidelity National Title Insurance Company***

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## **OFAC Sanctions List Search**

Search Date & Time: 7/31/2018 7:10 pm

Order No.: Agent's Reference Number: 18-32110R  
Property Address: Callaway Road, Franklin County, Callaway, VA

A search has been conducted against the Sanctions List administered by the Office of Foreign Assets Control ("OFAC") for the following party:

The search has returned the following results:

First Name: Leonard  
Last Name: Hodges

**\*\*NO MATCH FOUND\*\***

---

If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, follow the instructions on the OFAC website regarding the due diligence steps which must be taken to determine a valid OFAC match. The due diligence steps can be accessed at:

<http://www.treasury.gov/resource-center/faqs/Sanctions/Pages/directions.aspx>

**For more information:**

OFAC Hotline is: (202) 622-2490.  
OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[Click Here to read the OFAC Step By Step Guide](#)

FinCEN Hotline is: (866) 556-3974.  
FinCEN Website: <http://www.fincen.gov/>

The information in this database was provided by the Office of Foreign Asset Control (OFAC) of the US Treasury Department.



***Fidelity National Title Insurance Company***

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# TitleWave™

## Primary Order Information

State: Virginia  
County / Town: Franklin  
Order Type: Residential Buy/Sell  
Application No.: 7137942  
Application Date / Time: 07/27/2018  
Contact User Name: Karen S. Stevens  
Company: Acquisition Title and Settlement Agency, Inc.  
Company Phone: 540-989-0884  
Associated Company:  
Sales Rep:  
Brand: Fidelity National Title Insurance Company  
Customer Reference No.: Agent's Reference Number: 18-32110R  
Additional Reference No.:  
BackTitle No.:

## Seller / Owner

Leonard L Hodges

## Buyer / Borrower

Wilson Family Properties, LLC

## Sale Price / Loan Information

Sale Price 1:	Sale Price 2:
Loan Amount 1:	Loan Amount 2:
Lender 1:	Lender 2:
Lender 1 Clause:	Lender 2 Clause:
Loan No. 1:	Loan No. 2:

## Property(ies)

City: VA  
State: VA  
Lot: Tract 3  
Tax ID / Parcel No./Plan: 0390000601B  
New Construction: No  
New Plat: No  
Vacant Land: No  
Torrens: No  
Abstract: No

**Requested Product(s)**

Name: Title Search Report - Due Date: 07/31/2018

**Comments:**

WE ARE NEEDING THIS ONE ASAP PLEASE Please note: We are need to prepare an amendment to the restrictions. We are looking for enough information in the title to be able to determine who is authorized to make the changes. There are 4 parcels affected. TM#0390000601 AND 0390000601A AND 0390000601B

## EXHIBIT "A"

MEMORANDUM

FROM: Frank A. Bartin, Examiner @ Fidelity Nat'l Title Insurance Co.

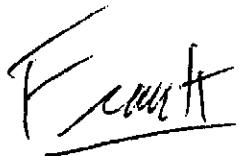
TO: Professional Title Associates

RE: James M. WILSON {TRUST}  
Franklin County, Va.  
File #6783785

Per your request, I have investigated the "possible old rights of way" regarding the S. L. & L. K. Timmons property in DB1081-pg 1714 (Tax Map #39-18.2 & 39-18.2.A) and the L. L. & L. J. Hodges property in DB552-pg 1566 (Tax Map #39-6.1.B) which may lead to the Wilson property described in the above referenced file.

First, the Timmons property: This property is shown on a composite plat for James C. & Betty S. Tucker recorded in Deed Book 443-pg 748 [see copy] > no old right of way exists on this property that would benefit the subject Wilson property. The 50 ft. R/W easement along the north line of the 5.527 acre parcel provides for access to other Wilson property that is NOT a part of the subject property. [This R/W benefits Wilson's 65 acre parcel [Tax Map #39-17] part of Deed Book 1093-pg 289.]

Next, the Hodges property: This property is shown on a plat with the deed in Deed Book 552-pg 1566 @ page 1570 (21.733 acres) > no old right of way exists on this property either that would benefit the subject Wilson property. Access to this property is also over the same 50 ft. road easement that benefits the subject Wilson property. There does exist an easement over a 10 ft. road off Rt. 602 that is for hunting, hiking & agricultural use ONLY as set forth in an annual right of way agreement in Deed Book 586-pg 1143 [see copy] that benefits the subject Wilson property.



## Bartin, Frank

---

**From:** Davidson, Debbie  
**Sent:** Friday, May 18, 2018 4:44 PM  
**To:** Bartin, Frank  
**Subject:** FW: James Wilson Estate Auction Franklin County-  
**Attachments:** Adjoining Neighbors to dig on possible existing right of ways WILSON AUCTION.pdf; topo map showing possible RW we would like to further investigate areas noted.pdf

Here 'tis.

DD

Debbie D. Davidson  
Vice-President, Area Agency Manager  
Western Virginia/West Virginia  
Fidelity National Title Insurance Company  
Commonwealth Land Title Insurance Company  
(540) 982-2121; (540) 853-4035 (direct)

**From:** Rebecca Kelley <[beckyprotile@verizon.net](mailto:beckyprotile@verizon.net)>  
**Sent:** Thursday, May 3, 2018 2:12 PM  
**To:** Davidson, Debbie <[Debbie.Davidson@fnf.com](mailto:Debbie.Davidson@fnf.com)>  
**Subject:** Fwd: James Wilson Estate Auction Franklin County-

**IMPORTANT NOTICE:** This message sourced from an external mail server outside of the Company.

This has to do with the file that I asked you about a few days ago.

Becky

Rebecca Kelley  
[beckyprotile@verizon.net](mailto:beckyprotile@verizon.net)

-----Original Message-----

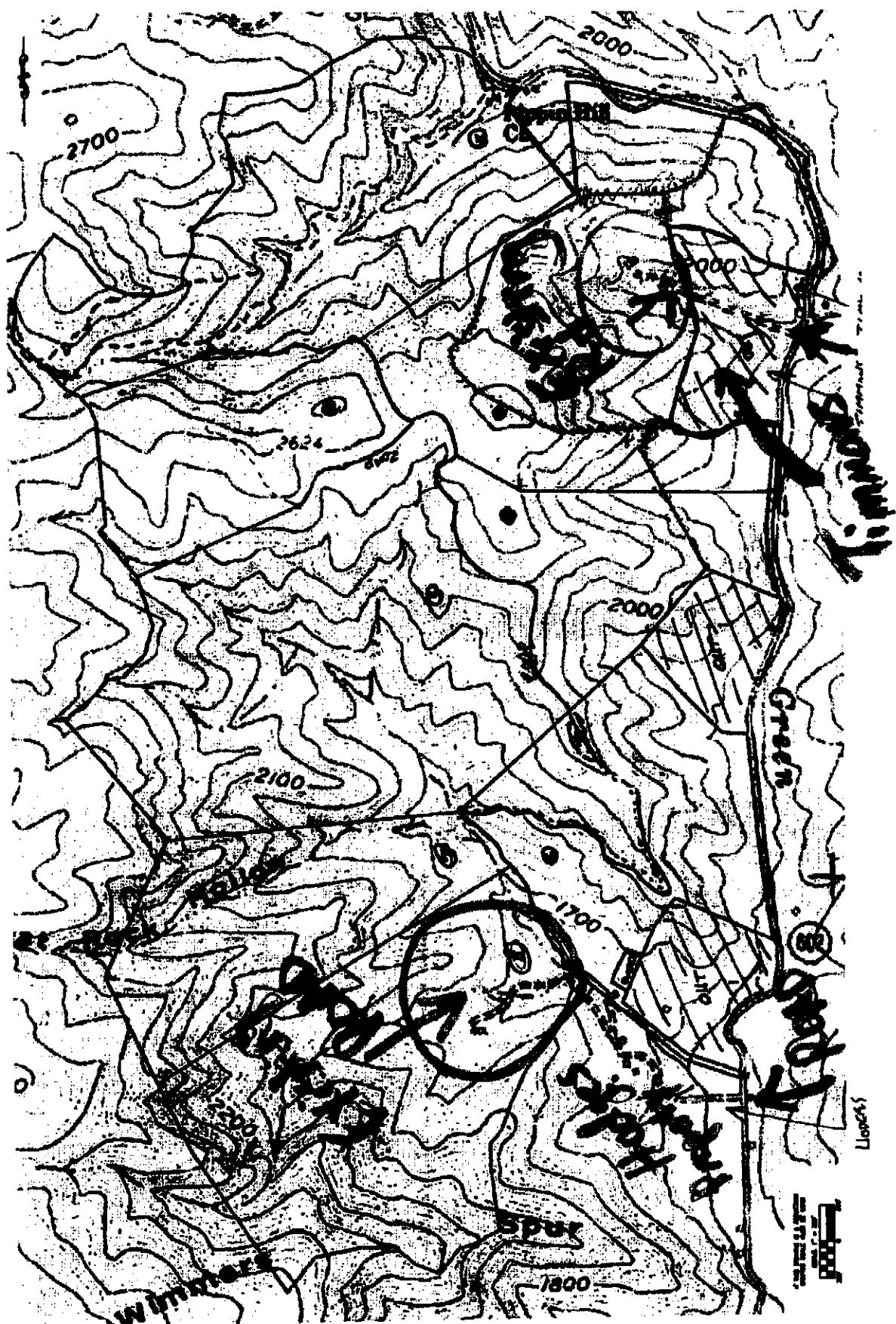
From: David Boush <[david@woltz.com](mailto:david@woltz.com)>  
To: 'Rebecca Kelley' <[beckyprotile@verizon.net](mailto:beckyprotile@verizon.net)>  
Cc: sam <[sam@woltz.com](mailto:sam@woltz.com)>; 'Jim Woltz' <[jim@woltz.com](mailto:jim@woltz.com)>  
Sent: Thu, May 3, 2018 1:00 pm  
Subject: James Wilson Estate Auction Franklin County-

