

12548634



Fidelity National Title

Insurance Company

Fidelity National Title Insurance Company
5540 Centerview Drive
Suite 403
Raleigh, NC 27606
Attn: TitleWave Processing
Phone: 877-249-0005
Fax:
Email: Virginia@TitleWaveRES.com

Date: 7/28/2025
Invoice No: 12548634
Unit #: 03000.580898
Customer Ref #: 25-43082-R

TO: Acquisition Title and Settlement Agency, Inc.
Ethan Boush
3140 Chaparral Drive, SW
Roanoke, VA 24018

RE: Buyer: Woltz & Associates

Property: 243 Huff Creek Trail,
Amherst, VA 24521
County/Parcel: 81 A 40

167 Faulconerville Drive,
Amherst, VA 24521
County/Parcel: 124 A 12

171 Faulconerville Drive,
Amherst, VA 24521
County/Parcel: 124 A 7

Seller: Amanda J DeColigny S'AMANDAS INC

Notes:

Date	Code	Product Description	Liability	Charge Amount
7/28/2025	5500	Search and Exam VA	\$0.00	\$875.00
Invoice Total:				\$875.00

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: TitleWave Processing

Date: 7/28/2025
Invoice No: 12548634
Unit #: 03000.580898
Contact: Acquisition Title and
Settlement Agency, Inc.

Check # _____
Amount Enclosed _____

Please view your Search Notes in the Attached Document section of the Case Folder.

Thank you!

LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

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FIDELITY NATIONAL TITLE GROUP, INC.
Chicago Title, Commonwealth Land Title, and Fidelity National Title
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.

CASE NO: 12548634 CUSTOMER _____

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

William de Coligny, Culvert G deColigny, Juliana deColigny,
D. David Davis, III & Nathaniel Cobbs
☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ llc

☐ **UNDER THE FOLLOWING DEED:**

Grantor(s): _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____

☐ Current owner is surviving tenant of survivorship tenancy created in the above deed.

Deceased tenant died _____ pursuant to information at /in _____.

☐ **UNDER THE WILL OF:** _____

Date of Death: _____ Date of Probate: _____
Will Book & Pg./Inst. No: _____

☒ **BY INHERITANCE FROM:** Julia Amanda de Coligny
Date of Death: 3-30-24
Heirs determined by: List of Heirs

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: 699/228

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

BRIEF LEGAL DESCRIPTION:

55.6 ac

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

☒ Use description in Deed recorded in/as 699/228

Appurtenant easements examined: ☐ NO ☐ YES See add'l info in Other Matters.

DEEDS OF TRUST: ☒ None Please confirm!! * ☒

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 (not including purchaser(s) which are found on next page):

☒ None

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

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): 20 yrs
Wolfe & Associates LIENS FOUND: NONE

UCC/FINANCING STATEMENTS: ☒ None ☐ as Financing Statement No. _____
Debtor: _____
Secured Party: _____
☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: INFORMATION & PRINTOUT NOT WARRANTED. CONTACT TREASURER TO CONFIRM.

Assessed Owner: Amanda De Coligny
Assessed Description: 55.6 ac
Tax Map/ID# 81 A 40 Bill # _____
Land \$ 197300 Improvements \$ 140105 Total \$ 337400
Annual Amt \$ 1169.98 Taxes Payable on: 6-5 + 12-5
Taxes Paid Thru: 12-31-24 Delinquent Taxes: 1228.40
Taxes a Lien, Not Yet Due: 12-5-25
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: _____
Property Address (not warranted): 243 Huff Creek TRL

RESTRICTIONS AND/OR DECLARATIONS: ☒ None ☐
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
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
Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS: ☒ NONE ☐
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as 140/203 : ☐ None
1. _____
2. _____
3. _____
4. _____

SHOWN ON OTHER PLATS OF RECORD as follows: ☐ None

1. Plat recorded as _____ showing: _____
2. Plat recorded as _____ showing: _____

ACCESS:

☒ Public street(s) named: Huff Creek Trl
☐ Appurtenant easement created by Deed Book & Pg./Inst. No.: _____
☐ Road Maintenance Agreement in Deed Book & Pg./Inst. No.: _____

OTHER MATTERS: ☐ None ☒

SEARCH TYPE: ☒ Current Owner ☐ Two Owner
☒ Standard Residential ☐ Commercial
☐ Other: _____

BACK TITLE INFO RELIED UPON IS Policy/Case # _____ Items to be picked up
from this policy affecting the property listed on page 1 are as follows: _____

EFFECTIVE DATE: July 24, 2025 ☒ @ 8:00 A.M.

SEARCHER: Doree Saff

THIS REPORT CONSISTS OF 4 PAGES, excluding document copies, adverse sheets, etc



243 HUFF CREEK TRL

Parcel Information

Parcel ID: 81 A 40

GPIN: N/A

Record #: 597

Magisterial District: COURT HOUSE

Ownership Information

Owner: DE COLIGNY AMANDA

Owner2: N/A

Mailing Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521-3372

Property Address: 243 HUFF CREEK TRL
AMHERST, VA 24521

Assessed Value

Year: 2020

Assessment Total: \$337,400

Land Use Assessment: \$191,800

Assessment Land: \$197,300

Total Minerals: 00

Assessment Building: \$140,100

Assessment Improvements: N/A

Land Assessment Information

Acreage: 55.6

DB Ref: 699/228

Class: AGR/UNDDEV 20-99 ACR

WB Ref: N/A

Description 1: N W OF AMHERST 81 A 40

Instrument #: N/A

Plat Ref: N/A

Recorded Date: 08/18/1995

Sale Price: \$160,000

Parcels in Sale: 1

Land Breakdown

Type	Size	Adj %	Rate	Value
HOMESITE	1 AC	100%	\$27,500	\$27,500
PASTURE	12 AC	100%	\$3,500	\$42,000
WOODED	42.6 AC	100%	\$3,000	\$127,800

Owner Information

DE COLIGNY AMANDA
167 FAULCONERVILLE DR
AMHERST VA 24521

Bill Information

Record Type	Real Property
Tax Year	2025
Account Number	000000597

Property Information

Map Number	81 A 40
Description	N W OF AMHERST 81 A 40

Situs Address	243 HUFF CREEK TRL
Acres	55.6

Payment Information

Payment Status	Unpaid
Due Date	12/07/2025
Base Tax	\$584.99
Penalties	\$0.00
Interest	\$0.00
Payment Date	
Total Payments	\$0.00
Total Due	\$584.99

Value Information

Land Value	\$197,300.00
Use Value	\$51,700.00
Improvement Value	\$140,100.00

Year	TicketNum	Sequence	Amount
2025	0004721	0001	\$643.49
2025	0004721	0002	\$584.99
Total:			\$1,228.48

confirm payoff!

CLR250002098
LIST OF HEIRS
COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No. 250000131

Amherst County

Circuit Court

Estate of Julie Amanda de Coligny

DATE OF DEATH: 03/30/2024

NAME OF DECEDENT

DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
William de Coligny	Crossdaile Farm Pkwy #140 Durham, NC 27705	Brother	87
Calvert G. de Coligny	46-044 Puulena St. #822 Kaneohe, HI 96744	Nephew	50
Juliana de Coligny	3406 Morning Dove Rd Roanoke, VA 24018	Niece	52
D. David Davis, III	111 Hunterdale Drive Lynchburg, VA 24502	Nephew	57
Nathaniel Cobbs	11828 Mangrove Ln Cincinnati, OH 45246	Nephew	23

☐ This LIST OF HEIRS is filed in addition to the LIST OF HEIRS previously filed with this Court on _____ DATE

I/we am/are (please check one):

☐ Proponent(s) of the will (no qualification)

☐ Personal representative(s) of the decedent's estate

☒ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 1 day of July, 20 25

Juliana de Coligny

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

State/Commonwealth of Virginia City [] County of Roanoke to wit:

Subscribed and sworn to before me this 1 day of July, 20 25

by Juliana de Coligny

NAME(S)

BRITTANY NICOLE TYRRELL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #8118922
My Commission Expires Sept. 30, 2028

Brittany Nicole Tyrrell
CLERK ☐ DEPUTY CLERK ☒ NOTARY PUBLIC
My commission expires 09/30/2028
Registration No. 8118922

VIRGINIA: In the Clerk's Office of the Amherst Circuit Court this 14th day of July, 20 25, the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: Deborah Coffey Moringo

by Brandy Brooks, Deputy Clerk

Original Returned to
Caskie & Frost
on 9/5/95

2658

THIS DEED, made this 9th day of August, 1995, by and between CALVERT G. deCOLIGNY, JR. and NATIONSBANK OF VIRGINIA, N.A., EXECUTORS OF THE ESTATE OF JULIA SADLER deCOLIGNY, DECEASED, Grantors, parties of the first part; and J. AMANDA deCOLIGNY, Grantee, party of the second part;

W I T N E S S E T H :

