

TITLE REPORT Residential Buy/Sell Current Owner
County/City: Roanoke County

Borrower Name(s): TO Be Determined Borrower Clear:
Order Number: 11056003 Client: Professional Title Associates
Vesting: Lillie T Patterson Tenancy: No Tenancy
Vesting Information: Under the Following Deed Instrument No.: DB-1366-1848
Grantor(s): Barbara C Patterson, unmarried Dated: 05/04/1992 Recorded: 05/12/1992
Date of Death: _____ Date of Probate: _____ Heirs Determined By: _____

Can you use legal on vesting deed? Yes ☒ No ☐ If no, why not? _____

Brief Legal Description: Lot 8, Block 6, Section 2 of Montclair Estates and A 3' wide strip of Lot 7

Access:

☒ Public Street(s) Named: Montclair Drive
☐ Appurtenant easement created by Deed Book & Page/Inst. No. _____
☐ Road Maintenance Agreement in Deed Book & Page/Inst. No. _____

Address: 1902 Montclair Drive

TAX & ASSESSMENT INFORMATION: Information and printout not warranted. Contact Treasurer to confirm.
Assessed Owner: Lillie T Patterson
Assessed Description: 3 FT Strip LT 7 All LT 8 BLK 6 SEC 2 Montclair Estate
Tax Map/ID: 046.07-01-23.00-0000 Bill # 220155007 GPIN# _____
Land Value: \$ 38,000.00 Improvements Value: \$ 166,200.00 Total Value: \$ 204,200.00
Annual Amount Due: \$ 2,225.78 Taxes Payable on: 06/05-12/05 Taxes Paid Thru: 2022 Taxes paid
Taxes a Lien, Not Yet Due: 2023 Taxes not yet assessed Delinquent Taxes: Yes ☐ No ☒
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: None

Restrictions And/Or Declarations: Yes ☒ No ☐
Instrument No: _____ Dated: _____ Recorded: _____
Amendments: See Exceptions 2 on Title Policy 112-01-267098

Deeded Easement: Yes ☐ No ☒ Notes: _____

See additional attached ☐

Items Shown on Plat of Subdivision: Yes ☒ No ☐ Instrument No.: DB-1220-992

1. See Exceptions 3-4 on Title Policy 112-01-267098
2. _____
3. _____
4. _____

Shown on Other Plats of Record: _____

Other Matters: Yes ☒ No ☐
PA filed of record DB-1220-990

☒ No Open Deed of Trust found of record. See Verification Checklist below.**Deeds of Trust/ Liens**

1st Deed of Trust Amount: \$ _____

Dated: _____ Filed: _____

Deed Book & Pg/Inst.No.: _____

Grantor(s): _____

Named Beneficiary: _____

Trustee: _____

Assignments, Subord. Agmts, etc.: _____

Dated: _____ Filed: _____

Deed Book & Pg/Inst.No.: _____

Order Number 11056003

2nd Deed of Trust Amount: \$ _____

Dated: _____ Filed: _____

Deed Book & Pg/Inst.No.: _____

Grantor(s): _____

Named Beneficiary: _____

Trustee: _____

Assignments, Subord. Agmts, etc.: _____

Dated: _____ Filed: _____

Deed Book & Pg/Inst.No.: _____

Additional DOTs? Yes ☐ No ☐

(See Page 3)

LIENS: Yes ☐ No ☒

Type	Instrument No.

Type	Instrument No.

Adversing

Name(s)

Lillie / L PattersonBarbara / Bar Patterson

Grantor Index	Grantee Index	Judgments (20 Years)	Adverse Lists	Real Estate Taxes	Financing statements	Wills & Fiduciaries
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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See Attached for additional information ☐**Adverse Dates**From: 05/02/1985 To: 03/31/202305/02/1985 05/04/1992

No Open Deed of Trust Verification Checklist:

- ☒ Checked taxes for Deed of Trust exemption
- ☒ Ran names through appropriate indexes to verify no open Deed of Trust found
- ☒ Checked county/recorder to verify no open Deed of Trust
- ☒ Provided Release of Deed of Trust information for Deeds of Trust in Chain of Title
- ☐ Other: _____

BACKTITLE Info Relied Upon is Policy/Case# 112-01-267098. Items to be picked up from this policy affecting this property are as follows: 2-4.

Searcher: Sheene Kilgore

**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.

THIS REPORT CONSISTS OF 3 PAGES, excluding document copies, etc.