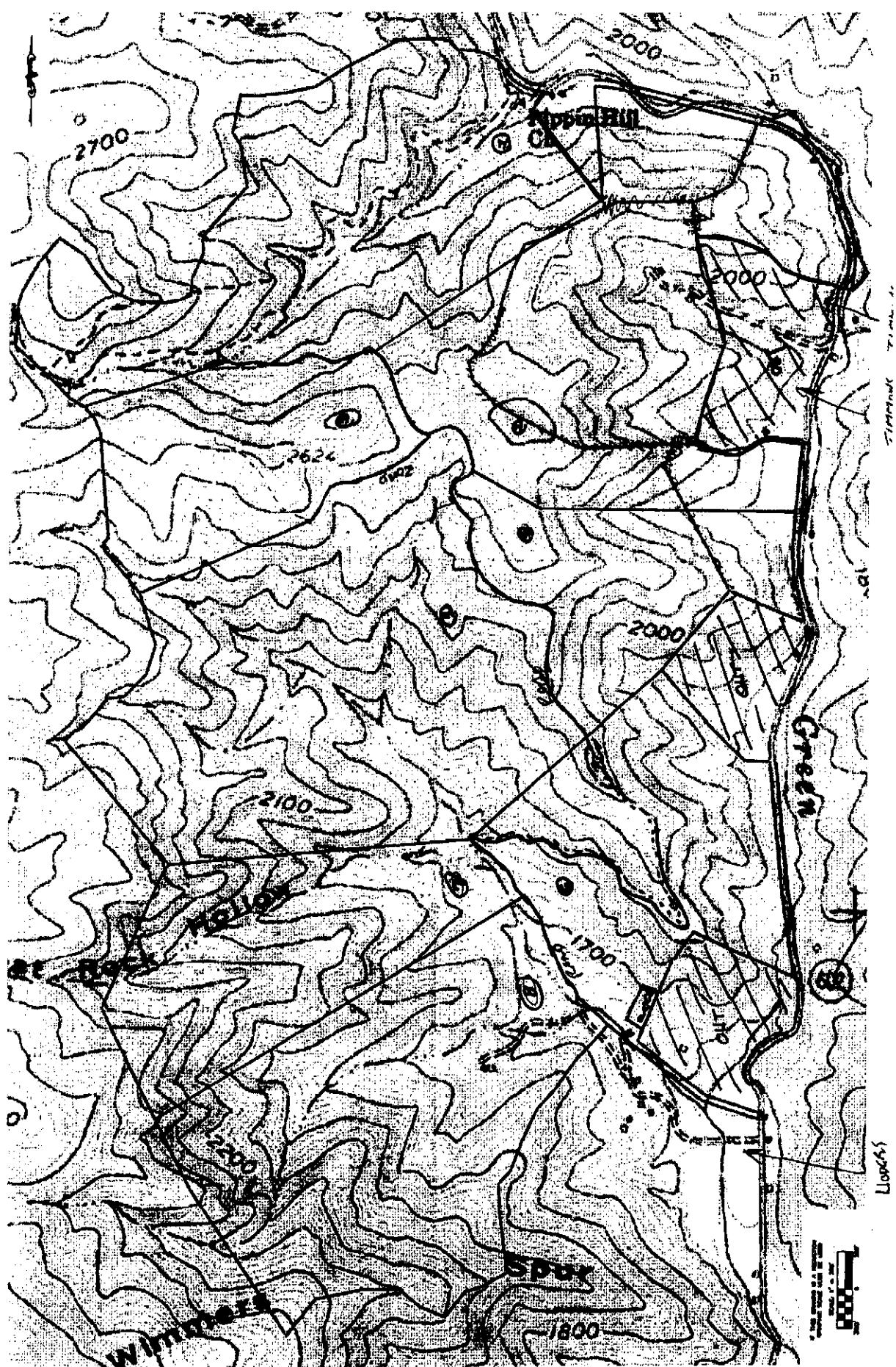
Becky,

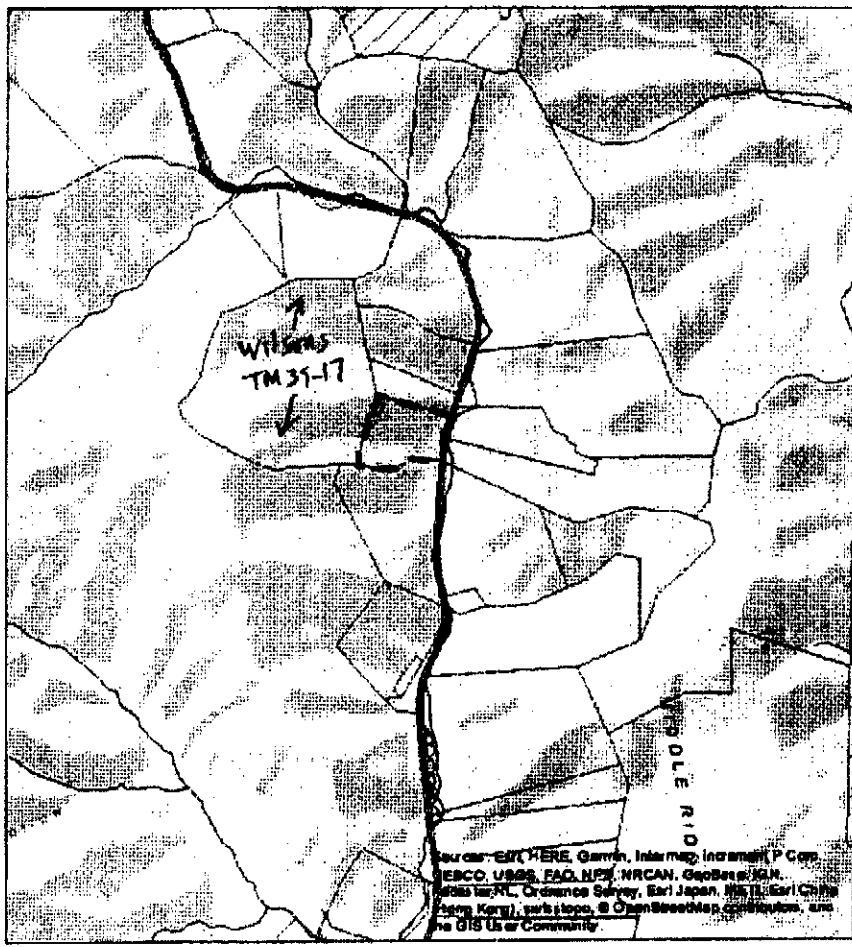
Jim , Sam and I met yesterday and Jim asked that we further investigate possible old right of ways on two sections of the 900 ac Wilson Tract. I attached the adjoining Land owners names and note the areas that show an old road to houses on the topo of our property. Could you have the examiners dig into these areas to see if an old right of way potentially exists. Thank you.

Best,

*David P. Boush*







**Disclaimer:** The information contained on this page is NOT to be construed or

Approx. Scale 1:20564

**see at point 11020381, 3551838**

# Layer: School Districts

**School District: Callaway**

**Layer: Election Districts**

District Name: Blackwater

**Supervisor: Cline Brubaker**

## Layer: Precincts and Politics

**House District: 9**

## Senate District: 19

5/3/2018, 12:39 PM

plat @ 443-748  
shows 50' R/W off w/s rt 402  
into Wilson Trust prop  
TM 39-17 (DB 1093-289)  
→ not pl/o subject prop

## Franklin Co. Property Information

### Tax Map# 0390001802

Assessment Values:	
Building:	\$0
Land:	\$20,900
Total:	\$20,900
Building 1:	\$0
Total Acres:	5.534
Land Use Value:	0

**DISCLAIMER:** While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

## Zoning

Zoning Classifications	Approved Special Use Cases	Approved Variance Cases
NZ		

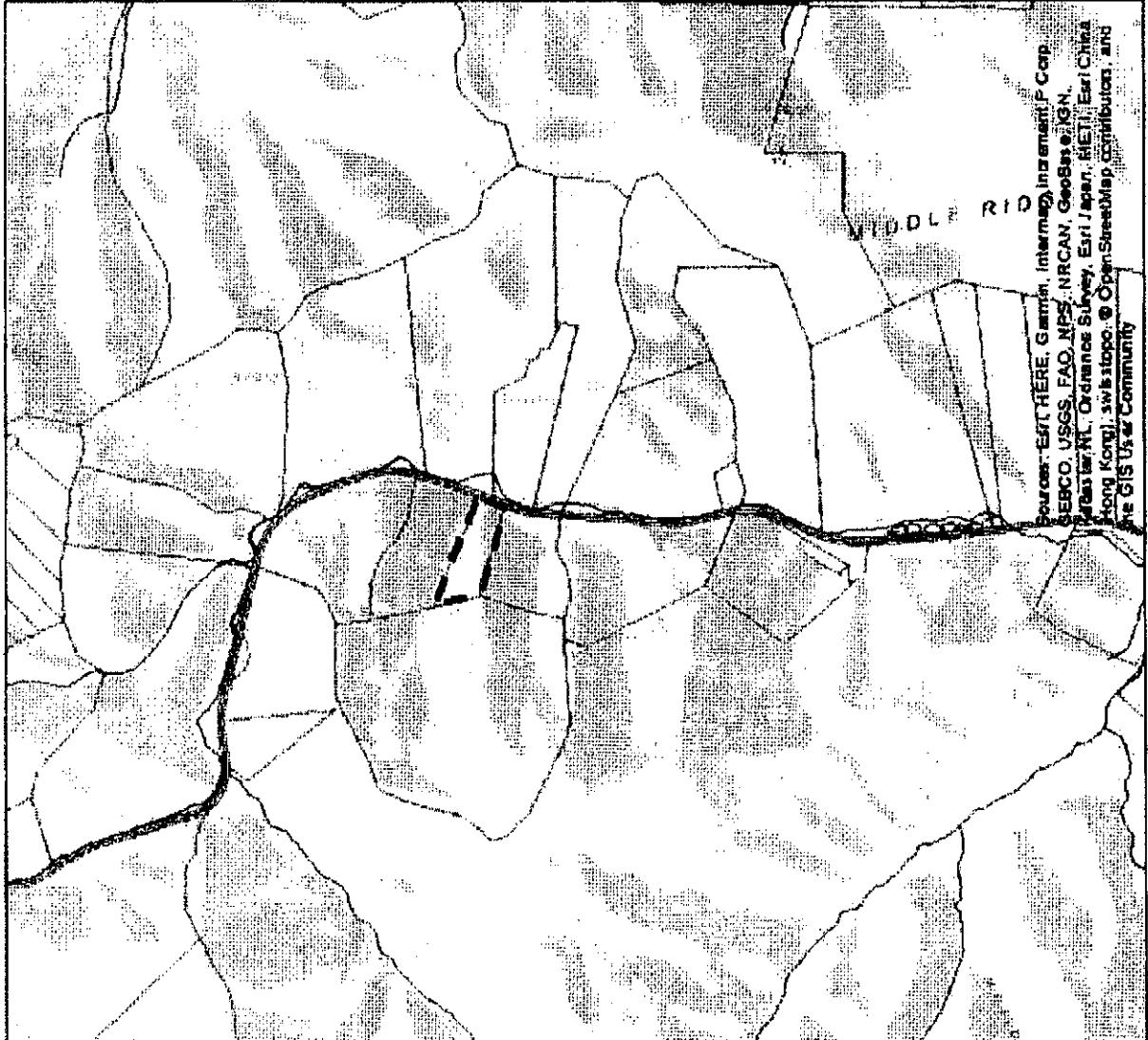
## Transfer History

Legal Documentation		Date	Price	Grantor
Most Recent	Deed BK: 1081 Pg: 1714, Inst. Type: DB, Inst. Year: 2016, Inst. Number: 5150	8/25/2016	\$85,000	PERDUE MARY ALICE
Previous 1	Deed BK: 655 Pg: 1324	7/29/1999	\$40,000	TUCKER JAMES C & BETTY S
Previous 2	Deed BK: 508 Pg: 977	10/19/1992	\$3,325	
Previous 3	Deed BK: 443 Pg: 743	1/9/1989		

## Land Value Details

Size in Acres	Lump Sum or Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value	Total Acreage Value
4.53	Per Acre	3,500	-0.25	0	11,802	11,802
1.00	Lump Sum	12,000	-0.25	0	9,000	9,000

\*rounded to the nearest 100



Approx. Scale 1:20554

Layer: Parcels	
Map:	039
Insert:	00
Lot:	018
Parcel ID:	0390001802A
Extension:	02A
Recno:	11131
Map:	03900
Parcel:	01802A
Zoning:	NZ
Owner:	TIMMONS STE
Owner Address:	15298 CALLAWAY
City:	CALLAWAY
State:	VA
Zip:	24067
Description 1:	RT 802
Acres:	11.05
Land Value:	49400
Building Value:	18700
Sale Price:	85000
Sale Date:	08/25/2016
Deed book:	1081
Deed page:	1714
Plat page:	0
Instrument type:	DB
Instrument year:	2016
Instrument number:	5150
District:	BW
Grantor:	PERDUE MARY
Shape.STArea();	241221.464843
Shape.SLLength();	2343.77498874
InPoly_FID:	13967
MaxSimpTot:	0.01
MinSimpTot:	0.01
Attributes at point: 11020480	
Layer: School Districts	
School District: Callaway	
Layer: Election Districts	
District Name: Blackwater	
Supervisor: Cline Brubaker	
Layer: Precincts and Political Districts	
Precinct Name: Bowmans	
House District: 9	
Senate District: 10	