THAT WHEREAS, Julia Sadler deColigny, Deceased, departed this life July 18, 1994 seized and possessed of the hereinafter-described real property; and,

WHEREAS, by the Last Will and Testament of the said Julia Sadler deColigny dated May 12, 1978, duly probated on August 2, 1994 and appearing of record in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Will Book 131, page 419, the said parties of the first part were named Executors; and,

WHEREAS, the said parties of the first part duly qualified as Executors U/W Julia Sadler deColigny on August 2, 1994, and gave bond according to law; and,

WHEREAS, pursuant to said Last Will and Testament of the said Julia Sadler deColigny, Deceased, the parties of the first part were granted the power of sale over the real estate of which the said Julia Sadler deColigny died seized and possessed.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

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That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, the receipt of all of which is hereby acknowledged, the parties of the first part hereby grant, bargain, sell and convey, with Special Warranty of Title, unto the party of the second part, the following described real estate in the County of Amherst, Virginia, to-wit:

All that certain tract or parcel of land, together with the buildings and improvements thereon, situated in Court House Magisterial District of Amherst County, Virginia, on the old road leading from Amherst Court House to Mt. Moriah Church, and about two and one-half miles northwest of Amherst Court House, and containing 55.6 acres, more or less, as shown by a plat of said land made by T. W. Saunders, S.A.C., November 1, 1948, and recorded in Deed Book 140, page 203, and described on said plat as beginning at a point center of said old road at the corner of the land of James E. Harrison, thence with said road N. 9 1/4° W. 398 feet; N. 16 1/4° W. 175 feet; N. 2 1/4° W. 153 feet; N. 9° W. 306 feet; thence leaving said road along old road bed, N. 38° W. 111 feet; N. 61° W. 82 feet; N. 72 1/2° W. 100 feet; N. 48 3/4° W. 100 feet; N. 24° W. 347 feet; N. 18° W. 100 feet; N. 32 1/4° W. 161 feet; N. 15 3/4° W. 106 feet; thence leaving old road bed N. 74 3/4° W. 132 feet; N. 80° W. 141 feet; S. 82° W. 212 feet, post at old road; thence crossing Huff Creek, S. 85 3/4° W. 390 feet to old Route 13, thence with said old Route 13, S. 6 3/4° E. 116 feet to Huff Creek; thence crossing Huff Creek S. 12° W. 80 feet; S. 25 1/2° W. 382 feet; S. 9 1/4° W. 438 feet; S. 9 1/4° E. 300 feet; S. 43 1/4° E. 151 feet; S. 20 1/2° W. 41 feet; S. 49° W. 46 feet; thence leaving old road S. 79 3/4° E. 971 feet post near garage; S. 5 1/4° W. 161 feet post; S. 82 3/4° E. 822 feet, to the point of beginning. The land herein conveyed adjoins the lands now or formerly owned by A. L. and J. S. Turner, James E. Harrison Estate, the W. E. Robinson Estate and possibly others, and is situated between the Old Mt. Moriah Road and the road known as Old Route 13.

The property hereby conveyed is the same property conveyed to Julia Sadler deColigny by Deed dated December 20, 1960, from John F. Sweet, and others, said Deed

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recorded in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 210, page 107.

This conveyance and the warranties and covenants herein contained are made subject to all easements, restrictions, reservations and conditions, if any, which have been granted by duly recorded instruments and which are now binding upon the subject property.

WITNESS the following signatures and seals all as of the day and year first above written.


CALVERT G. deCOLIGNY, JR., (SEAL)
EXECUTOR OF THE ESTATE OF
JULIA SADLER deCOLIGNY, DECEASED

NATIONSBANK OF VIRGINIA, N.A.,
EXECUTOR OF THE ESTATE OF
JULIA SADLER deCOLIGNY, DECEASED

By 
Assistant Vice President

STATE OF VIRGINIA,
CITY/COUNTY OF Salem, to-wit:

The foregoing instrument was acknowledged before me this
9 day of Aug, 1995, by CALVERT G. deCOLIGNY, JR.,
EXECUTOR OF THE ESTATE OF JULIA SADLER deCOLIGNY, DECEASED.

My Commission Expires: 9-30-98


Notary Public



2658

STATE OF VIRGINIA,

CITY/COUNTY OF Danville, to-wit:

The foregoing instrument was acknowledged before me this 15th day of August, 1995 by David L. Yarter, in his/her capacity as Assistant Vice President of NATIONSBANK OF VIRGINIA, N.A., EXECUTOR OF THE ESTATE OF JULIA SADLER deCOLIGNY, DECEASED.

Judy D. McCune
Notary Public

My Commission Expires: July 31, 1998

State Tax 039	\$ <u>244.00</u>
County Tax 213	\$ <u>20.00</u>
Transfer Fee	\$ <u>1.00</u>
VSLF 145	\$ <u>1.00</u>
Clerk's Fee	\$ <u>12.00</u>
Plats	\$ <u> </u>
State Tax 038	\$ <u>20.00</u>
County Tax 220	\$ <u>20.00</u>
Total	\$ <u>494.00</u>

VIRGINIA: In the Clerk's Office of the Circuit Court of Amherst County Aug. 18 1995. This writing was admitted to record at 2:24 o'clock P.M. and the tax imposed by Sec. 68.1-802 of the Code in the amount of \$ 100.00 has been paid.

TESTE: ROY C. MAYO, III Clerk
By Patricia M. Dinnitt Deputy Clerk

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THIS DEED, made this 20th day of December, 1960, by and between JOHN F. SWEET and JEANNETTE J. SWEET, his wife, ALISON S. ENDERLIN and DONALD C. ENDERLIN, her husband, parties of the first part; and JULIA SADLER de COLIGNY, party of the second part.

orig. mailed.
Blanket
covered top
all back
last page
blanket, 1961
Jan. 17, 1961

W I T N E S S E T H:

That for and in consideration of the sum of Twelve Thousand Dollars (\$12,000.00), of which sum \$7,191.16 has been paid in cash by the party of the second part to the parties of the first part, the receipt whereof is hereby acknowledged, and the balance of \$4,808.84 is assumed as a part of the purchase price by the said party of the second part, being the balance due, principal and interest, as of December 30, 1960 under that certain deed of trust from John F. Sweet and Harriet H. Sweet to William M. McClenny and Calvin G. Elder, Trustees, bearing date June 15, 1959 and of record in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 197, page 467, which debt the party of the second part by signing this deed assumes and agrees to pay to the beneficiary under said deed of trust conveying the real estate herein conveyed to secure the payment of \$5,000.00; the said parties of the first part have bargained and sold and hereby grant and convey with General Warranty of Title unto the said Julia Sadler de Coligny the hereinafter mentioned and described real estate, together with its privileges and appurtenances, to-wit:

All that certain tract or parcel of land, together with the buildings and improvements thereon, situated in Court House Magisterial District of Amherst County, Virginia, on the old road leading from Amherst Court House to Mt. Moriah Church, and about two and one-half miles northwest of Amherst Court House, and containing 55.6 acres, more or less, as shown by a plat of said land made by T. W. Saunders, S. A. C., November 1, 1948, and

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recorded in Deed Book 140, page 203, and described on said plat as beginning at a point center of said old road at the corner of the land of James E. Harrison; thence with said road N. 94° W. 398 feet; N. 161° W. 173 feet; N. 24° W. 153 feet; N. 9° W. 306 feet; thence leaving said road along old road bed, N. 38° W. 111 feet; N. 61° W. 82 feet; N. 72° W. 100 feet; N. 48-3/4° W. 100 feet; N. 24° W. 347 feet; N. 18° W. 100 feet; N. 32° W. 161 feet; N. 15-3/4° W. 106 feet; thence leaving old road bed N. 74-3/4° W. 132 feet; N. 80° W. 141 feet; S. 32° W. 212 feet, post at old road; thence crossing Huff Creek, S. 85-3/4° W. 390 feet to old Route 13, thence with said old Route 13, S. 6-3/4° E. 116 feet to Huff Creek; thence crossing Huff Creek S. 12° W. 80 feet; S. 25 1/2° W. 382 feet; S. 91° W. 438 feet; S. 94° E. 300 feet; S. 43 1/2° E. 151 feet; S. 20 1/2° W. 41 feet; S. 49° W. 46 feet; thence leaving old road E. 70-3/4° E. 971 feet post near garage; S. 51° W. 161 feet post; S. 82-3/4° E. 422 feet, to the point of beginning. The land herein conveyed adjoins the lands of A. L. and J. S. Turner, James E. Harrison Estate, the W. E. Robinson Estate and possibly others, and is situated between the Old Mt. Moriah Road and the road known as Old Route 13, and being the same real estate conveyed to John W. Sweet and Harriet H. Sweet, husband and wife, by Charles Danforth Field and Josephine Lawless Field, husband and wife, by deed bearing date July 7, 1931, and of record in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 153, page 106, to which deed and the plat therein mentioned of record in Deed Book 140, page 203 reference is here made. The said John W. Sweet and Harriet H. Sweet departed this life intestate on December 17, 1958, leaving the said John F. Sweet and Alison S. Enderlin, their children and sole heirs at law.