BK 1220 P 8 00992

Del. Cruey Law Firm

7950

THIS DEED, made this 2nd day of May, 1985, by and between GUY H. SMITH, JR., and RUTH F. SMITH, husband and wife, parties of the first part; and LILLIE T. PATTERSON and BARBARA C. PATTERSON, sisters, 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 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by the parties of the second part unto the parties of the first part, receipt whereof is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, WITH General Warranty of Title and Modern English Covenants of Title, unto LILLIE T. PATTERSON and BARBARA C. PATTERSON, sisters, as joint tenants with full rights of survivorship as at Common Law and not as tenants in common, all of the following real estate lying and being in the County of Roanoke, State of Virginia, and more particularly described as follows, to-wit:

LOT 8, Block 6, according to the Map of Section No. 2, Montclair Estates, which map is recorded in Plat Book 5, at page 80, in the Office of the Clerk of the Circuit Court of Roanoke County, Virginia.

BEING the same property conveyed to Guy H. Smith, Jr., and Ruth F. Smith, husband and wife, from Ethel M. Radford, widow, by deed dated August 15, 1968, said deed being of record in the aforesaid

B. K. CRUEY
ATTORNEY AT LAW
ROANOKE, VIRGINIA 24018

BK 1220 P8 00993

Clerk's Office in Deed Book 859, page 459.

A three foot wide strip of Lot 7 running with and parallel to the entire boundary line between Lot 7 and Lot 8 of Block 6, according to the Map of Section No. 2, Montclair Estates prepared by T. P. Parker, S.C.E., dated January 16, 1964, recorded in the aforesaid Clerk's Office in Plat Book 5, at page 80.

BEING the same property conveyed to Guy H. Smith and Ruth F. Smith, husband and wife, from Michael S. Ferguson, by deed dated April 22, 1971, which said deed is recorded in the aforesaid Clerk's Office in Deed Book 937, page 514.

Lot 8, Block 6, and a three foot wide strip of Lot 7 are more fully described on a plat of survey for Barbara C. Patterson and Lillie T. Patterson made by T. P. Parker & Son dated April 30, 1985, which is to be recorded contemporaneously herewith.

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

WITNESS the following signatures and seals:

Guy H. Smith Jr. (SEAL)
Guy H. Smith, Jr.

Ruth F. Smith (SEAL)
Ruth F. Smith

STATE OF VIRGINIA

CITY/COUNTY OF ROANOKE, to-wit:

The foregoing instrument was acknowledged before me this 7th day of May, 1985, by GUY H. SMITH, JR., and RUTH SMITH, husband and wife.

My commission expires: 1-30-89

Susan M. Dall
Notary Public

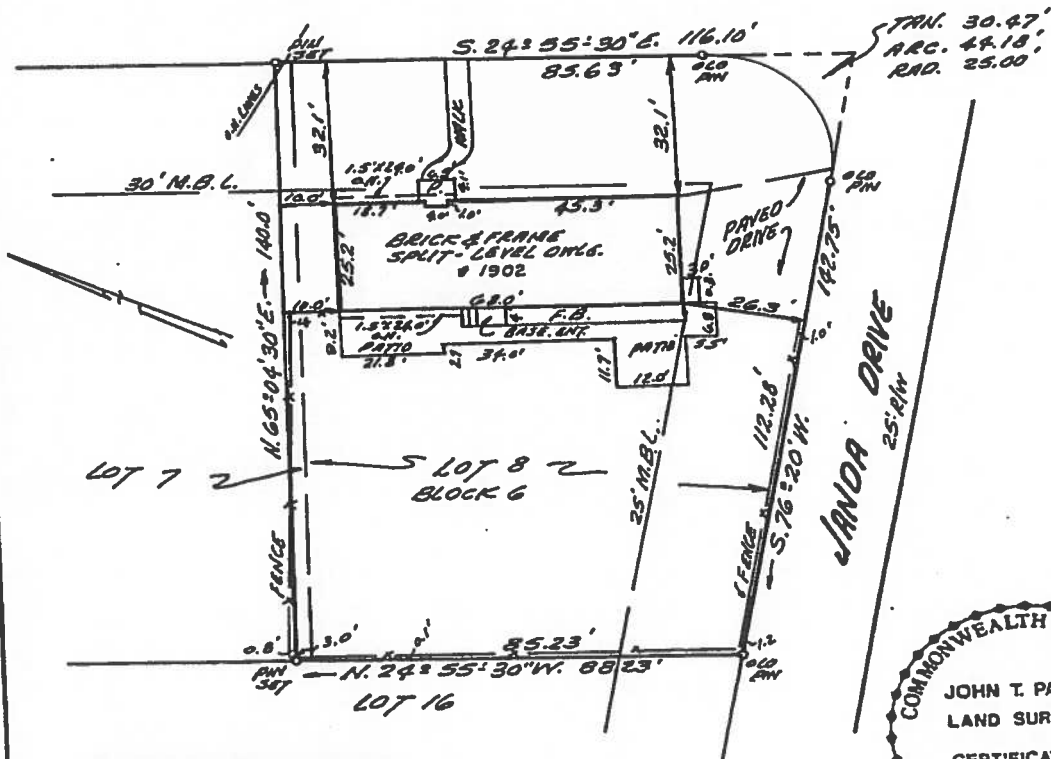
State Tax \$ 117.75 in the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this
County Tax \$ 32.25 16 day of May 1985 This instrument was presented, and
Transfer Fee \$ 1.00 with the Certificate of acknowledgment thereto annexed, admitted to record at
Clerk's Fee \$ 10.00 12:35 o'clock P. M. The taxes imposed by par. 58-54 and 58-54.1
Plate \$ 2.00 of the code have been paid.
120 & 220A \$ 28.50
Total \$ 249.50