5/3/2018, 12:40 PM

**Franklin Co. Property Information**

**Owner:** Timmons Steven L & Lisa K  
**Owners Address:** 15299 Callaway Rd  
Callaway, VA 24067  
**Property Address:**  
**Legal Desc.:** R1 802  
**Magisterial:** Blackwater  
**District:**  
**Zoning:** NZ  
**Class Code:** Single Family Suburb

**Tax Map# 0390001802A**

**Assessment Values:**  
**Building:** \$16,700  
**Land:** \$48,400  
**Total:** \$65,100  
**Building 1:** \$16,704  
**Total Acres:** 11.050  
**Land Use Value:** 0

**DISCLAIMER:** While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

**Zoning**

Zoning Classifications	Approved Special Use Cases	Approved Variance Cases
NZ		

**Transfer History**

	Legal Documentation	Date	Price	Grantor
Most	Deed Bk: 1081 Pg: 1714, Inst.Type: DB, Inst.Year: 2016, 8/25/2016		\$85,000	PERDUE MARY ALICE
Recent	Inst.Number: 5150			
Previous 1	Deed Bk: 655 Pg: 1324	7/29/1998	\$40,000	TUCKER JAMES C & BETTY S
Previous 2	Deed Bk: 443 Pg: 743			

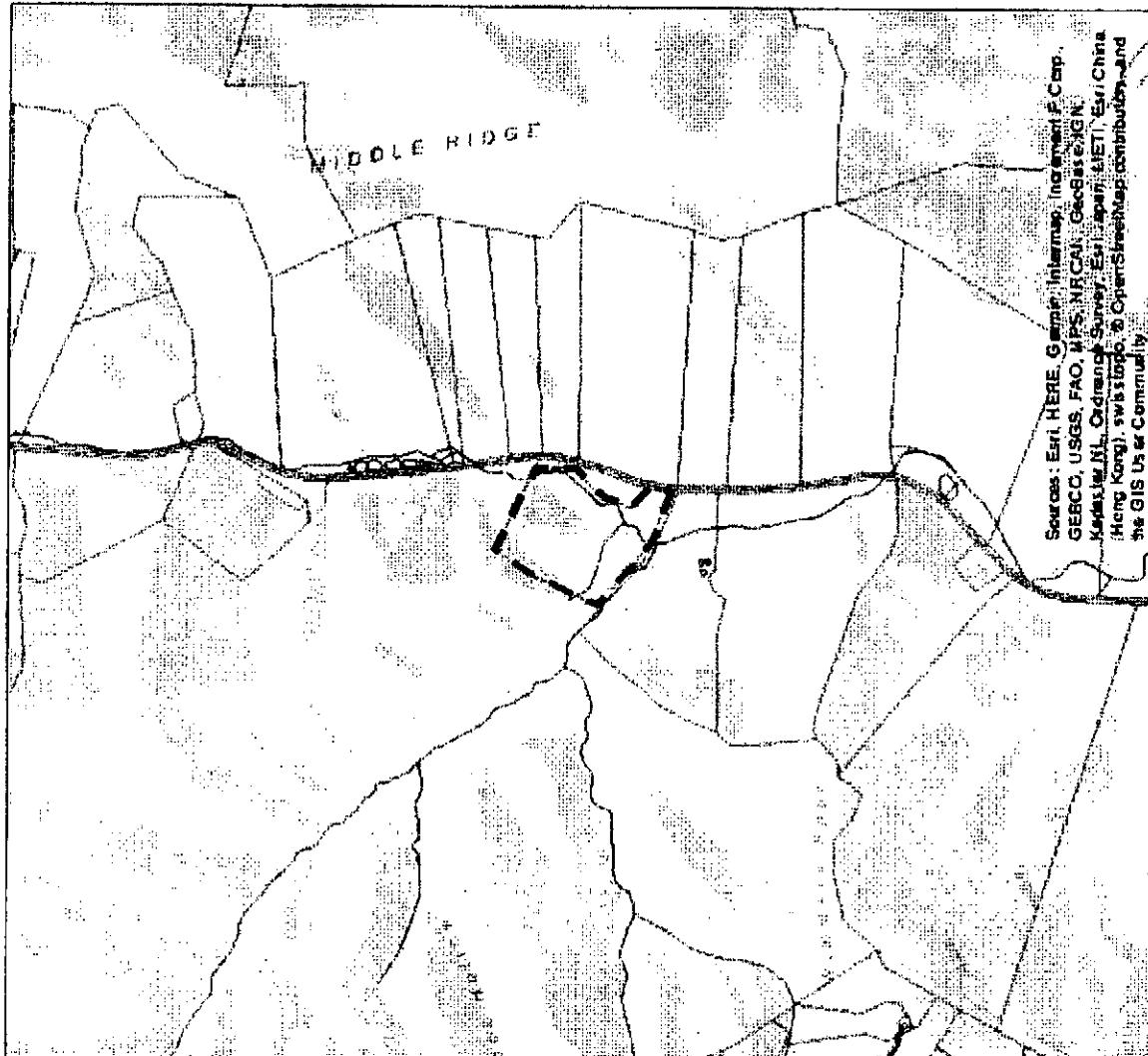
**Land Value Details**

Size in Acres	Lump Sum or		Adj. %	Utility Value	Acreage Value	Total Acreage Value
	Per Acre	Lump Sum				
1.00	Lump Sum	18,000	0.00	5,000	18,000	23,000
10.05	Per Acre	3,500	-0.25	0	26,381	26,381
					Total Value:	\$49,400

\*rounded to the nearest 100

**Other Improvement Details**





### Layer: Parcels

Map: 039  
 Insert: 00  
 Lot: 006  
 Parcel ID: 03900000601B  
 Extension: 01B  
 Recno: 11081  
 Map: 03900  
 Parcel: 00801B  
 Zoning: NZ  
 Owner: HODGES LEONARD L  
 Owner Address: 13945 CALLAWAY ROAD  
 City: CALLAWAY  
 State: VA  
 Zip: 24087  
 Description 1: ALGOMA VALLEY  
 Description 2: TRACT 3  
 Description 3: RT 602-CALLAWAY ROAD  
 Acres: 21.757  
 Land Value: 43100  
 Sale Price: 8683  
 Sale Date: 10/03/1994  
 Deed book: 552  
 Deed page: 1566  
 Plat book: 1077  
 Plat page: 608  
 District: BW  
 Grantor: HODGES LEONARD L & LAURA J  
 Shape.STArea0: 945548.83203125  
 Shape.STLength0: 4136.4583458413  
 Info\_FID: 13907  
 MaxSimpTot: 0.01  
 MinSimpTot: 0.01

Attributes at point: 11020048, 3556977

### Layer: School Districts

School District: Callaway  
 Layer: Election Districts  
 District Name: Blackwater  
 Supervisor: Cline Brubaker  
 Layer: Precincts and Political Districts  
 Precinct Name: Bowman's  
 House District: 9  
 Senate District: 19  
 Layer: Voting Precincts  
 Name: Bowman's

Layer: Parcels  
 Map: 039  
 Insert: 00  
 Lot: 006  
 Parcel ID: 03900000601B  
 Extension: 01B  
 Recno: 11081  
 Map: 03900  
 Parcel: 00801B  
 Zoning: NZ  
 Owner: HODGES LEONARD L  
 Owner Address: 13945 CALLAWAY ROAD  
 City: CALLAWAY  
 State: VA  
 Zip: 24087  
 Description 1: ALGOMA VALLEY  
 Description 2: TRACT 3  
 Description 3: RT 602-CALLAWAY ROAD  
 Acres: 21.757  
 Land Value: 43100  
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 Grantor: HODGES LEONARD L & LAURA J  
 Shape.STArea0: 945548.83203125  
 Shape.STLength0: 4136.4583458413  
 Info\_FID: 13907  
 MaxSimpTot: 0.01  
 MinSimpTot: 0.01

Attributes at point: 11020048, 3556977

LEONARD L. HODGES, et ux.

TO: ANNUAL RIGHT OF WAY AGREEMENT

JAMES M. WILSON, et al.

THIS ANNUAL RIGHT OF WAY AGREEMENT, made and entered into this 26 day of June, 1996, by and between LEONARD L. HODGES and LAURA J. HODGES, husband and wife, parties of the first part hereinafter styled Grantors; and JAMES M. WILSON and FRANK M. LACEY, JR., parties of the second part hereinafter styled Grantees;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, cash in hand paid by the said Grantees to the said Grantors, the receipt for all of which is hereby acknowledged, the Grantors do hereby bargain, sale, grant and convey unto the Grantees herein, a gated right of way for a period of one year, renewable as hereinafter stated, over and upon that 10 foot soil road crossing the property of the Grantors, and being further described as follows, to-wit:

BEGINNING at a point on the westerly edge of the 50 ft. right of way of State Secondary Route No. 602, common corner the property of the Grantors, said right of way and the Clifton N. Holmquist, et ux., property; thence following the Holmquist property line to a point; thence proceeding west-northwest crossing a creek and entering the property of the Grantees at a point near the common corner of two (2) parcels of property of the Grantors.

Said right of way is to be used for ingress and egress to and from the

property of the Grantees for access to said property for purposes of hunting, hiking and agricultural use only. However, it is stipulated that the use of the right of way for the harvesting and transportation of timber, trees, lumber, wood chipping operations, and mining operations, and all of the equipment used for any or all of the activities hereinbefore stated are expressly prohibited unless further agreed in writing between the parties hereto. This agreement may be renewed for periods of an additional year, by the payment of an additional dollar from the Grantees to the Grantors on or before July 1 of each year.

The Grantors RESERVE the right to withdraw their consent to the use of said roadway by the Grantees and may terminate this agreement at any time in the future in their discretion by the act of recording a termination statement in the Office of the Clerk of the Circuit Court of Franklin County, Virginia.

WITNESS the following signatures and seals.

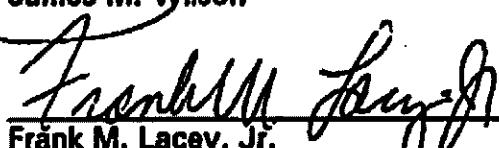
  
Leonard L. Hedges



  
Laura J. Hedges

  
James M. Wilson

(SEAL)

  
Frank M. Lacey, Jr.

(SEAL)

STATE OF VIRGINIA,

CITY/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 26 day  
of June, 1996, by Leonard L. Hodges and Laura J. Hodges, husband and wife.

My Commission Expires: 2-28-98

Robert E. Bullock  
Notary Public

STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville, to-wit:

The foregoing instrument was acknowledged before me this 11 day  
of <sup>July</sup> June, 1996, by James M. Wilson.

My Commission Expires: 6-30-2000

James W. Champion  
Notary Public

STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville, to-wit:

The foregoing instrument was acknowledged before me this 17 day  
of <sup>July</sup> June, 1996, by Frank M. Lacey, Jr..

My Commission Expires: 6-30-2000

James W. Champion  
Notary Public

St. R. Tax	
Co. R. Tax	
Transfer	
Clerk	12.00
Lb. (145)	1.00
Grantor Tax	
TTF	3.00
Total \$	16.00

VIRGINIA CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was  
admitted to record on July 24 1996

at 10:24 A.M. M. In D.B. 386 Page(s) 1146

Teste:

By: Alice S. Hall Acting Clerk

Alice S. Hall, Dep. Clerk

Consideration 58.1-810.1  
 Tax Map/Parcel: #39.-17  
 Grantee's Address:  
 726 Indian Trail  
 Martinsville, Va. 24112

Document Prepared By:  
 Clyde E. Perdue, Jr.  
 245 South Main Street  
 Rocky Mount, VA 24151  
 Return to:  
 Clyde E. Perdue, Jr.