The said parties of the first part covenant that they are seized in fee simple of said land; that they have the right

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to convey the same to the grantee; that they have done no act to encumber said land; that the grantee shall have quiet and peaceable possession of said land; free from all encumbrances; and that they will execute such other and further assurances of the title to said land as may be requisite.

WITNESS the following signatures and seals:



John F. Sweet (SEAL)

Jeannette J. Sweet (SEAL)

Donald C. Enderlin (SEAL)

Alison S. Enderlin (SEAL)

Frank Lashley de Wigny (SEAL)

STATE OF MINNESOTA,
County of St. Louis, TO-WIT:

I, John F. Sweet, a Notary Public in and for the County aforesaid in the State of Minnesota, do hereby certify that John F. Sweet and Jeannette J. Sweet, his wife, whose names are signed to the foregoing deed bearing date December 20, 1960, have acknowledged the same before me in my presence aforesaid.

Given under my hand this 12th day of January, 1961

My commission expires the 20th day of December, 1960.

N.P. attach seal

STATE OF ILLINOIS,

COUNTY OF COOK, TO-WIT:

I, Erlina Nils Peterson, a Notary Public in and for the County aforesaid in the State of Illinois, do hereby certify that Alison S. Enderlin and Donald C. Enderlin, her husband, whose names are signed to the foregoing deed bearing date December 20, 1960, have acknowledged the same before me in my presence

2101109

aforessaid.

65-4

Given under my hand this 14th day of January, 1961
My commission expires the 6th day of May, 1963

H.P. attach seal

Ernest M. Deane
Notary Public
NOTARY OF COMMONWEALTH OF VIRGINIA
My Commission Expires May 6, 1963

VIRGINIA: In the Clerk's Office of the Circuit Court
of Amherst County, JAN 19 1961, 1961
This deed was this day received in said office, and,
upon the certificate of acknowledgment thereto
annexed, admitted to record at 9:00 o'clock A.M.
Teste Wm. C. Lawrence Clerk
Tax \$ 10.00, Transfer Fee \$ 1.00

210110

228-1
This DEED of TRUST made and entered into this 15th day of June 1959, by and between John W. Sweet and Harriet H. Sweet, husband and wife, in their own right and as consort of each other, parties of the first part and Wm. M. McClenny and Calvin C. Elder, Trustees either one or both of whom may act, parties of the second part and the Holder of the hereinafter described obligation, party of the third part.

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

That for and in consideration of One (\$1.00) Dollar and the trust hereinafter set forth, the parties of the first part hereby GRANT, BARGAIN, SELL and CONVEY with General Warranty of Title unto the parties of the second part as Trustees the following described real estate together with all of its easements, privileges, improvements and appurtenances thereto belonging or in anywise appertaining to-wit:

That certain tract or land situated in Court House Magisterial District of Amherst County, Virginia on the Old Road leading from Amherst Court House to Mt. Moriah Church about 2½ miles northwest of Amherst Court House containing 55.6 acres, more or less, adjoining the lands of A. L. and J. S. Turner, James E. Harrison Estate, W. E. Robinson Estate and possibly others and situated between the Old Mt. Moriah Road and the road known as Old Route 13 and being the same land conveyed the parties of the first part by C. D. Field and wife, by deed dated July 7, 1951, and of record in Amherst County Clerks Office in Deed Book 153 page 106 to which reference is here made for further and more particular description of said land.

BUT UPON THIS TRUST, to secure the party of the third part the sum of Five Thousand (\$5,000.00) Dollars evidenced by one negotiable note for said sum bearing even date herewith drawn by the parties of the first part and payable to Bearer at the Bank of Amherst Amherst, Virginia in 240 monthly installments of \$35.83, which includes interest at six (6%) per cent per annum on the deferred balance. Said payments commence on the 15th day of July,

THE DEED SECURED BY THIS DEED HAS BEEN PAID AND SATISFIED IN FULL, AND THIS DEED IS HEREBY RELEASED, THIS

6th day of April, 1961.

J. M. Trust
Asst. V. P.
Amherst Co.
National Bk.
+ South Co

Witness:
M. B. Bank

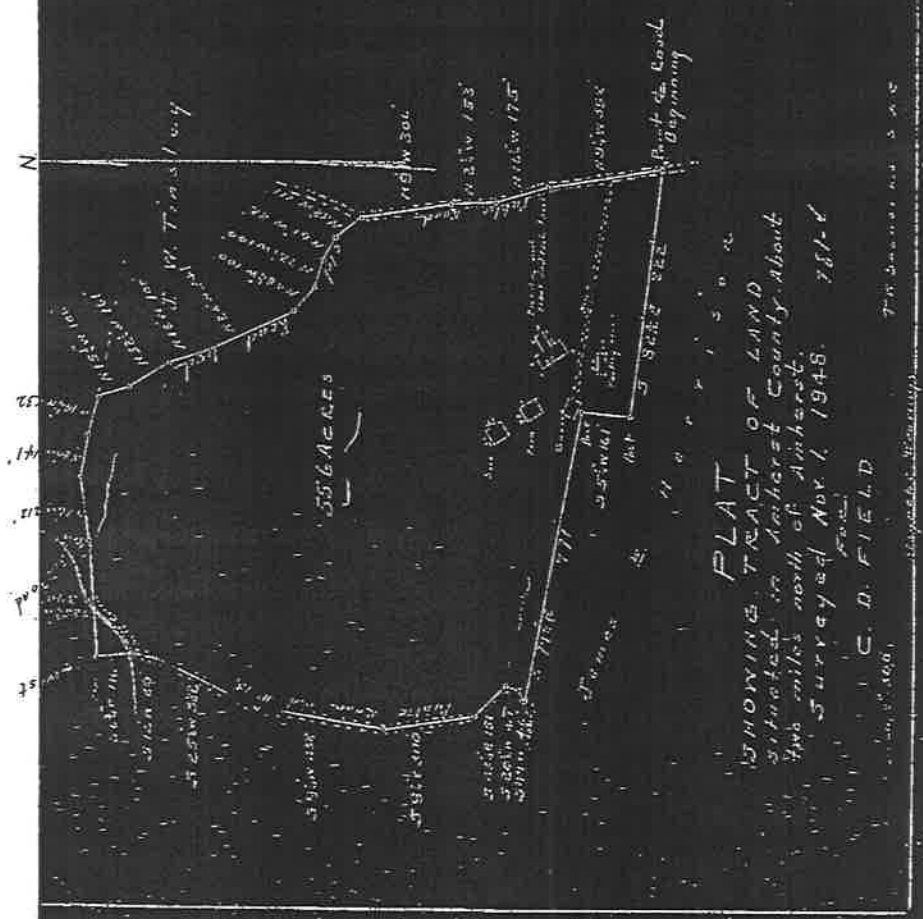
Clerk

THE DEED SECURED BY THIS DEED DULY CANCELED, H.A. BEEN PRODUCED BEFORE ME IN MY OFFICE THIS

6th day of April, 1961.

M. B. Bank
Clerk

1971487



140/203

24B Huff Creek TEL

435/3141 ✓ tel 699/225
524/8 ✓

210/107 12-20-60
John E Sweet and Jeanette J Sweet, et al
to Julia Sadler deColigny
GW 55.6 ac assumed 197/487 tel
rec 1-19-61

>>> SELECTED SEARCH CRITERIA <<<

Jurisdiction: 009 Amherst Circuit Court 07/25/2025 01:00

	From Date	To Date
Available: Deeds and Land Records	09/01/1987	07/24/2025
Marriage Licenses	07/06/2018	06/24/2025
Wills and Fiduciaries	01/03/2019	07/24/2025
Judgments	01/04/2007	07/24/2025
Financing Statements	07/18/2018	07/24/2025
General Miscellaneous	05/02/1981	07/24/2025

Detail Browse

Search:

DECOLIGNEY, J AMANDA (1)
 DECOLIGNEY, JULIA S (1)
 DECOLIGNY, AMANDA (3)
 DECOLIGNY, J AMANDA (25)
 DECOLIGNY, JULIA S (2)
 DECOLIGNY, JULIA S; BY EXORS (1)
 DECOLIGNY, JULIANNA (1)
 DECOLIGNY, JULIE A (1)
 DECOLIGNY, JULIE AMANDA (3)
 DECOLIGNY, L AMANDA (1)