Teste: Charles H. Stokel Clerk
By Charles H. Stokel Dep. Clerk

B. K. CRIST
ATTORNEY AT LAW
ROANOKE, VIRGINIA 24018

BK 1220 P8 00994

MONTCLAIR DRIVE
50' R/W



THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS ESTABLISHED BY THE FEDERAL INSURANCE ADMINISTRATION.



SURVEY FOR
BARBARA C. PATTERSON & LILLIE T. PATTERSON

BEING ALL OF LOT 8 AND 3 FT. OF LOT 7, BLOCK 6
SEC. 2, MONTCLAIR ESTATES, P.B. 5 P. 80

ROANOKE COUNTY
VIRGINIA

N.B. B.B. 79 CALC. _____
DRAWN B.M. CK'D. R.C.W.

BY: **T. P. PARKER & SON**
ENGINEERS & SURVEYORS, LTD.
SALEM, VIRGINIA

SCALE: 1" = 30'
DATE: APRIL 30, 1985
W.O. 10977 O- 20335

BK 1366 P 6 01848

DEL. CRUEY LAW FIRM

006262

THIS DEED OF GIFT, made this 4th day of May, 1992, by and between BARBARA C. PATTERSON, unmarried, Grantor, and LILLIE T. PATTERSON, Grantee. Exemption from recordation taxes is claimed pursuant to the provisions of Section 58.1-811 of the Code of Virginia of 1950, as amended.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the natural love and affection which the said Grantor has for the Grantee, the said Grantor does hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty of Title and Modern English Covenants of Title, unto Lillie T. Patterson, Grantor's undivided one-half interest in and to all of the following real estate lying and being in the County of Roanoke, State of Virginia, and more particularly described as follows, to-wit:

LOT 8, Block 6, according to the Map of Section No. 2, Montclair Estates, which Map is recorded in Plat Book 5, at page 80, in the Office of the Clerk of the Circuit Court of Roanoke County, Virginia.

A three foot wide strip of Lot 7 running with and parallel to the entire boundary line between Lot 7 and Lot 8 of Block 6, according to the Map of Section No. 2, Montclair Estates prepared by T. P. Parker, S.C.E., dated January 16, 1964, recorded in the aforesaid Clerk's Office in Plat Book 5, at page 80.

Lot 8, Block 6, and a three foot wide strip of Lot 7 are more fully described on a plat of survey for Barbara C. Patterson and Lillie T. Patterson made by T. P. Parker & Son dated April 30, 1985, and recorded with Deed hereinafter described.

BEING the same property conveyed to Lillie T. Patterson and Barbara C. Patterson, sisters,

B. K. CRUEY, P.C.

ATTORNEY AT LAW
ROANOKE, VIRGINIA 24018

BK 1366 PB 01849

from Guy H. Smith, Jr., and Ruth F. Smith, husband and wife, by deed dated May 2, 1985, which said deed is recorded in the aforesaid Clerk's Office in Deed Book 1220, page 992.

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

Witness the following signature and seal.

Barbara C. Patterson
BARBARA C. PATTERSON

STATE OF VIRGINIA
COUNTY OF ROANOKE to wit:

The foregoing instrument was acknowledged before me this 4th day of May, 1992, by BARBARA C. PATTERSON, married.