13 JUN 21 AM 8:06

130004802

THIS DEED OF CONFIRMATION, the recordation tax for which shall be pursuant to Virginia Code §58.1-810.1; made and entered into this the 3<sup>rd</sup> day of June, 2013, by and between JAMES M. WILSON, Grantor/Grantee.

## R E C I T A L S:

1. By Deed dated October 17, 2012, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1022, at Page 480, JAMES M. WILSON acquired two (2) parcels of land, CONTAINING 65 ACRES, MORE OR LESS (TOTAL), together with all rights of ways and easements appurtenant thereto; the said land is located in the Blackwater Magisterial District, Franklin County, Virginia, being identified on the current land records for Franklin County, Virginia, as tax map/parcel #39.-17.

2. By deed dated February 26, 1981, of record in the aforesaid Clerk's Office in Deed Book 362, at Page 1308, the land conveyed therein (tax map/parcel #39.-18.4) is made subject to the rights of "the owners of the property described

RAINE & PERDUE, PLC  
 CLYDE E. PERDUE, JR.  
 C. BOLLAND PERDUE III  
 ATTORNEYS AT LAW  
 245 S. MAIN STREET  
 ROCKY MOUNT  
 VIRGINIA 24151

as Charles W. Yopp property" to the use of that portion of a fifty (50') foot right of way that is shown on plat of survey prepared by T. P. Parker & Son, dated March 11, 1980 (which plat is attached hereto as Exhibit A) for access, ingress/egress to Virginia Secondary Route 602.

3. Tax map/parcel #39.-18.2A is owned by Mary Alice Perdue (Deed Book 655, at Page 1324). This land contains 5.527 acres and is conveyed together with and subject unto that portion of 50' right of way as shown on the plat of survey prepared by Philip W. Nester, L. S., recorded in Deed Book 443, at Page 748; which conveyance is, also, made subject to the rights of the "owners of the property described as the Charles W. Yopp property" to the use of the said 50' right of way for access, ingress/egress, to Virginia Secondary Route 602.

4. Attached hereto as Exhibit A is the original plat of survey made by T. P. Parker & Son, engineers and surveyors LTD, John T. Parker, C. L. S., dated March 11, 1980, which plat (as does the Nester survey) shows the location of the fifty (50') foot right of way and easement for the benefit of Tract 1 as shown on the Parker survey tax map/parcel # 39.-18.4 and for the 5.527 acres parcel of Mary Alice Perdue (tax

HANE & PERDUE, PLC  
CLIFF H. PERDUE, JR.  
C. ROLLAND PERDUE III  
ATTORNEYS AT LAW  
366 L. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

map/parcel #39.-18.2A) and, also, for the benefit of the "Charles W. Yopp property" (being tax map/parcel #39.-17).

5. The property of James M. Wilson ( Deed Book 1022 Page 480; tax map/parcel # 39.-17) is in fact the property is the "Charles W. Yopp property".

ACCORDINGLY, the said party to this deed as Grantor does hereby grant and confirm unto the Grantee, all his right, title and interest in and unto the following properties and rights of way; to-wit:

All those certain tracts of parcels of land, CONTAINING 65 ACRES, MORE OR LESS, (TOTAL), together with all rights of ways and easements appurtenant thereunto, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, now formally adjoining the lands of Algoma Orchard, T. H. Sloan, Lewis Nichols, and others and lying about 5 miles north of Callaway Post Office on the waters of Greens Creek and composed of two parcels as follows, to-wit:

TAX MAP/PARCEL #39.-17  
TRACT NO. 1, all that certain tract or parcel of land CONTAINING 40 ACRES, MORE OR LESS; and being the same property conveyed to the said Thomas J. Green by deed bearing date on May 9, 1913, from John R. Guerrant and wife, which deed is of record in Deed Book 62, at Page 586, reference being here made to said deed for a more particular description of said tract of land; TOGETHER WITH a "road right of way down to Camp Branch";

TRACT NO. 2, all that certain tract or parcel of land CONTAINING 25 ACRES, MORE OR LESS, and being the same property conveyed to the said Thomas J. Green by deed bearing

RAINE & PERIN, PLC  
CLIFF R. PERIN, JR.  
C. ROLLAND PERIN III  
ATTORNEYS AT LAW  
308 MAIN STREET  
ROCKY MOUNT  
VERGINIA 24151

date on the 13<sup>th</sup> day of June 1916, from J. P. Lee, Commissioner, and of record in Deed Book 65, at Page 239, reference being here made to said deed for a more particular description to said tract of land.

**NOTE:** The subject properties are carried on the land records for Franklin County, Virginia, as a single tax parcel, identified as tax map/parcel #39.-17.

TOGETHER WITH A RIGHT OF WAY AND EASEMENT traversing over, across and along that certain right of way, fifty (50') feet in width, leading from Virginia Secondary Route 602 and unto the properties of the James M. Wilson (tax map/parcel #39.-17; Deed Book 1022, at Page 480) being in fact the "Charles W. Yopp" property, said right of way being for ingress and egress and to run with and benefit the aforesaid lands.

AND BEING the same properties as acquired by James M. Wilson by deed dated October 17, 2012, of record in the Clerk's Office of Circuit Court of Franklin County, Virginia, in Deed Book 1022, at Page 480.

TO HAVE AND TO HOLD unto the said JAMES M. WILSON, his heirs and assigns, forever.

WITNESS the following signature and seal.

RAPER & PERINER, PLC  
CLIFF E. PERINER, JR  
C. MILLARD PERINER III  
ATTORNEYS AT LAW  
204 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

  
(SEAL)  
JAMES M. WILSON

STATE OF VIRGINIA, AT LARGE

COUNTY/CITY OF Martinsville, to-wit:

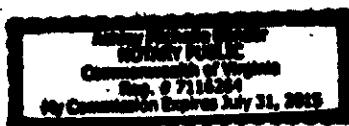
The foregoing Deed of Confirmation was signed and acknowledged before me this the 31<sup>ST</sup> day of June, 2013, by  
JAMES M. WILSON.

My commission expires: July 31, 2015

Charles B. Dandee

NOTARY PUBLIC

NOTARY REGISTRATION # 7116804



JAMES & PERIN, PLC  
CLYDE H. PERIN, JR.  
C. BILLIARD PERIN III  
ATTORNEYS AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

INDEXING

The Clerk is requested to index this document in the Grantor and Grantee index in the following names:

JAMES M. WILSON  
CHARLES W. YOPP  
MARY ALICE PERDUE  
F. EARL FRITH  
MALVIN J. YOPP -aka- MELVIN J. YOPP

FOR PLAY SEE BIG PLAY MACHINE  
RE 1034 PAGE 2713  
INSTRUMENT # 130004802

DK 1034 PG 02714

INSTRUMENT #130004802  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
JUNE 21, 2013 AT 08:06AM

TERESA J. BROWN, CLERK  
RECORDED BY: JFL

BK 0552 PG 01566

THIS DEED, made and entered into this the 3rd day of September, 1994, by and between CLIFTON N. HOLMQUIST and BARBARA A. HOLMQUIST, his wife, parties of the first part, Grantors, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, by the Grantees to the Grantors, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant, deed and convey with General Warranty of Title and Modern English Covenants of Title unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, all that certain tract or parcel of land, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, which plat of survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description. TOGETHER WITH the following easements which shall be deemed a covenant

07300 OCT -3 A11:31  
INSTIT NG/FOR YEAR OF 1994

OK 0552 PG 01568

19, 1984, from Lewis C. Nichols and Mary W. Nichols, his wife, which deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 382 at Page 1463.

Without reimposing the same, this conveyance is made subject to all easements, restrictions, reservations and conditions of record affecting the subject property.

TO HAVE AND TO HOLD unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, their heirs and assigns, forever.

WITNESS the following signatures and seals.

  
Clifton N. Holmquist (SEAL)  
CLIFTON N. HOLMQUIST

Barbara A. Holmquist (SEAL)  
BARBARA A. HOLMQUIST

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach to-wit:

The foregoing Deed was acknowledged before me this the 13th day of September, 1994, by CLIFTON N. HOLMQUIST.

My commission expires: 7-31-96.

Deborah V. Howell  
NOTARY PUBLIC

OK 0552 PG 01569

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach, to-wit:

The foregoing Deed was acknowledged before  
me this the 13<sup>th</sup> day of September, 1994, by  
BARBARA A. HOLMQUIST.

My commission expires: 7-31-96.

Deborah V. Howell  
NOTARY PUBLIC



ST. TAX 58.1-501 (039)	13.05
LOCAL TAX (213)	4.35
TRANSFER FEE (212)	1.00
CLERK'S FEE (301)	1.20
PLATS (301)	1.00
VSLF (146)	0.00
ST. TAX 58.1-502 (039)	1.56
LOCAL 58.1-502 (220)	21.10
LOCAL 58.1-502 (220)	0.00
TOTAL	45.34

In the Clerk's Office of the Circuit  
Court of Franklin County, Va., this  
3 day of October 1974, this  
Instrument was presented with the  
certificate of acknowledgement annexed  
& admitted to record at 11:30 A.M.  
The tax imposed under Sec. 58.1-502  
has been paid

Teste: W. J. Walker Jr., Clerk

12 OCT 18 PM 12:05

120107550

RAINE & PERDUE, PLC  
CLYDE H. PERDUE, JR.  
ATTORNEY AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

8K1022 PG 00480

Consideration \$52,500.00  
Tax Map/Parcel #39.-17  
Grantees Address:  
726 Indian Trail  
Martinsville, Va. 24112

Document prepared by:  
Clyde H. Perdue, Jr.  
VSB#24246  
245 S. Main Street  
Rocky Mount, Va. 24151  
Return To:  
Clyde H. Perdue, Jr.

THIS DEED, made and entered into this the 17th day of October, 2012, by and between ALVIN EUGENE TOSH, party of the first part, Grantor and JAMES M. WILSON, party of the second part, Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS CASH IN HAND PAID, the receipt and sufficiency of which is hereby acknowledged, and for other good and valuable consideration, the said Grantor does hereby bargain, sell, deed, grant and convey with General Warranty and Modern English Covenants of Title unto JAMES M. WILSON, party of the second part, Grantee, all those certain tracts or parcels of land, CONTAINING 65 ACRES, MORE OR LESS, (TOTAL), together with all rights of ways and easements appurtenant thereunto, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, now or formerly adjoining the lands of Algoma Orchard, T. H. Sloan, Lewis Nichols, and

others and lying about 5 miles north of Callaway Post Office on the waters of Greens Creek and composed of two parcels as follows, to-wit:

TAX MAP/PARCEL #39.-17

TRACT NO. 1, all that certain tract or parcel of land CONTAINING 40 ACRES, MORE OR LESS; and being the same property conveyed to the said Thomas J. Green by deed bearing date on May 9, 1913, from John R. Guerrant and wife, which deed is of record in Deed Book 62, at Page 586, reference being here made to said deed for a more particular description of said tract of land; TOGETHER WITH a "road right of way down to Camp Branch";

TRACT NO. 2, all that certain tract or parcel of land CONTAINING 25 ACRES, MORE OR LESS, and being the same property conveyed to the said Thomas J. Green by deed bearing date on the 13<sup>th</sup> day of June 1916, from J. P. Lee, Commissioner, and of record in Deed Book 65, at Page 239, reference being here made to said deed for a more particular description to said tract of land.

**NOTE:** The subject properties are carried on the land records for Franklin County, Virginia, as a single tax parcel, identified as tax map/parcel #39.-17.