Heir	Record:07/15/2025 ON WF Instr: 25000131 Book:	Page:
File:	1 Change: 0 Image(s): 2 PIN or MAP	
ITYPE:	LH Remark: LIST OF HEIRS	
	Rev Party DE COLIGNY, JULIE AMANDA	
Defendant	Record:09/04/2019 ON GM Instr: L15009517 Book:39	Page:1
File:	1 Change: 0 Image(s): 2 PIN or MAP CL15009517-00#PO:8	
ITYPE:	FO Remark: DISMISSED W/ PREJUDICE	
	Rev Party F.O.G. BUILDERS, LLC	
Defendant	Record:08/29/2017 ON JD Instr: 170001212 Book:	Page:
File:	1 Change: 0 Image(s): 1 PIN or MAP	
ITYPE:	JD Remark:	
	Rev Party COMMONWEALTH OF VIRGINIA	
Grantee	Record:10/23/2015 ON LR Instr: 150003051 Book:1285	Page:418
File:	1 Change: 0 Image(s): 1 PIN or MAP	
ITYPE:	CS Remark:	
	Rev Party ORDESS, CAROL F	
Grantor	Record:07/09/2015 ON LR Instr: 150001829 Book:1278	Page:567
File:	1 Change: 0 Image(s): 2 PIN or MAP	
ITYPE:	LM Remark: TAX MAP N0 124 A 12	
	Rev Party DECOLIGNY, AMANDA	
Grantee	Record:07/09/2015 ON LR Instr: 150001829 Book:1278	Page:567
File:	1 Change: 0 Image(s): 2 PIN or MAP	
ITYPE:	LM Remark: TAX MAP N0 124 A 12	
	Rev Party DECOLIGNY, AMANDA	
Grantor	Record:05/10/2006 ON LR Instr: 060002217 Book:1043	Page:201
File:	1 Change: 0 Image(s): 7 PIN or MAP	
ITYPE:	DOT Remark: 55.6 AC	
	Rev Party MROZ, FRANCIS E	
Grantee	Record:05/04/2006 ON LR Instr: 060002121 Book:1042	Page:612
File:	1 Change: 0 Image(s): 2 PIN or MAP	
ITYPE:	CS Remark:	
	Rev Party CHAPMAN, ROBERT R; III	
Grantor	Record:05/02/2005 ON LR Instr: 050001933 Book:1004	Page:728
File:	1 Change: 0 Image(s): 13 PIN or MAP	
ITYPE:	DOT Remark: [DT] 55.6 AC	
	Rev Party CHAPMAN, ROBERT R; III	
Grantee	Record:04/08/2004 ON LR Instr: 040001850 Book:964	Page:830
File:	1 Change: 0 Image(s): 1 PIN or MAP	
ITYPE:	CS Remark: [CS] DB 787 PG 748	
	Rev Party GARCIA, EDMUND E; III	

Grantee	Record:03/19/2002 ON LR Instr: 020001669 Book:869	Page:434
File:	1 Change: 0 Image(s): 1 PIN or MAP	
IType:	CS Remark: [CS] DB 699 PG 232	
	Rev Party DAVIDSON, JAMES L; JR	
Grantee	Record:01/07/2002 ON LR Instr: 020000137 Book:861	Page:745
File:	1 Change: 0 Image(s): 1 PIN or MAP	
IType:	CS Remark: [CS] DB 781 PG 341	
	Rev Party GARCIA, EDMUND E; III	
Grantor	Record:12/11/2001 ON LR Instr: 010005962 Book:858	Page:210
File:	1 Change: 0 Image(s): 4 PIN or MAP	
IType:	SAG Remark: [SUB AGREE] DB 787 PG 748	
	Rev Party BRANCH BANKING AND TRUST COMPANY OF VIRGINIA - FKA	
Grantee	Record:12/11/2001 ON LR Instr: 010005962 Book:858	Page:210
File:	1 Change: 0 Image(s): 4 PIN or MAP	
IType:	SAG Remark: [SUB AGREE] DB 787 PG 748	
	Rev Party BRANCH BANKING AND TRUST COMPANY OF VIRGINIA - FKA	
Grantor	Record:12/11/2001 ON LR Instr: 010005961 Book:858	Page:194
File:	1 Change: 0 Image(s): 16 PIN or MAP	
IType:	DOT Remark: [DT] 55.6 AC	
	Rev Party ORDESS, CAROL F	
Grantee	Record:10/31/2001 ON LR Instr: 010005161 Book:853	Page:677
File:	1 Change: 0 Image(s): 2 PIN or MAP	
IType:	CS Remark: [CS] DB 512 PG 186	
	Rev Party SULLIVAN, GENE R	
Grantee	Record:10/31/2001 ON LR Instr: 010005161 Book:853	Page:677
File:	1 Change: 0 Image(s): 2 PIN or MAP	
IType:	CS Remark: [CS] DB 512 PG 186	
	Rev Party SULLIVAN, GENE R	
Grantor	Record:10/19/2001 ON LR Instr: 010004931 Book:852	Page:481
File:	1 Change: 0 Image(s): 11 PIN or MAP	
IType:	RI Remark: [REREC DT] 0.560 AC	
	Rev Party CHAPMAN, ROBERT R; III	
Grantee	Record:07/28/1999 ON LR Instr: 990004073 Book:790	Page:195
File:	1 Change: 0 Image(s): 1 PIN or MAP	
IType:	CS Remark: [CS] DB 707 PG 20	
	Rev Party KNAKAL, JOSEPH C; JR	
Grantor	Record:06/25/1999 ON LR Instr: 990003505 Book:787	Page:748
File:	1 Change: 0 Image(s): 7 PIN or MAP	
IType:	DOT Remark: [DT] 55.6 AC	
	Rev Party GARCIA, EDMUND E; III	
Grantee	Record:05/27/1999 ON LR Instr: 990002908 Book:785	Page:386
File:	1 Change: 0 Image(s): 1 PIN or MAP	
IType:	CS Remark: [CS] DB 649 PG 782	
	Rev Party DAVIDSON, JAMES L; JR	
Grantor	Record:04/15/1999 ON LR Instr: 990002026 Book:781	Page:341
File:	1 Change: 0 Image(s): 7 PIN or MAP	
IType:	DOT Remark: [DT] 55.6 AC	
	Rev Party GARCIA, EDMUND E; III	
Grantor	Record:01/16/1996 ON LR Instr: 960000117 Book:707	Page:20
File:	1 Change: 0 Image(s): 5 PIN or MAP	
IType:	DOT Remark: [DT] 55.6 AC	
	Rev Party KNAKAL, JOSEPH C; JR	
Grantee	Record:08/28/1995 ON LR Instr: 950002777 Book:699	Page:617
File:	1 Change: 0 Image(s): 1 PIN or MAP	
IType:	CS Remark: [CS] DB 649 PG 367	
	Rev Party DAVIDSON, JAMES L; JR	
Grantor	Record:08/18/1995 ON LR Instr: 950002659 Book:699	Page:232
File:	1 Change: 0 Image(s): 7 PIN or MAP	
IType:	DOT Remark: [DT] 55.6 AC	
	Rev Party DAVIDSON, JAMES L; JR	
Grantee	Record:08/18/1995 ON LR Instr: 950002658 Book:699	Page:228
File:	1 Change: 0 Image(s): 4 PIN or MAP	
IType:	DBS Remark: [D] 55.6 AC	
	Rev Party DECOLIGNY, CALVERT G; JR EXOR	
Grantor	Record:08/18/1995 ON LR Instr: 950002658 Book:699	Page:228

File: 1 Change: 0 Image(s): 4 PIN or MAP
IType: DBS Remark: [D] 55.6 AC
Rev Party DECOLIGNY, J AMANDA

Grantee Record:08/18/1995 ON LR Instr: 950002657 Book:699 Page:225
File: 1 Change: 0 Image(s): 3 PIN or MAP
IType: DR Remark: [D REL] DB 435 PG 314
Rev Party DIBENEDETTO, DAWN V ✓

Grantor Record:08/18/1995 ON LR Instr: 950002656 Book:699 Page:223
File: 1 Change: 0 Image(s): 2 PIN or MAP
IType: ST Remark: [SUB TR] DB 435 PG 314
Rev Party DIBENEDETTO, DAWN ✓

Grantor Record:07/21/1995 ON LR Instr: 950002283 Book:697 Page:804
File: 1 Change: 0 Image(s): 2 PIN or MAP
IType: DBS Remark: [D] 0.46 AC
Rev Party CARTER, AL T

Grantor Record:12/21/1992 ON LR Instr: 920004457 Book:650 Page:126
File: 1 Change: 0 Image(s): 2 PIN or MAP
IType: SAG Remark: [SUB AGR] DB 452 PG 24
Rev Party FIRST FEDERAL SAVINGS BANK

Grantor Record:12/16/1992 ON LR Instr: 920004396 Book:649 Page:782
File: 1 Change: 0 Image(s): 9 PIN or MAP
IType: DOT Remark: [DT] 2.20 AC
Rev Party DAVIDSON, JAMES L; JR ✓

Grantee Record:12/11/1992 ON LR Instr: 920004336 Book:649 Page:559
File: 1 Change: 0 Image(s): 1 PIN or MAP
IType: CS Remark: [CS] DB 646 PG 496
Rev Party FARRAR, KENNETH W ✓