Kathy P. Short
Notary Public

My Commission Expires: July 31, 1993

St. Tax 58.1-801 (039)	\$	_____
Local Tax (213)	\$	_____
Transfer Fee (212)	\$	1.00
Clerk's Fee (301)	\$	12.00
VSLF (145)	\$	1.00
St. Tax 58.1-802 (038)	\$	_____
Local 58.1-802 (220)	\$	_____
Total:	\$	14.00

In the Clerk's Office of the Circuit Court of Roanoke County, Va. this 12 day of May, 1992, this instrument was presented with the certificate of acknowledgement annexed & admitted to record at 13:43. The tax imposed under Sec. 58.1-802 has been paid.

Tests: Robert A. Mace, Clerk

B. K. CRUEY, P.C.

ATTORNEY AT LAW
ROANOKE, VIRGINIA 24018

BK 1220 P 8 00990

Del. Cruëy Law Firm

7949

KNOW ALL MEN BY THESE PRESENTS:

That I, Barbara C. Patterson, of Silver Springs, Maryland, have made constituted and appointed and by these presents, do make, constitute and appoint Lillie T. Patterson of Roanoke County, Virginia, my true and lawful attorney for me in my name, place and stead, to ask, demand, sue for, recover and receive, of and from all corporations, associations and persons whatsoever, all and every sum or sums of money due and owing, or that may become due and owing to me on any and every account, whether due or to become due, and give receipts for the same, or, at her discretion, to compound and compromise for the same, and give discharges; to sign any bond, deed, obligation, contract or other paper; to endorse promissory notes and the same to renew from time to time; to draw upon any bank or banks or any corporations, associations, or individuals for any sum or sums of money that may be to my credit, or which I may be entitled to receive, as I might or could do; to sell any part or parts of my real or personal estate, or any interest which I may have in any real or personal estate wheresoever situated; to make all necessary deeds and conveyances thereof, with all necessary covenants, warranties, and assurances, and to sign, seal, acknowledge and deliver the same; and to do all such other acts, matters, and things in relation to all or any part of or interest in my property, estate, affairs or business, of any kind or description, at

B. K. CRUEY

ATTORNEY AT LAW
ROANOKE, VIRGINIA 24018

BK 1220 P8 00991

any place, as I myself might or could do if acting personally.
I hereby ratify and confirm all lawful acts done by my said
attorney by virtue hereof.

This Power of Attorney shall not terminate in the
event of my disability.

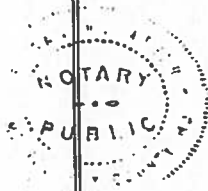
WITNESS the following signature and seal this
6th day of May, 1985.

Barbara C. Patterson (SEAL)
Barbara C. Patterson

STATE OF Maryland
CITY/COUNTY OF Montgomery, to-wit:

The foregoing instrument was acknowledged before me
this 6th day of May, 1985, by BARBARA C. PATTERSON.

My commission expires: 7-1-86.



Susan W. Weber
Notary Public

SUSAN W. WEBER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1986

B. K. CRUEY
ATTORNEY AT LAW
ROANOKE, VIRGINIA 24016

State Tax	\$		In the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this
County Tax	\$		<u>16</u> day of <u>May</u> 19 <u>85</u> this instrument was presented, and
Transfer Fee	\$		with the Certificate of Acknowledgment thereto annexed, admitted to record at
Clerk's Fee	\$	<u>10.00</u>	<u>12:33</u> o'clock <u>P.</u> M. The taxes imposed by par. 58-54 and 58-54.1
Estate	\$		of the code have been paid.
120 & 220A	\$		
Total	\$	<u>10.00</u>	

Teste: Elizabeth H. Stoker Clerk
By: Carroll G. Foster Dep. Clerk

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

*JOH*JOHWFMFMM*12/04/2013 09:19:20 AM* WFMFC01WFMIM00000000000000638555* VARQANO* 3778367 VASTATE_TRUST_REL **JOHWFMFMM*



Real Estate

[View Bill](#)

[View bill image](#)

As of	4/4/2023
Bill Year	2022
Bill	22015507
Owner	PATTERSON LILLIE T
Parcel ID	0460701230000000

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	6/6/2022	\$1,112.89	\$1,112.89	\$0.00	\$0.00	\$0.00
2	12/5/2022	\$1,112.89	\$1,112.89	\$0.00	\$0.00	\$0.00
TOTAL		\$2,225.78	\$2,225.78	\$0.00	\$0.00	\$0.00