AND BEING the same properties as devised unto the Grantor by the Last Will and Testament of his mother, Geraldine Yopp Stegall (which Will is of record in the

RAINE & PERDUE, PLC  
CLYDE B. PERDUE, JR.  
ATTORNEY AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

Clerk's Office of the Circuit Court, Franklin County, Virginia, in Will Book 110, at Page 941). Geraldine Yopp Stegall having acquired the properties as the sole statutory heir at law of her son, Ricky Lee Tosh, deceased, intestate, (see List of Heirs recorded in Will Book 108, at Page 1864). The said Ricky Lee Tosh having been devised the subject properties by the Last Will and Testament of Malvin Junior Yopp a/k/a Melvin Junior Yopp (which Will is of record in the aforesaid Clerk's Office in Will Book 106, at Page 2210); the said Malvin Junior Yopp having acquired the properties by deed from his parents, Charles Noell Yopp and Oakie Louemma Yopp by deed dated April 18, 1978, which deed is of record in the aforesaid Clerk's Office in Deed Book 339, at Page 476 (Charles Noell Yopp and Oakie Louemma Yopp being now deceased; see Deed Book 386, at Page 1864).

This conveyance is made together with and subject to any and all easements, reservations, and conditions of record affecting the property herein conveyed.

TO HAVE AND TO HOLD unto the said JAMES M. WILSON, his heirs and assigns, forever.

RAINE & PERDUE, PLC  
CLYDE H. PERDUE, JR.  
ATTORNEY AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

WITNESS the following signature and seal.

Alvin Eugene Tosh (SEAL)  
ALVIN EUGENE TOSH

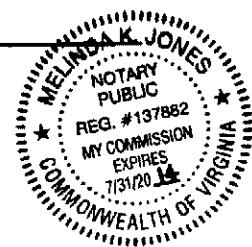
STATE OF VIRGINIA AT LARGE

COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was signed and acknowledged  
before me this the 18 day of October, 2012, by Alvin  
Eugene Tosh.

My commission expires: 7/31/14

Melinda K. Jones  
NOTARY PUBLIC



INSTRUMENT #120007550  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
OCTOBER 18, 2012 AT 12:05PM  
\$52.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$26.25 LOCAL: \$26.25

TERESA J. BROWN, CLERK  
RECORDED BY: TJB

RAINE & PERIN, PLC  
CLYDE B. PERIN, JR.  
ATTORNEY AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

BK1081PG1714

DOCUMENT PREPARED BY A VA ATTY:

David C. Helscher VSB #12626  
3140 Chaparral Dr., Suite 200-C  
P. O. Box 20487  
Roanoke, VA 24018

Return To:

RETURN TO: Acquisition Title & Settlement Agency, Inc.  
3140 Chaparral Dr. SW Suite 107  
Roanoke, VA 24018

TITLE INSURANCE UNDERWRITER : Fidelity National Title Insurance Company

CONSIDERATION: \$85,000.0

TAX ASSESSED VALUE: \$95,600.00

TAX MAP NO.: 39-18.2 & 39-18.2.A ✓

THIS DEED HAS BEEN PREPARED  
WITHOUT BENEFIT OF TITLE EXAMINATION  
BY ITS PREPARER

2016 AUG 25 PM 1:44

THIS DEED, made and entered into on August 22, 2016, by  
and between MARY ALICE PERDUE, (hereinafter "Grantor"), and  
STEVEN L. TIMMONS and LISA K. TIMMONS, husband and wife, or  
the survivor (hereinafter "Grantees").

Grantees' Address: 15299 Callaway Road Callaway, VA 24067.

160005150

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars  
cash in hand paid by the Grantees to the Grantor, and other  
good and valuable consideration, the receipt of which is  
hereby acknowledged, the Grantor does hereby grant, bargain,  
sell and convey, with General Warranty and English Covenants  
of Title, unto the Grantees, Steven L. Timmons and Lisa K.  
Timmons, husband and wife, as tenants by entireties with the

OPN LAW  
Osterhoudt·Prillaman  
Natt·Helscher·Yost  
Maxwell·Ferguson

BK1081PG1715

right of survivorship as at common law, all of the following lot or parcel of land situated in the County of Franklin, State of Virginia, and described as follows:

✓ PARCEL I:

A certain tract or parcel of land containing 11.058 acres, lying on the western edge of the 50 foot right of way of State Route 602, and being shown on a certain plat of survey for James C. Tucker and Betty S. Tucker, dated July 13, 1988, by Philip W. Nester, Land Surveyor, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 443, page 748.

✓ THIS CONVEYANCE is made subject to the rights of the owners of Tract 2 as shown on a plat of survey by T. P. Parker & Son, Engineers and Surveyors, Ltd., dated March 11, 1980, and the owners of the property described as the Charles W. Yopp property on the said plat to use the portion of the aforesaid 50 foot right of way easement shown on the said Parker plat of survey for the purposes of ingress and egress to Virginia Secondary Route 602.

✓ THERE IS ALSO CONVEYED the right to use the portion of the aforesaid 50 foot right of way easement located on the said Tract 2, as shown on the said Parker plat of survey for the purpose of ingress and egress to Virginia Secondary Route 602.

✓ PARCEL II:

5.527 ACRES lying on the western edge of the 50 foot right of way of State Route 602 and being shown on a certain plat of survey for James C. Tucker and Betty S. Tucker, dated July 13, 1988, by Philip W. Nester, Land Surveyor, said plat being of record in the aforesaid Clerk's Office in Deed Book 443, page 748.

✓ THIS CONVEYANCE is made subject to the rights of the owners of Tract 2 as shown on a plat of survey by T. P. Parker & Son, Engineers and Surveyors, Ltd., dated March 11, 1980, and the owners of the property

OPN LAW  
Osterhoudt·Prillaman  
Natt·Helscher·Yost  
Maxwell·Ferguson

described as the Charles W. Yopp property on the said plat to use the portion of the aforesaid 50 foot right of way easement shown on the said Parker plat of survey for the purposes of ingress and egress to Virginia Secondary Route 602.

THERE IS ALSO CONVEYED the right to use the portion of the aforesaid 50 foot right of way easement located on the said Tract 2, as shown on the said Parker plat of survey for the purpose of ingress and egress to Virginia Secondary Route 602.

BEING the same property conveyed to the Grantor herein from James C. Tucker and Betty S. Tucker, husband and wife by deed dated July 29, 1999, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Instrument No. 655, page 1324.

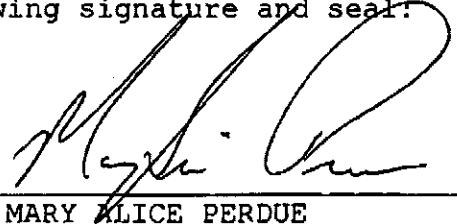
This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove-described property.

Upon the death of Steven L. Timmons or Lisa K. Timmons, the fee simple title shall belong to the survivor.

[THE REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

BK1081FG17,17

WITNESS the following signature and seal:



(SEAL)

MARY ALICE PERDUE

STATE OF VIRGINIA,

CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on

August 25, 2016, by MARY ALICE PERDUE.



Joseph Allen Natt  
Notary Public

My commission expires: 10/31/20  
Notary Registration Number: 7685123

JOSEPH ALLEN NATT  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7685123  
My Commission Expires \_\_\_\_\_

INSTRUMENT #160005150  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
AUGUST 25, 2016 AT 01:44PM  
\$96.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$48.00 LOCAL: \$48.00

TERESA J. BROWN, CLERK  
RECORDED BY: AMT

BK 1093 PG 0289

Return to/Prepared by:  
Gardner, Barrow & Sharpe, P.C.  
231 East Church Street, 4<sup>th</sup> Floor  
Martinsville, VA 24112

Information pursuant to Va. Code Section 17.1-223:

Tax Parcel Numbers: 101 00-076 00, 101 00-088 01, 024 00-075 01 and 039 00-017 00

THIS DEED, dated as of May 12, 2017, is exempt from recordation taxes under the provisions of Section 58.1-811(A)(12) of the Virginia Code, 1950, as amended, by and between James M. WILSON, Grantor, and James M. WILSON and Kathryn H. WILSON, CO-TRUSTEES OF THE JAMES M. WILSON REVOCABLE TRUST AGREEMENT DATED MAY 12, 2017, as amended from time to time, whose address is 726 Indian Trail, Martinsville, VA 24112, Grantees.

W I T N E S S E T H:

That for estate planning purposes and for no monetary consideration, the Grantor does give, grant and convey, with Special Warranty of Title, unto Grantees and their successor(s) in trust, the following real property, located in Franklin County, Virginia:

All those certain tracts or parcels of land, together with improvements thereon located and appurtenances thereunto appertaining, situated in Franklin County, Virginia and designated Parcels I, II, III and IV, being more particularly described as follows, to-wit:

PARCEL I: Tax Parcel Number 101 00-176 00

"All of that certain lot or parcel of land with improvements thereon and appurtenances thereunto belonging, lying and being in the County of Franklin, Virginia, and being described as follows, to-wit:

BEGINNING at an iron pin on the right-of-way line of Virginia State Route 607, a corner to the property of Rexford S. Prillaman; thence N. 67° 41' 29" E. 461.96 feet to an iron pin; thence N. 27° 54' 58" E. 338.25 feet to an iron pin; thence S. 46° 12' 01" E. 139.54 feet; thence S. 45° 6' 21" E. 140.98 feet; thence S. 41° 43' 25" E. 128.98 feet; thence S. 36° 34' 13" E. 123.70 feet; thence S. 30° 00' 48" E. 116.61 feet; thence S. 22° 55' 43" E. 152.21 feet; thence S. 28° 13' 24" E. 140.50 feet; thence S. 35° 36'

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58" E. 103.03 feet; thence S. 49° 02' 35"E. 72.45 feet; thence S. 65° 38' 17" E. 84.23 feet; thence S. 76° 55' 36" E. 74.77 feet; thence S. 85° 17' 20" E. 108.51 feet; thence N. 89° 04' 27" E. 108.82 feet; thence N. 83° 21' 42" E. 308.38 feet; thence N. 80° 30' 29" E. 109.05 feet; thence N. 78° 41' 27" E. 108.44 feet; thence S. 88° 24' 15" E. 143.66 feet; thence S. 62° 06' 43" E. 127.89 feet; thence S. 57° 46' 09" E. 166.55 feet; thence S. 54° 12' 50" E. 71.65 feet to an iron pin; thence S. 79° 22' 35" W. 2206.65 feet to an iron pin; thence N. 13° 39' 27" W. 266.89 feet; thence S. 60° 59' 23" W. 372.22 feet to an iron rod; thence N. 14° 33' 32" W. 386.60 feet to an iron pin; thence N. 51° 26' 53" W. 5.08 feet; thence N. 3° 54' 35" W. 128.01 feet; thence N. 4° 26' 21" E. 159.73 feet; thence N. 12° 45' 00" E. 167.66 feet; thence N. 18° 29' 12" E. 97.20 feet to the point of BEGINNING, containing 37.721 acres, as shown on plat of survey prepared by J. A. Gustin and Associates, dated January 4, 1977"; and

Being the same property conveyed to James M. Wilson from Bennett & Wilson, Inc., a Virginia corporation, by deed dated January 17, 1980 and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 357, page 1753.

**PARCEL II: Tax Parcel Number 101 00-088 01**

All that certain tract or parcel of land, situate, lying and being in the Blue Ridge Magisterial District, Franklin County, Virginia, situate and adjoining other property owned by the Grantee herein, being more particularly described according to plat of survey prepared by Lawrence Cockram, dated April 26, 1993, and being shown and described thereon as follows, to-wit:

**PARCEL "A":** Beginning at an iron pin set in the property line of the Grantee herein, thence N. 79° 22' 36" E. 568.85 feet to an iron pin set; thence, S. 45° 42' 25" E. 271.28 feet to an iron pin set; thence, a new line, S. 77° 26' 29" W. 725.19 feet to an iron pin set (being Point "B"); thence N. 10° 37' 25" W. 246.48 feet (passing a 36' forked maple at 182.61 feet) to the PLACE OF BEGINNING (Point "A") AND CONTAINING 3.50 ACRES.