Grantee Record:12/11/1992 ON LR Instr: 920004335 Book:649 Page:558
File: 1 Change: 0 Image(s): 1 PIN or MAP
IType: CS Remark: [CS] DB 582 PG 394
Rev Party CAMDEN, WILLIAM J ✓

Grantor Record:12/09/1992 ON LR Instr: 920004287 Book:649 Page:376
File: 1 Change: 0 Image(s): 5 PIN or MAP
IType: ASGMT Remark: [ASSIGN] ASSIGNMENT
Rev Party FIRST FEDERAL SAVINGS BANK ✓

Grantor Record:12/09/1992 ON LR Instr: 920004286 Book:649 Page:367
File: 1 Change: 0 Image(s): 9 PIN or MAP
IType: DOT Remark: [DT] 0.46 AC
Rev Party DAVIDSON, JAMES L; JR ✓

Grantor Record:10/14/1992 ON LR Instr: 920003543 Book:646 Page:496
File: 1 Change: 0 Image(s): 5 PIN or MAP
IType: DOT Remark: [DT] 0.46 AC
Rev Party FARRAR, KENNETH W ✓

Grantor Record:10/28/1987 ON LR Instr: 870002940 Book:582 Page:394
File: 1 Change: 0 Image(s): 7 PIN or MAP
IType: DOT Remark: [DT] 0.46 AC
Rev Party CAMDEN, WILLIAM J ✓

Grantee Record:10/28/1987 ON LR Instr: 870002939 Book:582 Page:392
File: 1 Change: 0 Image(s): 2 PIN or MAP
IType: DBS Remark: [D] 0.46 AC
Rev Party MATHEWS, RICHARD L ✓

*** End Of Print Screen ***

>>> SELECTED SEARCH CRITERIA <<<

Jurisdiction: 009 Amherst Circuit Court 07/25/2025 12:57

	From Date	To Date
Available: Deeds and Land Records	09/01/1987	07/24/2025
Marriage Licenses	07/06/2018	06/24/2025
Wills and Fiduciaries	01/03/2019	07/24/2025
Judgments	01/04/2007	07/24/2025
Financing Statements	07/18/2018	07/24/2025
General Miscellaneous	05/02/1981	07/24/2025

Detail Browse

Search:
 DE COLIGNY, AMANDA (4)
 DE COLIGNY, AMANDA; PRESIDENT (1)
 DE COLIGNY, J AMANDA (2)
 DE COLIGNY, JULIANA (1)
 DE COLIGNY, JULIE AMANDA (2)
 DE COLIGNY, JULIE AMANDA; ESTATE (1)

Grantee	Record:07/15/2025 ON LR Instr: 250002098 Book: Page:
File: 1 Change: 0 Image(s): 1 PIN or MAP	
IType: LH Remark: LIST OF HEIRS	
Rev Party DE COLIGNY, JULIE AMANDA; ESTATE	
Grantor	Record:07/15/2025 ON LR Instr: 250002098 Book: Page:
File: 1 Change: 0 Image(s): 1 PIN or MAP	
IType: LH Remark: LIST OF HEIRS	
Rev Party COBBS, NATHANIEL	
Decedent	Record:07/15/2025 ON WF Instr: 250000131 Book: Page:
File: 1 Change: 0 Image(s): 2 PIN or MAP	
IType: LH Remark: LIST OF HEIRS	
Rev Party COBBS, NATHANIEL	
Grantee	Record:06/27/2025 ON LR Instr: 250001927 Book: Page:
File: 1 Change: 0 Image(s): 2 PIN or MAP 81 A 40	
IType: CS Remark: ORIGINAL BOOK 1043 PAGE 201	
Rev Party MROZ, FRANCIS E	
Defendant	Record:05/20/2025 ON JD Instr: 250000582 Book: Page:
File: 1 Change: 0 Image(s): 2 PIN or MAP	
IType: RELEASE Remark: ORIGINAL INSTRUMENT# 250000080	
Rev Party AMHERST TOWN OF	
Grantor	Record:04/07/2025 ON LR Instr: 250000959 Book: Page:
File: 1 Change: 0 Image(s): 2 PIN or MAP 81 A 40	
IType: ST Remark: DEED BOOK# 1043 PAGE# 201	
Rev Party AUCTION COM VA LLC	
Grantee	Record:01/08/2025 ON LR Instr: 250000080 Book: Page:
File: 1 Change: 0 Image(s): 2 PIN or MAP 81 A 40	
IType: MEML Remark: NOTICE OF LIEN AGAINST REAL ESTATE	
Rev Party AMHERST TOWN OF	
Grantor	Record:01/08/2025 ON LR Instr: 250000080 Book: Page:
File: 1 Change: 0 Image(s): 2 PIN or MAP 81 A 40	
IType: MEML Remark: NOTICE OF LIEN AGAINST REAL ESTATE	
Rev Party AMHERST TOWN OF	
Grantor	Record:05/31/2019 ON LR Instr: 190001478 Book: Page:
File: 1 Change: 0 Image(s): 3 PIN or MAP 124 A 12	
IType: DTCL Remark: LOT 1A, FAULCONERS STORE	
Rev Party JESTER, ROYSTON; IV	
Defendant	Record:10/30/2017 ON JD Instr: 170001516 Book: Page:
File: 1 Change: 0 Image(s): 1 PIN or MAP	
IType: RELEASE Remark: ORIGINAL INSTRUMENT # 170001212	
Rev Party COMMONWEALTH OF VIRGINIA	
Grantee	Record:01/20/2017 ON LR Instr: 170000235 Book:1311 Page:893
File: 1 Change: 0 Image(s): 7 PIN or MAP	
IType: ORDER Remark: ORDER	
Rev Party FOG	

>>> SELECTED SEARCH CRITERIA <<<

Jurisdiction: 009 Amherst Circuit Court 07/25/2025 01:07

	From Date	To Date
Available: Deeds and Land Records	09/01/1987	07/24/2025
Marriage Licenses	07/06/2018	06/24/2025
Wills and Fiduciaries	01/03/2019	07/24/2025
Judgments	01/04/2007	07/24/2025
Financing Statements	07/18/2018	07/24/2025
General Miscellaneous	05/02/1981	07/24/2025

Detail Browse

Search:
S'AMANDA'S INC (2)
S'AMANDA'S INC. (1)
S'AMANDA'S INCORPORATED (2)
S'AMANDAS INCORPORATED (1)

Grantee	Record:09/09/2019 ON LR Instr: 190002540 Book: Page: File: 1 Change: 0 Image(s): 2 PIN or MAP 124 A 12 IType: CS Remark: ORIGINAL INSTRUMENT # 190001478, LOT 1A, Rev Party JESTER, ROYSTON; IV
Defendant	Record:09/04/2019 ON GM Instr: L15009517 Book:39 Page:1 File: 1 Change: 0 Image(s): 2 PIN or MAP CL15009517-00#P0:8 IType: FO Remark: DISMISSED W/ PREJUDICE Rev Party F.O.G. BUILDERS, LLC
Grantee	Record:05/04/2006 ON LR Instr: 060002120 Book:1042 Page:610 File: 1 Change: 0-Orig Image(s): 2 PIN or MAP IType: CS Remark: DB 852 PG 481 Rev Party CHAPMAN, ROBERT R; III
Grantee	Record:10/31/2001 ON LR Instr: 010005161 Book:853 Page:677 File: 1 Change: 0 Image(s): 2 PIN or MAP IType: CS Remark: [CS] DB 512 PG 186 Rev Party SULLIVAN, GENE R
Grantor	Record:10/19/2001 ON LR Instr: 010004931 Book:852 Page:481 File: 1 Change: 0 Image(s): 11 PIN or MAP IType: RI Remark: [REREC DT] 0.560 AC Rev Party CHAPMAN, ROBERT R; III
Grantee	Record:05/02/2001 ON LR Instr: 010001848 Book:835 Page:537 File: 1 Change: 0 Image(s): 4 PIN or MAP IType: DR Remark: [D/REL] DB 435 PG 310 Rev Party MCCAGHEY, DENIS; SUB TR

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>>> SELECTED SEARCH CRITERIA <<<

Jurisdiction: 009 Amherst Circuit Court 07/25/2025 01:07

	From Date	To Date
Available: Deeds and Land Records	09/01/1987	07/24/2025
Marriage Licenses	07/06/2018	06/24/2025
Wills and Fiduciaries	01/03/2019	07/24/2025
Judgments	01/04/2007	07/24/2025
Financing Statements	07/18/2018	07/24/2025
General Miscellaneous	05/02/1981	07/24/2025

Detail Browse

Search:
 SAMANDA'S INC (1)
 SAMANDAS INC (3)
 SAMANDAS INCORPORATED (1)