Being the same property conveyed to James M. Wilson from Loyd O. Foley (acting by and through his attorney in fact, Clara C. Foley) and Clara C. Foley, his wife, by deed dated May 4, 1993, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 521, page 112.

**PARCEL III: Tax Parcel 024 00-075 01**

That certain tract or parcel of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, fronting on both side of Virginia Secondary Route 602 (Callaway Road), CONTAINING 20.774 and 0.791 ACRES; and, 0.457 ACRES, MORE OR LESS, (COLLECTIVELY TOTAL AREA IS 22.022 ACRES) as shown, identified and described on plat of survey prepared by Philip H.

BK 1093 PG 0291

Mundy, L.S., dated June 8, 2000, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 764, at Page 544; and

Being the same property conveyed to James M. Wilson from Raymond Brown, acting by and through his Attorney-in-Fact, Betty B. Mountcassell, by deed dated November 13, 2012 and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1023, page 2292.

**PARCEL IV: Tax Parcel Number 039 00-017 00**

All those certain tracts or parcels of land, CONTAINING 65 ACRES, MORE OR LESS, (TOTAL), together with all rights of ways and easements appurtenance thereunto, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, now formally adjoining the lands of Algoma Orchard, T. H. Sloan, Lewis Nichols, and others and lying about 5 miles north of Callaway Post Office on the waters of Greens Creek and composed of two parcels as follows, to-wit:

**TRACT NO. 1**, all that certain tract or parcel of land CONTAINING 40 ACRES, MORE OR LESS; and being the same property conveyed to the said Thomas J. Green by deed bearing date on May 9, 1913, from John R. Guerrant and wife, which deed is of record in Deed Book 62, at Page 586, reference being here made to said deed for a more particular description of said tract of land; TOGETHER with a "road right of way down to Camp Branch";

**TRACT NO. 2**, all that certain tract or parcel of land CONTAINING 25 ACRES, MORE OR LESS, and being the same property conveyed to the said Thomas J. Green by deed bearing date on the 13<sup>th</sup> day of June 1916, from J. P. Lee; Commissioner, and of record in Deed Book 65, at Page 239, reference being here made to said deed for a more particular description to said tract of land.

Tract Nos. 1 and 2 being bounded on the East by land of F. Earl Frith and more clearly shown on that certain plat of survey legended "Property of F. Earl Frith Formerly Lydia Green Sloane and Thomas Henry Sloane Showing Tracts Located On West Side of Route 602", prepared by T. P. Parker & Son, Engineers & Surveyors, Ltd., dated March 11, 1980.

Tracts No. 1 and 2 being the same property conveyed to James M. Wilson from Alvin Eugene Tosh, by deed dated October 17, 2012, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1022, page 480; and by Deed of Confirmation dated June 3, 2013 from James M. Wilson of record in the aforesaid Clerk's Office in Deed Book 1034, page 2707, to which deeds reference is here had for a more particular description of the property herein conveyed.

Grantee joins in this deed acknowledging that certain Virginia Outdoor Foundation Deed of Gift of Easement dated September 20, 2007 and of record in the Clerk's Office of the Circuit

Court of Franklin County, Virginia, in Deed Book 921, page 1295, amended in Deed Book 1042, page 1757.

TO HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantees and their successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantees may in their discretion deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantees shall deem desirable, together with the right to grant licenses and easement for utility or other purposes across, over and under said property and Grantees are empowered to execute, acknowledge and deliver such deeds, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deeds or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

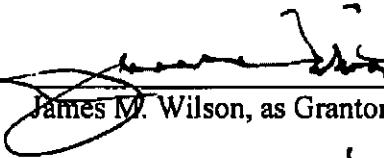
Every deed, deed of trust, lease or other instrument executed by Grantees, or their successors(s) in trust, on behalf of any trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (iii) if such instrument is executed by successor(s) in trust to Grantees that such successor(s) in trust have been properly

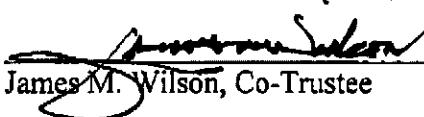
BK 1093 PG 0293

appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantees provided such successor(s) in trust certify in said instrument that such successor(s) in trust have been properly appointed.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned described property.

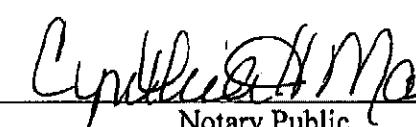
WITNESS the following signature:

  
James M. Wilson, as Grantor (SEAL)

  
James M. Wilson, Co-Trustee (SEAL)

COMMONWEALTH OF VIRGINIA )  
CITY/ COUNTY OF Martinsville ) to-wit:  
)

The foregoing Deed was acknowledged before me this 19th day of May, 2017,  
by James M. Wilson, as Grantor and Co-Trustee of The James M. Wilson Revocable Trust  
Agreement dated May 12, 2017.

  
Cindy A. Moyer  
Notary Public  


My commission expires: July 31, 2018.

**THIS DEED WAS PREPARED BY GARDNER, BARROW & SHARPE, P.C.**

**WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION OR SURVEY.**

BK1093PG0294

INSTRUMENT 170003154  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
May 22, 2017 AT 03:46 PM  
TERESA J. BROWN, CLERK  
RECORDED BY: JFL

84-4316

THIS DEED made and entered into this the 19th day of October, 1984, by and between LEWIS C. NICHOLS and MARY W. NICHOLS, each in their own right and as husband and wife, parties of the first part, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and English Covenants of Title unto the parties of the second part, all that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the Blackwater District, County of Franklin, State of Virginia, and more particularly described as follows, to-wit:

BEING 81.17 acres, more or less, and designated as Tract No. 4 according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Deed Books of the Clerk of the Circuit Court of Franklin County, Virginia. Said plat being revised October 17, 1984, and recorded accordingly.

BEING a portion of the property conveyed as Tract No. II to the grantors by deed dated July 1, 1977, from Tillie Anderson and Violet Anderson, husband and wife, and recorded in the abovesaid Clerk's Office in Deed Book 329 at page 352.

SHIRLEY JAMISON  
ATTORNEY AT LAW  
BOONE HILL  
OFFICE BUILDING  
BOONE HILL, VA 24066

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 50 foot right-of-way as shown on the aforesaid plat of Dudley & Zeh, dated October 17, 1984, and recorded in the aforesaid Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description under Tract No. II set out in deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Deed Book 329 at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvement, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The parties of the second part hereby join in this Deed for the purpose of binding themselves, their heirs, executors, successors and assigns to these covenants.

This Deed is further made subject to all recorded easements, restrictions, reservations and conditions affecting the property herein conveyed.

TO HAVE AND TO HOLD unto Leonard L. Hodges and Laura J. Hodges, husband and wife, as tenants by the entireties with

the right of survivorship as at common law, their heirs, and  
assigns forever in fee simple.

WITNESS the following signatures and seals:

Lewis C. Nichols (SEAL)  
LEWIS C. NICHOLS  
Mary W. Nichols (SEAL)  
MARY W. NICHOLS  
Leonard L. Hodges (SEAL)  
LEONARD L. HODGES  
Laura J. Hodges (SEAL)  
LAURA J. HODGES

STATE OF VIRGINIA

COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this  
19th day of October, 1984, by Lewis C. Nichols and Mary W. Nichols,  
husband and wife.

Shirley Jamison  
Notary Public  
My commission expires: November 5, 1984

STATE OF VIRGINIA

STATE/COUNTY OF Franklin, to-wit:

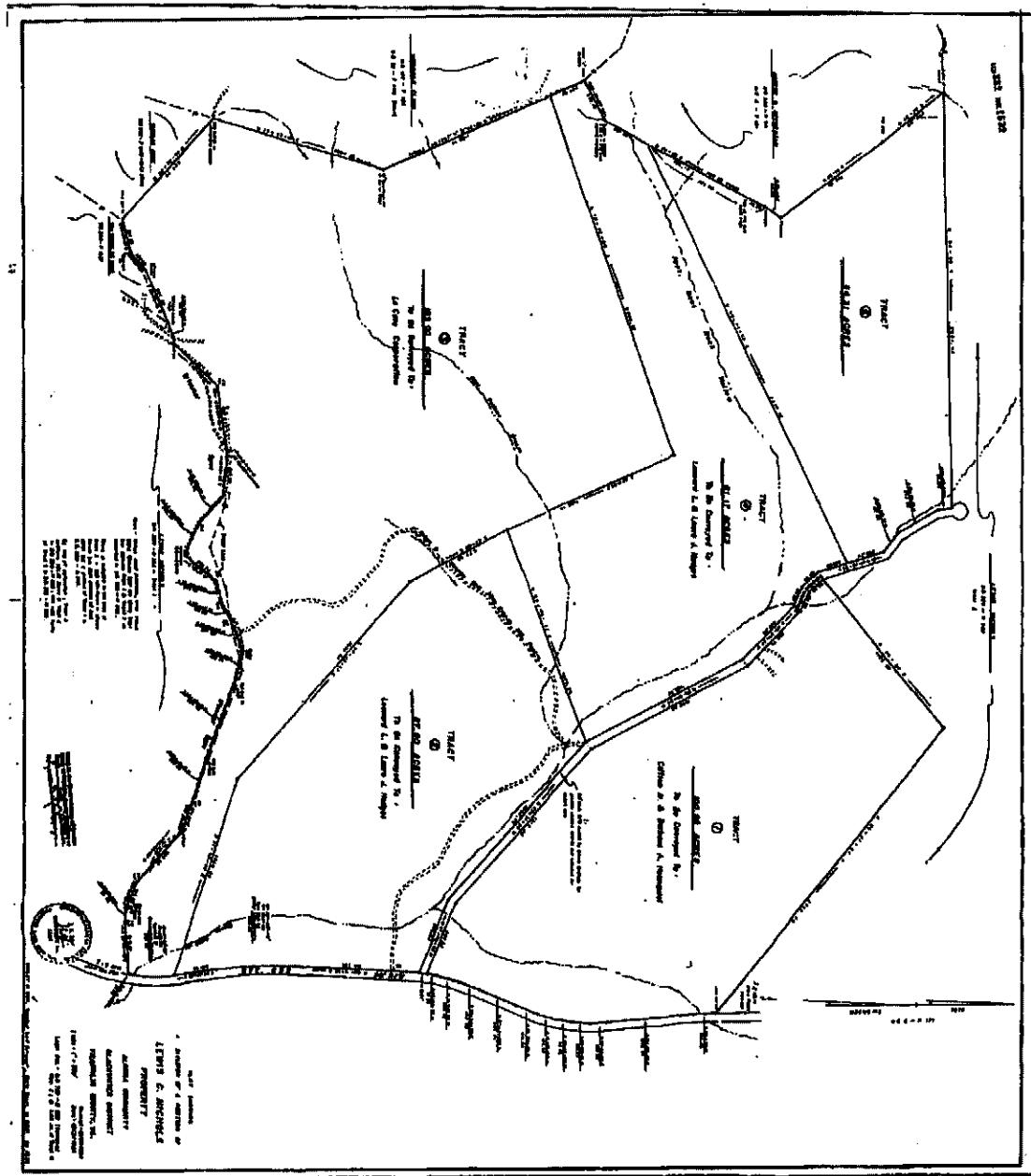
The foregoing instrument was acknowledged before me this  
19th day of October, 1984, by Leonard L. Hodges and Laura J. Hodges  
husband and wife.