Grantor Record:05/31/2019 ON LR Instr: 190001478 Book: Page:
 File: 1 Change: 0 Image(s): 3 PIN or MAP 124 A 12
 IType: DTCL Remark: LOT 1A, FAULCONERS STORE
 Rev Party JESTER, ROYSTON; IV

Grantor Record:04/29/2015 ON LR Instr: 150001058 Book:1274 Page:245
 File: 1 Change: 0 Image(s): 2 PIN or MAP
 IType: LM Remark: TAX MAP N0 124 A 12
 Rev Party GAINES, DAVID P; SR

Grantee Record:04/29/2015 ON LR Instr: 150001058 Book:1274 Page:245
 File: 1 Change: 0 Image(s): 2 PIN or MAP
 IType: LM Remark: TAX MAP N0 124 A 12
 Rev Party GAINES, DAVID P; SR

Grantee Record:05/04/2006 ON LR Instr: 060002120 Book:1042 Page:610
 File: 1 Change: 1-Chg Image(s): 2 PIN or MAP
 IType: CS Remark: DB 852 PG 481
 Rev Party CHAPMAN, ROBERT R; III

Grantor Record:05/15/2001 ON LR Instr: 010002043 Book:836 Page:706
 File: 1 Change: 0 Image(s): 11 PIN or MAP
 IType: DOT Remark: [DT] LOT 1A
 Rev Party CHAPMAN, ROBERT R; III

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2 of 3

FIDELITY NATIONAL TITLE GROUP, INC.
Chicago Title, Commonwealth Land Title, and Fidelity National Title
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.

CASE NO: 12548634 CUSTOMER _____

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

S/ Amanda's Incorporated

☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ llc

☒ UNDER THE FOLLOWING DEED:

Grantor(s): Robert B Zider & Cheryl Faulkner Zider
Dated: 9-14-79 Recorded: 10-9-79 Deed Book & Pg./Inst. No: 435/307

☐ Current owner is surviving tenant of survivorship tenancy created in the above deed.

Deceased tenant died _____ pursuant to information at /in _____.

☐ 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 Amherst, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

0.560 ac Lot 1A

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

☒ Use description in Deed recorded in/as 435/307

Appurtenant easements examined: ☐ NO ☐ YES See add'l info in Other Matters.

DEEDS OF TRUST:

☒ None Please confirm!!

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 (not including purchaser(s) which are found on next page):

☒ None

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

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): 20415
Woltz + Associates LIENS FOUND: None

UCC/FINANCING STATEMENTS: ☒ None
Filed _____ as Financing Statement No. _____
Debtor: _____
Secured Party: _____
☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: INFORMATION & PRINTOUT NOT WARRANTED. CONTACT TREASURER TO CONFIRM.

Assessed Owner: S' Amandas Inc
Assessed Description: 0.56 ac
Tax Map/ID# 124 A 12 Bill # _____
Land \$ 25600 Improvements \$ 142400 Total \$ 168000
Annual Amt \$ 1024.80 Taxes Payable on: 6-5 + 12-5
Taxes Paid Thru: 12-31-23 Delinquent Taxes: 2292.56
Taxes a Lien, Not Yet Due: 12-5-25
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: _____
Property Address (not warranted): 1167 Falconerville Dr

RESTRICTIONS AND/OR DECLARATIONS: ☒ None

Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
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
Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS: ☐ NONE

From: de Coligny
To: Mawyer Location: _____
Dated: 4-18-85 Recorded: _____ Deed Book & Pg./Inst. No: 522/106
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as 435 (309) : ☐ None
1. _____
2. _____
3. _____
4. _____

SHOWN ON OTHER PLATS OF RECORD as follows: ☐ None

1. Plat recorded as _____ showing: _____
2. Plat recorded as _____ showing: _____

ACCESS:

- ☐ Public street(s) named: _____
☐ Appurtenant easement created by Deed Book & Pg./Inst. No.: _____
☐ Road Maintenance Agreement in Deed Book & Pg./Inst. No.: _____

OTHER MATTERS: ☒ None

Memo for Mechanic's Lien @ 1274/245 + 1278/567
See also Order for Dismissal @ COB 39/1

SEARCH TYPE: ☐ Current Owner ☐ Two Owner
☐ Standard Residential ☒ Commercial
☐ Other: _____

BACK TITLE INFO RELIED UPON IS Policy/Case # _____ Items to be picked up
from this policy affecting the property listed on page 1 are as follows: _____

EFFECTIVE DATE: July 24, 2025 @ 8:00 A.M.

SEARCHER: Gene Dwyer

THIS REPORT CONSISTS OF 4 PAGES, excluding document copies, adverse sheets, etc

485/310 / rel
512/1186 / rel
512/210 ✓





167 FAULCONERVILLE DR

Parcel Information

Parcel ID: 124 A 12

GPIN: N/A

Record #: 9362

Magisterial District: ELON

Ownership Information

Owner: S'AMANDAS INC

Owner2: N/A

Mailing Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521-3372

Property Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521

Assessed Value

Year: 2020

Assessment Total: \$168,000

Land Use Assessment: \$168,000

Assessment Land: \$25,600

Total Minerals: 00

Assessment Building: \$138,900

Assessment Improvements: \$3,500

Land Assessment Information

Acreage: 0.56

DB Ref: 435/307

Class: COMMERCIAL/INDUSTRIAL

WB Ref: N/A

Description 1: LOT 1A FAULCONERS STORE 124 A 12

Instrument #: N/A

Plat Ref: 435/309

Recorded Date: 10/09/1979

Sale Price: N/A

Parcels in Sale: 0

Land Breakdown

Type	Size	Adj %	Rate	Value
N/A	24,394 SF	70%	\$2	\$25,600

Site

Right of Way: Public

Water: Public

Terrain: On Grade

Sewer: Septic

Characteristic: Rolling/Slopes

Gas: No

Easement: Paved

Electric: Yes

Owner Information

S'AMANDAS INC
167 FAULCONERVILLE DR
AMHERST VA 24521

Bill Information

Record Type	Real Property
Tax Year	2025
Account Number	000009362

Property Information

Map Number	124 A 12
Description	LOT 1A FAULCONERS STORE 124 A 12
Situs Address	167 FAULCONERVILLE DR
Acres	0.56

Payment Information

Payment Status	Unpaid
Due Date	12/07/2025
Base Tax	\$512.40
Penalties	\$0.00
Interest	\$0.00
Payment Date	
Total Payments	\$0.00
Total Due	\$512.40

Value Information

Land Value	\$25,600.00
Use Value	\$0.00
Improvement Value	\$142,400.00

Year	TicketNum	Sequence	Amount
2024	0014735	0001	\$620.00
2024	0014735	0002	\$596.52
2025	0014761	0001	\$563.64
2025	0014761	0002	\$512.40
Total:			\$2,292.56

confirm pay!!

Original mailed to:
Richard Spies, Atty.
715 Court Street
P. O. Box #739
Lynchburg, Virginia 24505
October 18th, 1979

2556

THIS DEED made this 14th day of September, 1979, by and between
ROBERT B. ZIDER and CHERYL FAULCONER ZIDER, husband and wife, hereinafter
referred to as "Grantors," and S'AMANDA'S INCORPORATED, a Virginia corporation,
hereinafter referred to as "Grantee;"

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) and
other good and valuable considerations, the receipt of all of which is hereby
acknowledged, the Grantors do hereby give, grant and convey, with General Warranty
and the English Covenants of Title, unto the Grantee, the following described
real estate, situate, lying and being in the County of Amherst, Virginia, as
follows, to-wit:

All that certain tract or parcel of land with the buildings
and improvements thereon, and the privileges and appurtenances
thereunto belonging, situate, lying and being in the County of
Amherst, Virginia, at Faulconerville, containing 0.560 acres
and formerly known as Faulconer's Store, and including a brick
store, gas station and utility building, and being designated
as Lot "1A" on plat of survey entitled "Plat of Property of
F. T. Faulconer Estate, Amherst County, Virginia," dated
November 20, 1975, made by Adrian Overstreet, C.L.S., a copy
of part of which is attached and recorded herewith. The
property is more particularly described as follows, to-wit:

Beginning at an iron on the northern edge of the old south-
bound lane of U. S. Route 29, at its intersection with State
Route 639 (old Route 29), thence running along the northern
edge of State Route 639, S. 81° 46' W. 136.63 feet to an iron;
thence leaving State Route 639, N. 25° 13' W. 27.40 feet to an
iron; thence N. 30° 47' E. 69.80 feet to an iron; thence
N. 42° 40' E. 140.92 feet to an iron; thence S. 53° 20' E.
151.20 feet to an iron on the northern edge of the old
southbound lane of U. S. Route 29; thence running with the
northern edge of said highway S. 53° 17' W. 131.45 feet to
an iron, the point of beginning.


Being part of the same property conveyed by deed dated
February 17, 1922, by C. L. Scott, Commissioner to Frank T.
Faulconer, recorded in the Amherst County Circuit Court
Clerk's Office in Deed Book 85, at page 285. Frank T.
Faulconer died testate, seized and possessed of the herein
conveyed property. By Article Seven of the Last Will and
Testament of Frank T. Faulconer, dated August 1, 1968,
and probated in the aforementioned Clerk's Office on
November 4, 1968, and of record in the aforementioned
Clerk's Office in Will Book 51, at page 2, Frank T.
Faulconer, devised said real estate to Frank T.
Faulconer, Jr. and Angus Leslie Faulconer II, jointly and
equally for and during their natural lifetime and on the

9556

death of one of them to the survivor in fee simple. Frank T. Faulconer, Jr. departed this life on April 7, 1973, survived by Angus Leslie Faulconer II. Angus Leslie Faulconer II died testate seized and possessed of the herein conveyed property. By the Last Will and Testament of Angus Leslie Faulconer II, dated January 15, 1974, and probated in the aforementioned Clerk's Office on July 3, 1978, the said Angus Leslie Faulconer II devised said real estate to Cheryl Ann Faulconer Zider, his daughter. By deed dated August 15, 1979, to be recorded simultaneously herewith, Helen G. Faulconer, widow, and Frank T. Faulconer III, son of Frank T. Faulconer, Jr., deceased, conveyed and released any interest they may have in the herein conveyed property to Cheryl Ann Faulconer Zider and Robert B. Zider, her husband.

This deed is made and the above property is conveyed subject to any and all valid and subsisting covenants, conditions, restrictions and easements heretofore imposed upon said property by recorded deed or plat and now binding thereon.

WITNESS the following signatures and seals:

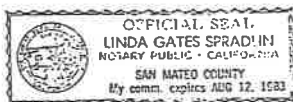
 (SEAL)
ROBERT B. ZIDER


 (SEAL)
CHERYL FAULCONER ZIDER

STATE OF California
CITY/COUNTY OF San Mateo TO-WIT:

The foregoing deed was duly acknowledged before me in my said City and State by ROBERT B. ZIDER and CHERYL FAULCONER ZIDER, on this 24th day of September, 1979.

My commission expires on the 12th day of August, 19 83.



Linda Gates Spradlin 
NOTARY PUBLIC

VIRGINIA: In the County of Orange, the Circuit Court of Amherst County, 0819-1979 to This deed was this day received in seal office, and, upon the certificate of acknowledgment thereto annexed, admitted to record at 10:20 a.m., after payment of \$ 41.50, tax imposed by Sec. 58-54.1

Teste:  Clerk

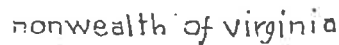
Tax \$ 62.25 Transfer Fee \$ 1.00
Local Tax \$ 20.75

BOOK 435 PAGE 308

scale: 1" = 50'

Nov. 20, 1975

Arvin Overholt, SC.S



BOOK 435 PAGE 309



This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted, except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Original mailed to:
Parson, Smith, Boyd, Gilliam
& Gouldman, P. C.
500 Citizens Commonwealth Center
Charlottesville, Va. 22901
October 18th, 1979

2555

THIS DEED OF EXCHANGE AND RELEASE, made this 15th day of August, 1979, by and between CHERYL FAULCONER ZIDER and ROBERT B. ZIDER, her husband, parties of the first part; F. T. FAULCONER, III, party of the second part; HELEN G. FAULCONER, widow, party of the third part; and CAROLYN M. FAULCONER, wife of F. T. Faulconer, III, party of the fourth part;

W I T N E S S E T H:

That for and in consideration of the sum of Five Dollars (\$5.00), cash in hand paid, and other valuable considerations, receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant and convey, with General Warranty and English Covenants of Title, unto the said parties of the second and third parts, all of their right, title and interest in and to the following described real estate, to-wit:

Parcel 1: All that certain tract or parcel of land with the buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, situate, lying and being in the County of Amherst, Virginia, at Faulconerville, lying on the south or southeast side of the existing north bound right of way of U.S. Route 29, containing 0.75 acres, more or less, and being designated as "Parcel A" on a plat thereof made by Paul M. Saunders, C.L.S., dated August 25, 1977, which plat is attached hereto and incorporated herein by reference for a more particular description of the property hereby conveyed.

It being a portion of the same property conveyed to Frank T. Faulconer (by name F. T. Faulconer) by a deed dated July 8, 1933, from Harry E. Sprouse, unmarried, and of record in the Clerk's Office of the Circuit Court of Amherst County, Virginia, in Deed Book 104, at page 111. Frank T. Faulconer died, testate, a widower, on October 28, 1968, and by his will dated August 1, 1968, probated November 4, 1968, and recorded in the above Clerk's Office in Will Book 51, at page 4, devised in paragraph Ninth of his will certain real estate of which the foregoing property is a part in the following manner:

NINTH: If the State Highway Department has condemned the property conveyed me by H. E. Sprouse consisting of A. L.

2555

Faulconer two acres and Edgemon one acre, I give whatever is left of these properties to Angus Leslie Faulconer, II and Frank T. Faulconer, Jr., or the survivor.

By a decree of the Circuit Court for the County of Amherst, Virginia, entered on April 10, 1979, in the chancery cause under the style of Cheryl F. Zider, etc. v. Helen G. Faulconer, et al (chancery file #3138), a copy of said decree being found in Chancery Order Book No. 46, at page 81, the ownership of Parcels 1 and 2 described and conveyed in this deed of exchange was construed by the court to be vested in the following manner: an undivided one-half interest owned by Helen G. Faulconer, as life tenant, and F. T. Faulconer, III as vested remainderman with the remaining undivided one-half interest owned by Cheryl F. Zider, sole devisee under the will of Angus L. Faulconer, II, with the property to be held as tenants in common.

For further history of the title to the property described in Parcels 1 and 2 hereby conveyed, reference is made to the following: Frank T. Faulconer, Jr., one of the two devisees named in paragraph Ninth of the above will died April 7, 1973, and was survived by his widow, Helen G. Faulconer, and his son, F. T. Faulconer, III, and by his will dated January 8, 1969, probated April 13, 1973, and recorded in the above Clerk's Office in Will Book 58, at page 330, devised the residue of his estate, including his interest in the real estate described in Parcels 1 and 2 in this deed of exchange to his wife, Helen G. Faulconer, for her lifetime, and at her death to his son, F. T. Faulconer, III. Angus Leslie Faulconer, II, the other devisee named in paragraph Ninth of the above will, died on June 10, 1978, and by his will dated January 15, 1974, probated in the above Clerk's Office, devised the residue of his estate, including his interest in the property described in Parcels 1 and 2 hereby conveyed to his daughter, Cheryl Ann Faulconer Zider (one and the same as Cheryl F. Zider).

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

That for and in consideration of the sum of Five Dollars (\$5.00), cash in hand paid, and other valuable considerations, receipt of all of which is hereby acknowledged, the said parties of the second and third parts do hereby grant and convey, with General Warranty and English Covenants of Title, unto the said parties of the first part, all of their right, title and interest in and to the following described real estate, to-wit:

Parcel 2: All that certain tract or parcel of land with the buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, situate, lying and

2555

being in the County of Amherst, Virginia, lying between the recently relocated south bound lanes of U.S. Route 29 and the former south bound lanes of U.S. Route 29 (now known and designated as State Route 761) and being designated as Lot 2 on a plat thereof made by Adrian Overstreet, S.C.S., dated November 10, 1975, entitled "Part of Property of F. T. Faulconer Estate, Amherst County - Virginia", a copy of which plat is attached hereto and incorporated herein by reference for a more particular description of the property hereby conveyed.

The property hereby conveyed is all of the residue of the aforesaid property conveyed by Harry E. Sprouse, unmarried, to Frank T. Faulconer (by name F. T. Faulconer) by deed dated July 8, 1933, and of record in the aforesaid Clerk's Office in Deed Book 104, page 111, and the residue of an adjoining parcel conveyed to Frank T. Faulconer (by name F. T. Faulconer) by Harry E. Sprouse, unmarried, by deed dated March 30, 1933, and of record in the above Clerk's Office in Deed Book 103, page 518, LESS AND EXCEPT, however, such portion or portions of said properties as have been heretofore conveyed for highway purposes. For further derivation of title, reference is made to the recitations contained in the source of title in Parcel 1 above.

The party of the third part, for valuable considerations, further joins in this deed to convey all of her right, title and interest, as widow and beneficiary under the will of Frank T. Faulconer, Jr., in Parcel 1 herein conveyed to F. T. Faulconer, III.

The party of the fourth part, for valuable considerations, joins in this deed to release and convey her inchoate dower interest in Parcel 2 herein conveyed to Cheryl F. Zider.