Shirley Jamison  
Notary Public  
My commission expires: November 5, 1984

BOOK 382 PAGE 1479

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, this instrument is acknowledged  
to be duly executed on the 15 day of July, in the year 1962, and will  
be recorded on the 15 day of July, in the year 1962, and will  
be acknowledged before a Notary Public. The fees required by Sec. 28-104 and  
the certificate of acknowledgment, service, affidavit, the fees required by Sec. 28-104 and  
Sec. 28-105.1 of the Code of Virginia, in the amount of \$1.00, have been paid.

Max. J. Hether, Jr.



THIS DEED made and entered into this the 19<sup>th</sup> day of October, 1984, by and between LEWIS C. NICHOLS and MARY W. NICHOLS, each in their own right and as husband and wife, parties of the first part, and CLIFTON N. HOLMQUIST and BARBARA A. HOLMQUIST, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and English Covenants of Title unto the parties of the second part, all that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the Blackwater District, County of Franklin, State of Virginia, and more particularly described as follows, to-wit:

BEING 100.00 acres, more or less, and designated as Tract No. 1, according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Deed Books of the Clerk of the Circuit Court, Franklin County, Virginia. Said plat being revised October 17, 1984, and recorded accordingly.

BEING a portion of the property conveyed as Tract No. II to grantors by deed dated July 1, 1977, from Tillie Anderson and Violet Anderson, husband and wife, and recorded in the abovesaid Clerk's Office in Deed Book 329 at page 352.

SHIRLEY JAMISON  
ATTORNEY AT LAW  
BOONES MILL  
OFFICE BUILDING  
BOONES MILL, VA 24065

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 50-foot right-of-way as shown on the abovesaid plat of Dudley & Zeh, dated October 17, 1984, and recorded in the abovesaid Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description under Tract No. II set out in Deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Deed Book 329 at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvement, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The parties of the second part hereby join in the Deed for the purpose of binding themselves, their heirs, executors, successors and assigns to these covenants.

This Deed is further made subject to all recorded easements, restrictions, reservations and conditions affecting the property herein conveyed.

TO HAVE AND TO HOLD unto Clifton N. Holmquist and Barbara A. Holmquist, husband and wife, as tenants by the entireties with

the right of survivorship as at common law, their heirs, and  
assigns forever in fee simple.

WITNESS the following signatures and seals:

Lewis C. Nichols (SEAL)  
LEWIS C. NICHOLS  
Mary W. Nichols (SEAL)  
MARY W. NICHOLS  
Clifton N. Holmquist (SEAL)  
CLIFTON N. HOLMQUIST  
Barbara A. Holmquist (SEAL)  
BARBARA A. HOLMQUIST

STATE OF VIRGINIA

COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this  
19th day of October, 1984, by Lewis C. Nichols and Mary W. Nichols,  
husband and wife.

Sheriff B. Jamison  
Notary Public

My commission expires:

November 5, 1984

STATE OF VIRGINIA

COUNTY/CITY OF Franklin to-wit:

The foregoing instrument was acknowledged before me this  
19th day of October, 1984, by Clifton N. Holmquist and Barbara A.  
Holmquist, husband and wife.

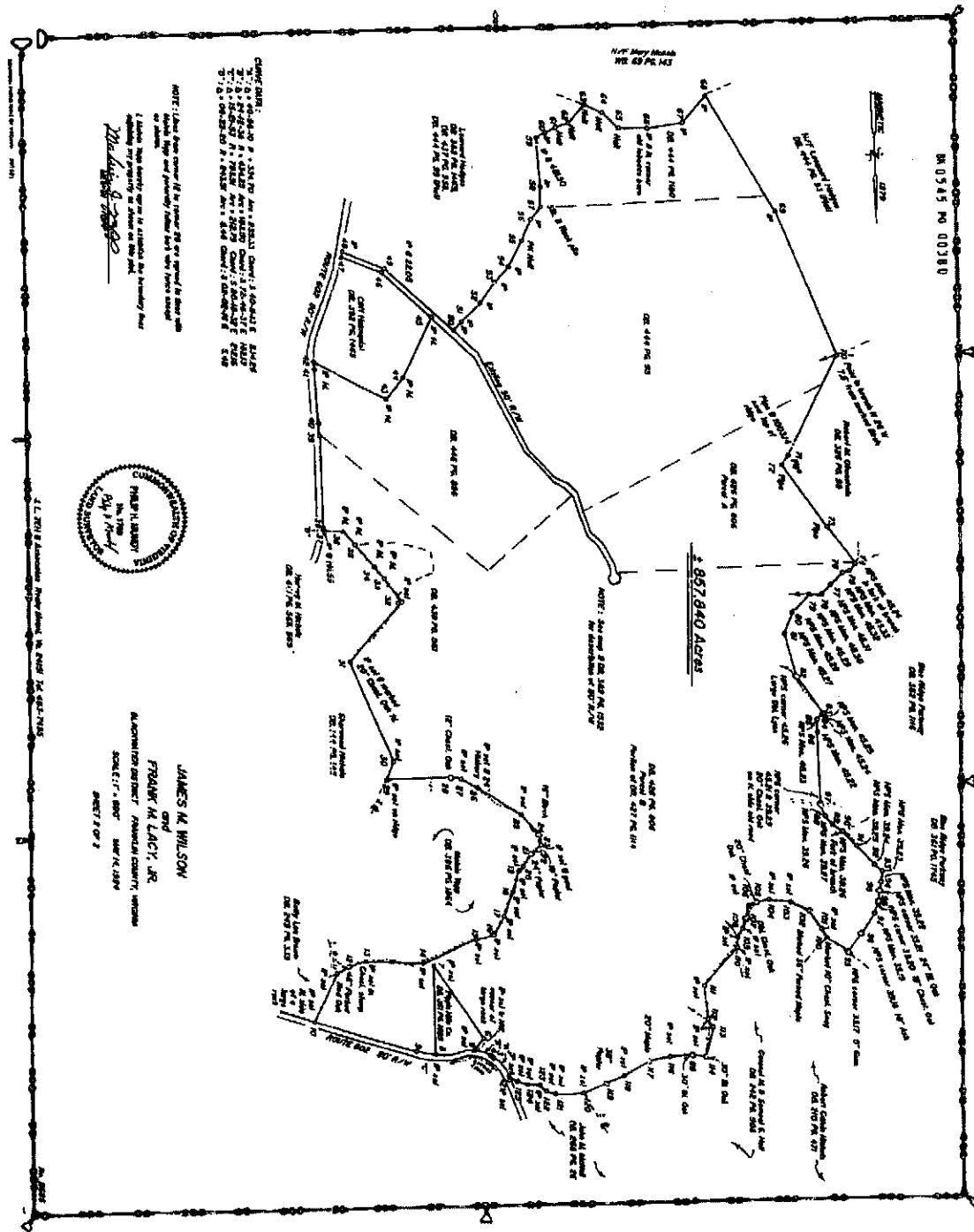
Sheriff B. Jamison  
Notary Public

My commission expires:

November 5, 1984

In the County Office of the Circuit Court of Franklin County, Virginia, and acknowledged in writing  
to be true on the 19th day of October, 1984, before me, Sheriff B. Jamison, and with  
the instrument of acknowledgment before signed. The instrument is given, made and  
executed at the State of Virginia, in the county of Franklin, on the date of 19th day of October, 1984.

Barbara A. Holmquist



JAMES M. WILSON  
FRAUD M. LACY, JR.  
and  
ALLEGHENY DISTRICT FRANCIS COUNTY, W. VA.  
SCHLESINGER  
MURKIN, LARSON  
SHERIFF OF?

JAMES M. WILSON  
and  
FRANK M. LACY, JR.  
ALLEGHENY DISTRICT, ARMED FORCES  
SCHOOL - 1947 - MAY 24, 1949  
CERT. 107

BOOK 382 PAGE 1469

THIS DEED made and entered into this the 19th day of October, 1984, by and between LEWIS C. NICHOLS and MARY W. NICHOLS, each in their own right and as husband and wife, parties of the first part, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E S T H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and English Covenants of Title unto the parties of the second part, all that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the Blackwater District, County of Franklin, State of Virginia and and particularly described as follows, to-wit:

BEING 87.5 acres, more or less, and designated as Tract No. 2 according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Deed Books of the Clerk of the Circuit Court of Franklin County, Virginia. Said plat being revised October 17, 1984 and recorded accordingly.

BEING a portion of the property conveyed as Tract No. II to the grantors by deed dated July 1, 1977, from Tillie Anderson and Violet Anderson, husband and wife, and recorded in the aforesaid Clerk's Office in Deed Book 329 at page 352.

SIRILEY JAMISON  
ATTORNEY AT LAW  
BOONES BELL  
OFFICE BUILDING  
BOONES BELL, VA 24020

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 30-foot right-of-way as shown on the abovesaid plat of Dudley & Zeh, dated October 12, 1984, and recorded in the abovesaid Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description under Tract No. II set out in Deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Deed Book 329 at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvement, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The parties of the second part hereby join in the Deed for the purpose of binding themselves, their heirs, executors, successors and assigns to these covenants.

This Deed is further made subject to all recorded easements, restrictions, reservations and conditions affecting the property herein conveyed.

TO HAVE AND TO HOLD unto Leonard L. Hedges and Laura J. Hodges, husband and wife, as tenants by the entireties with

the right of survivorship as at common law, their heirs, and assigns forever in fee simple.

WITNESS the following signatures and seals:

Lewis C. Nichols (SEAL)  
LEWIS C. NICHOLS  
Mary W. Nichols (SEAL)  
MARY W. NICHOLS  
Leonard L. Hodges (SEAL)  
LEONARD L. HODGES  
Laura J. Hodges (SEAL)  
LAURA J. HODGES

STATE OF VIRGINIA

COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this  
19th day of October, 1984, by Lewis C. Nichols and Mary W. Nichols,  
husband and wife.

Alvin P. Jamison  
Notary Public

My commission expires: November 5, 1987

STATE OF VIRGINIA

EDDY/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this  
19th day of October, 1984, by Leonard L. Hodges and Laura J.  
Hodges, husband and wife.

Alvin P. Jamison  
Notary Public

My commission expires: November 5, 1984

BOOK 382 PAGE 1472

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, the amount unpaid is claimed  
to exceed on the 19 day of December, in the year 1942, and with  
the evidence of John W. McElroy, the amount unpaid by the \$300 and  
the \$54.40 of the date of May, in the amount of \$354.40, has been paid.

Wm. J. McElroy, Jr.

四庫全書

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Year	Population	Area (sq km)	Population Density (per sq km)
1951	1,700,000	1,700	1,000
1961	2,000,000	1,700	1,176
1971	2,300,000	1,700	1,353
1981	2,600,000	1,700	1,529
1991	2,900,000	1,700	1,706
2001	3,200,000	1,700	1,882
2011	3,500,000	1,700	2,059
2021	3,800,000	1,700	2,236
2031	4,100,000	1,700	2,413
2041	4,400,000	1,700	2,590
2051	4,700,000	1,700	2,767
2061	5,000,000	1,700	2,944
2071	5,300,000	1,700	3,121
2081	5,600,000	1,700	3,298
2091	5,900,000	1,700	3,475
2101	6,200,000	1,700	3,652
2111	6,500,000	1,700	3,829
2121	6,800,000	1,700	4,006
2131	7,100,000	1,700	4,183
2141	7,400,000	1,700	4,360
2151	7,700,000	1,700	4,537
2161	8,000,000	1,700	4,714
2171	8,300,000	1,700	4,891
2181	8,600,000	1,700	5,068
2191	8,900,000	1,700	5,245
2201	9,200,000	1,700	5,422
2211	9,500,000	1,700	5,600
2221	9,800,000	1,700	5,777
2231	10,100,000	1,700	5,954
2241	10,400,000	1,700	6,131
2251	10,700,000	1,700	6,308
2261	11,000,000	1,700	6,485
2271	11,300,000	1,700	6,662
2281	11,600,000	1,700	6,839
2291	11,900,000	1,700	7,016
2301	12,200,000	1,700	7,193
2311	12,500,000	1,700	7,370
2321	12,800,000	1,700	7,547
2331	13,100,000	1,700	7,724
2341	13,400,000	1,700	7,901
2351	13,700,000	1,700	8,078
2361	14,000,000	1,700	8,255
2371	14,300,000	1,700	8,432
2381	14,600,000	1,700	8,609
2391	14,900,000	1,700	8,786
2401	15,200,000	1,700	8,963
2411	15,500,000	1,700	9,140
2421	15,800,000	1,700	9,317
2431	16,100,000	1,700	9,494
2441	16,400,000	1,700	9,671
2451	16,700,000	1,700	9,848
2461	17,000,000	1,700	10,025
2471	17,300,000	1,700	10,202
2481	17,600,000	1,700	10,379
2491	17,900,000	1,700	10,556
2501	18,200,000	1,700	10,733
2511	18,500,000	1,700	10,910
2521	18,800,000	1,700	11,087
2531	19,100,000	1,700	11,264
2541	19,400,000	1,700	11,441
2551	19,700,000	1,700	11,618
2561	20,000,000	1,700	11,795
2571	20,300,000	1,700	11,972
2581	20,600,000	1,700	12,149
2591	20,900,000	1,700	12,326
2601	21,200,000	1,700	12,503
2611	21,500,000	1,700	12,680
2621	21,800,000	1,700	12,857
2631	22,100,000	1,700	13,034
2641	22,400,000	1,700	13,211
2651	22,700,000	1,700	13,388
2661	23,000,000	1,700	13,565
2671	23,300,000	1,700	13,742
2681	23,600,000	1,700	13,919
2691	23,900,000	1,700	14,096
2701	24,200,000	1,700	14,273
2711	24,500,000	1,700	14,450
2721	24,800,000	1,700	14,627
2731	25,100,000	1,700	14,804
2741	25,400,000	1,700	14,981
2751	25,700,000	1,700	15,158
2761	26,000,000	1,700	15,335
2771	26,300,000	1,700	15,512
2781	26,600,000	1,700	15,689
2791	26,900,000	1,700	15,866
2801	27,200,000	1,700	16,043
2811	27,500,000	1,700	16,220
2821	27,800,000	1,700	16,397
2831	28,100,000	1,700	16,574
2841	28,400,000	1,700	16,751
2851	28,700,000	1,700	16,928
2861	29,000,000	1,700	17,105
2871	29,300,000	1,700	17,282
2881	29,600,000	1,700	17,459
2891	29,900,000	1,700	17,636
2901	30,200,000	1,700	17,813
2911	30,500,000	1,700	18,090
2921	30,800,000	1,700	18,267
2931	31,100,000	1,700	18,444
2941	31,400,000	1,700	18,621
2951	31,700,000	1,700	18,800
2961	32,000,000	1,700	18,977
2971	32,300,000	1,700	19,154
2981	32,600,000	1,700	19,331
2991	32,900,000	1,700	19,508
3001	33,200,000	1,700	19,685
3011	33,500,000	1,700	19,862
3021	33,800,000	1,700	20,039
3031	34,100,000	1,700	20,216
3041	34,400,000	1,700	20,393
3051	34,700,000	1,700	20,570
3061	35,000,000	1,700	20,747
3071	35,300,000	1,700	20,924
3081	35,600,000	1,700	21,101
3091	35,900,000	1,700	21,278
3101	36,200,000	1,700	21,455
3111	36,500,000	1,700	21,632
3121	36,800,000	1,700	21,809
3131	37,100,000	1,700	21,986
3141	37,400,000	1,700	22,163
3151	37,700,000	1,700	22,340
3161	38,000,000	1,700	22,517
3171	38,300,000	1,700	22,694
3181	38,600,000	1,700	22,871
3191	38,900,000	1,700	23,048
3201	39,200,000	1,700	23,225
3211	39,500,000	1,700	23,402
3221	39,800,000	1,700	23,579
3231	40,100,000	1,700	23,756
3241	40,400,000	1,700	23,933
3251	40,700,000	1,700	24,110
3261	41,000,000	1,700	24,287
3271	41,300,000	1,700	24,464
3281	41,600,000	1,700	24,641
3291	41,900,000	1,700	24,818
3301	42,200,000	1,700	25,000
3311	42,500,000	1,700	25,177
3321	42,800,000	1,700	25,354
3331	43,100,000	1,700	25,531
3341	43,400,000	1,700	25,708
3351	43,700,000	1,700	25,885
3361	44,000,000	1,700	26,062
3371	44,300,000	1,700	26,239
3381	44,600,000	1,700	26,416
3391	44,900,000	1,700	26,593
3401	45,200,000	1,700	26,770
3411	45,500,000	1,700	26,947
3421	45,800,000	1,700	27,124
3431	46,100,000	1,700	27,301
3441	46,400,000	1,700	27,478
3451	46,700,000	1,700	27,655
3461	47,000,000	1,700	27,832
3471	47,300,000	1,700	28,009
3481	47,600,000	1,700	28,186
3491	47,900,000	1,700	28,363
3501	48,200,000	1,700	28,540
3511	48,500,000	1,700	28,717
3521	48,800,000	1,700	28,894
3531	49,100,000	1,700	29,071
3541	49,400,000	1,700	29,248
3551	49,700,000	1,700	29,425
3561	50,000,000	1,700	29,602
3571	50,300,000	1,700	29,779
3581	50,600,000	1,700	29,956
3591	50,900,000	1,700	30,133
3601	51,200,000	1,700	30,310
3611	51,500,000	1,700	30,487
3621	51,800,000	1,700	30,664
3631	52,100,000	1,700	30,841
3641	52,400,000	1,700	31,018
3651	52,700,000	1,700	31,195
3661	53,000,000	1,700	31,372
3671	53,300,000	1,700	31,549
3681	53,600,000	1,700	31,726
3691	53,900,000	1,700	31,903
3701	54,200,000	1,700	32,080
3711	54,500,000	1,700	32,257
3721	54,800,000	1,700	32,434
3731	55,100,000	1,700	32,611
3741	55,400,000	1,700	32,788
3751	55,700,000	1,700	32,965
3761	56,000,000	1,700	33,142
3771	56,300,000	1,700	33,319
3781	56,600,000	1,700	33,496
3791	56,900,000	1,700	33,673
3801	57,200,000	1,700	33,850
3811	57,500,000	1,700	34,027
3821	57,800,000	1,700	34,204
3831	58,100,000	1,700	34,381
3841	58,400,000	1,700	34,558
3851	58,700,000	1,700	34,735
3861	59,000,000	1,700	34,912
3871	59,300,000	1,700	35,089
3881	59,600,000	1,700	35,266
3891	59,900,000	1,700	35,443
3901	60,200,000	1,700	35,620
3911	60,500,000	1,700	35,797
3921	60,800,000	1,700	35,974
3931	61,100,000	1,700	36,151
3941	61,400,000	1,700	36,328
3951	61,700,000	1,700	36,505
3961	62,000,000	1,700	36,682
3971	62,300,000	1,700	36,859
3981	62,600,000	1,700	37,036
3991	62,900,000	1,700	37,213
4001	63,200,000	1,700	37,390
4011	63,500,000	1,700	37,567
4021	63,800,000	1,700	37,744
4031	64,100,000	1,700	37,921
4041	64,400,000	1,700	38,098
4051	64,700,000	1,700	38,275
4061	65,000,000	1,700	38,452
4071	65,300,000	1,700	38,629
4081	65,600,000	1,700	38,806
4091	65,900,000	1,700	38,983
4101	66,200,000	1,700	39,160
4111	66,500,000	1,700	39,337
4121	66,800,000	1,700	39,514
4131	67,100,000	1,700	39,691
4141	67,400,000	1,700	39,868
4151	67,700,000	1,700	40,045
4161	68,000,000	1,700	40,222
4171	68,300,000	1,700	40,400
4181	68,600,000	1,700	40,577
4191	68,900,000	1,700	40,754
4201	69,200,000	1,700	40,931
4211	69,500,000	1,700	41,108
4221	69,800,000	1,700	41,285
4231	70,100,000	1,700	41,462
4241	70,400,000	1,700	41,639
4251	70,700,000	1,700	41,816
4261	71,000,000	1,700	42,000
4271	71,300,000	1,700	42,177
4281	71,600,000	1,700	42,354
4291	71,900,000	1,700	42,531
4301	72,200,000	1,700	42,708
4311	72,500,000	1,700	42,885
4321	72,800,000	1,700	43,062
4331	73,100,000	1,700	43,239
4341	73,400,000	1,700	43,416
4351	73,700,000	1,700	43,593
4361	74,000,000	1,700	43,770
4371	74,300,000	1,700	43,947
4381	74,600,000	1,700	44,124
4391	74,900,000	1,700	44,301
4401	75,200,000	1,700	44,478
4411	75,500,000	1,700	44,655
4421	75,800,000	1,700	44,832
4431	76,100		

NOTE: Chapters 1 through 10 and 12 through 16 are based on a different data source.  
Data from all chapters are based on  
data of relevance to the chapter's objectives and  
are not necessarily consistent with the data in other chapters.

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JAMES MC WILLIAMS

FRANK M. LACY, M.D.

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1922, p. 283-600, 612, 613, 617, 619.

2700

TO BE COMMITTED TO  
JAMES M. WILSON  
and  
DAN M. HOWE

A circular stamp with a decorative border. The text "COMMONWEALTH OF AUSTRALIA" is at the top, "MELBOURNE" is in the center, and "APRIL 1945" is at the bottom.

ETIQUETTE: HABITS DE SOI ET DE SOI-MÊME





Fidelity National Title Insurance Company  
 5540 Centerview Dr  
 Suite 403  
 Raleigh, NC 27606  
 Attn: Attn: Christi Ransom  
 Phone: 919-334-9321  
 Fax: 919-859-0982  
 Email:

Date: 6/6/2018  
 Invoice No: 6783785  
 Unit #: 03000.643141  
 Customer Ref #:

TO: OPN Law  
 Becky Kelley  
 3140 Chaparral Drive, Suite 200C  
 Roanoke , VA 24018

RE: Buyer: To Be Determined

Property: VA	VA
County/Parcel: 24-48	County/Parcel: 24-59
VA	VA
County/Parcel: 24-75	County/Parcel: 39-15.12
VA	VA
County/Parcel: 39-6.1.A	County/Parcel: 24-57
VA	
County/Parcel: 100-23.1	

Seller: James M. Wilson,individually & as Trustee, and Kathryn H. Wilson, Trustee James M. Wilson Revocable Trust Agreement dated May 12, 2017

Notes: additional work

Date	Code	Product Description	Liability	Charge Amount
6/6/2018	5500	Search and Exam VA	\$0.00	\$150.00
			<b>Invoice Total:</b>	<b>\$150.00</b>

#### Remittance Advice - DUE UPON RECEIPT

Please send along with remittance to:

Fidelity National Title Insurance Company  
 5540 Centerview Drive  
 Suite 403  
 Raleigh, NC 27606  
 Attn: Christi Ransom

Date: 6/6/2018  
 Invoice No: 6783785  
 Unit #: 03000.643141  
 Contact: OPN Law  
 Check # \_\_\_\_\_  
 Amount Enclosed \_\_\_\_\_