WHEREAS, in the seventh article of his last will and testament, Frank T. Faulconer, Sr. devised the property described in said article to his two sons, Frank T. Faulconer, Jr. and Angus Leslie Faulconer, II, jointly and equally, for and during their lifetime and on the death of one of them, then to the survivor in fee simple; and

WHEREAS, Frank T. Faulconer, Jr. and Angus Leslie Faulconer, II subsequently entered into a written agreement dated July 3, 1969, attached as Exhibit B in the above chancery file #3138 providing for a valuation of the

2555

interest to be paid to the estate of the first deceased brother to die for the decedent's interest in such real estate; and

WHEREAS, Frank T. Faulconer, Jr. predeceased his brother, Angus Leslie Faulconer, II, and the parties hereto have agreed upon a proper sum to be paid for the interest due the estate of Frank T. Faulconer, Jr. for his interest in such property, receipt of which is hereby acknowledged; and

WHEREAS, Frank T. Faulconer, Jr. and Angus Leslie Faulconer, II also entered into a certain lease agreement dated September 20, 1972, a copy of which is also filed with the papers in the above chancery file #3138, and the parties of the first, second and third parts hereto, being the successors in interest of said lease agreement, desire to terminate and cancel said lease agreement.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

That for and in consideration of the sum of Five Dollars (\$5.00), cash in hand paid, and other valuable considerations, including exchange of cash and the exchange of the properties described in this deed of exchange, receipt of all of which is hereby acknowledged, the parties of the second, third and fourth parts do hereby release unto the parties of the first part, their successors and assigns, any and all right, title and interest, if any, they have in the store, filling station and storage house parcel described in the seventh article of the will of Frank T. Faulconer, Sr. and in and to the above lease agreement between Angus Leslie Faulconer, II and Frank T. Faulconer, Jr. dated September 20, 1972. For the same considerations, the parties of the first part do hereby cancel and release unto the parties of the second, third and fourth parts hereto, and their successors and assigns, any and all right, title and interest they may have arising out of the foregoing lease agreement dated September 20, 1972.

2555

WITNESS the following signatures and seals:

Cheryl Faulconer Zider (SEAL)
Cheryl Faulconer Zider

Robert B. Zider (SEAL)
Robert B. Zider

F. T. Faulconer, III (SEAL)
F. T. Faulconer, III

Helen G. Faulconer (SEAL)
Helen G. Faulconer

Carolyn M. Faulconer (SEAL)
Carolyn M. Faulconer

STATE OF CALIFORNIA,

To-wit:

CITY/COUNTY OF San Mateo,

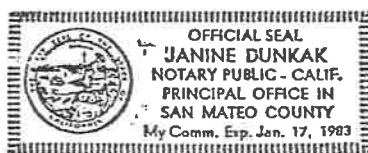
The foregoing instrument was acknowledged before me this 22nd day
of August, 1979, by Cheryl Faulconer Zider and Robert B.
Zider.

My commission expires January 17, 1983.

Janine Dunkak

Notary Public
Janine Dunkak

(NOTARIAL SEAL)



2555

STATE OF VIRGINIA,

To-wit:

COUNTY OF AMHERST,

The foregoing instrument was acknowledged before me this 8th day
of October, 1979, by F. T. Faulconer, III.

My commission expires January 26, 1981.

Andrew C. Pritchett
Notary Public

STATE OF VIRGINIA,

To-wit:

COUNTY OF AMHERST,

The foregoing instrument was acknowledged before me this 8th day
of October, 1979, by Helen G. Faulconer,

My commission expires January 26, 1981.

Andrew C. Pritchett
Notary Public

STATE OF VIRGINIA,

To-wit:

COUNTY OF AMHERST,

The foregoing instrument was acknowledged before me this 8th day
of October, 1979, by Carolyn M. Faulconer.

My commission expires January 7, 1981.

Janet J. Clauer
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Amherst
County, OCT 9 - 1979, 19__ This deed
was this day received in said office, and upon the reading and
acknowledgment thereof annexed, admitted to record at 10:05
o'clock A.M., after payment of \$ 5.00, tax imposed
by Sec. 58-54.1

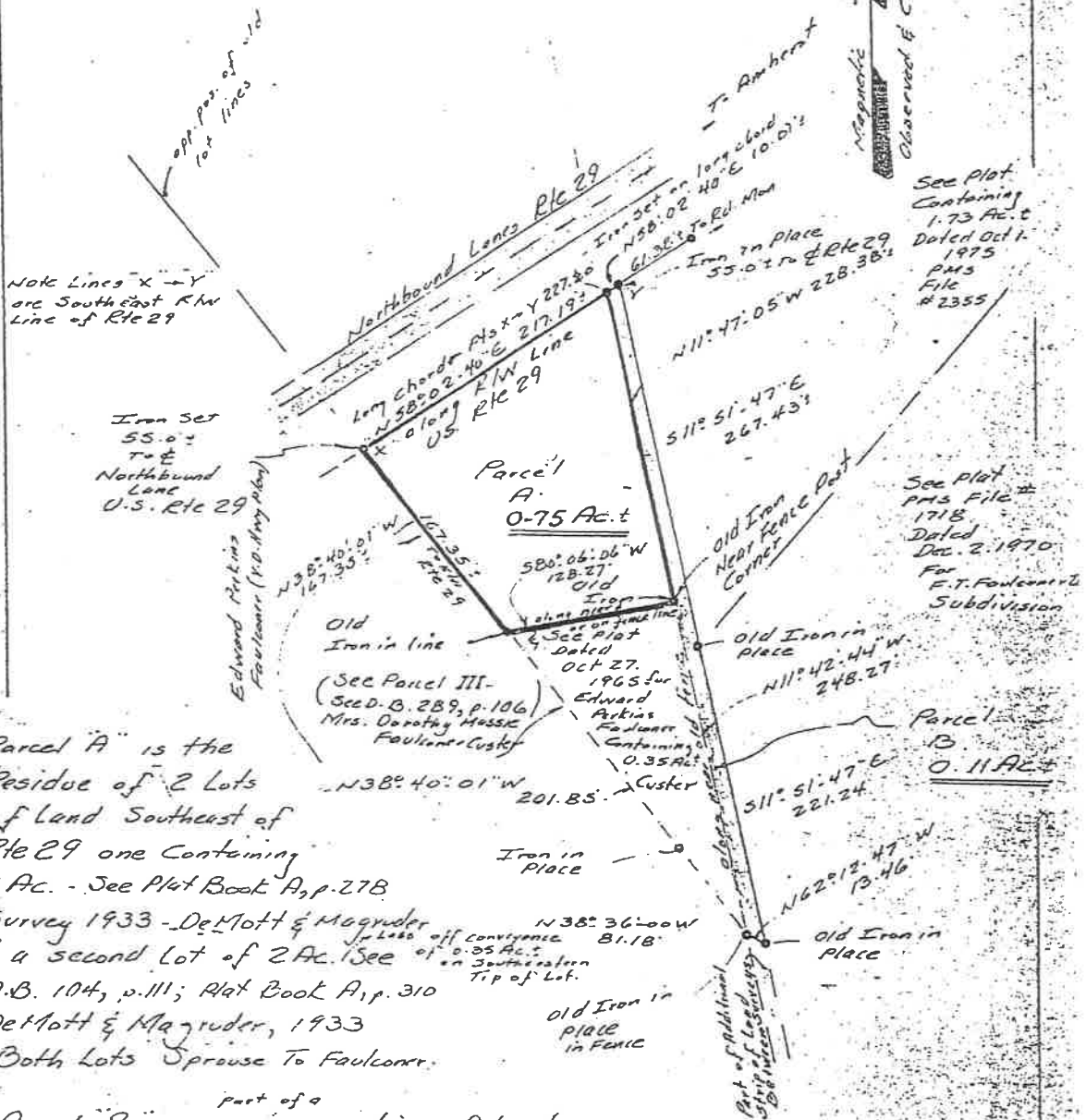
Teste: Wm. E. Sandridge Clerk

Tax \$ 7.05 Transfer Fee \$ 2.00

Local Tax \$ 2.35

Note: For Further Detail Rte 29
 See Fed. Map Sheet 1, 0, 11
 F. 018-2(7), State Project 100-15-65
 SHEET # 17, Rev. 15-68

2555



Parcel A is the
 Residue of 2 Lots
 of Land Southeast of
 Rte 29 one Containing
 1 Ac. - See Plat Book A, p. 278
 Survey 1933 - DeMott & Magruder
 & a second Lot of 2 Ac. (See
 D.B. 104, p. 111; Plat Book A, p. 310
 DeMott & Magruder, 1933
 Both Lots Sprouse To Faulkner.

part of a
 Parcel B is a narrow strip of land
 that was omitted apparently from the
 F.T. Faulkner III Subdivision & Lot North
 of Subdivision (1.73 Ac.). Two Irons in
 or very near 870' fence line (& Iron North
 of Rte 29 Northbound Lanes) on Lines Between
 Parcels A & B.

Plot showing lot of land near
 Faulkner's Store and an additional
 narrow strip of land between surveys.
 This survey shown herein was made
 at the request of F. T. Faulkner III.

Revised Nov. 3, 1977

Plat File # 2556-B

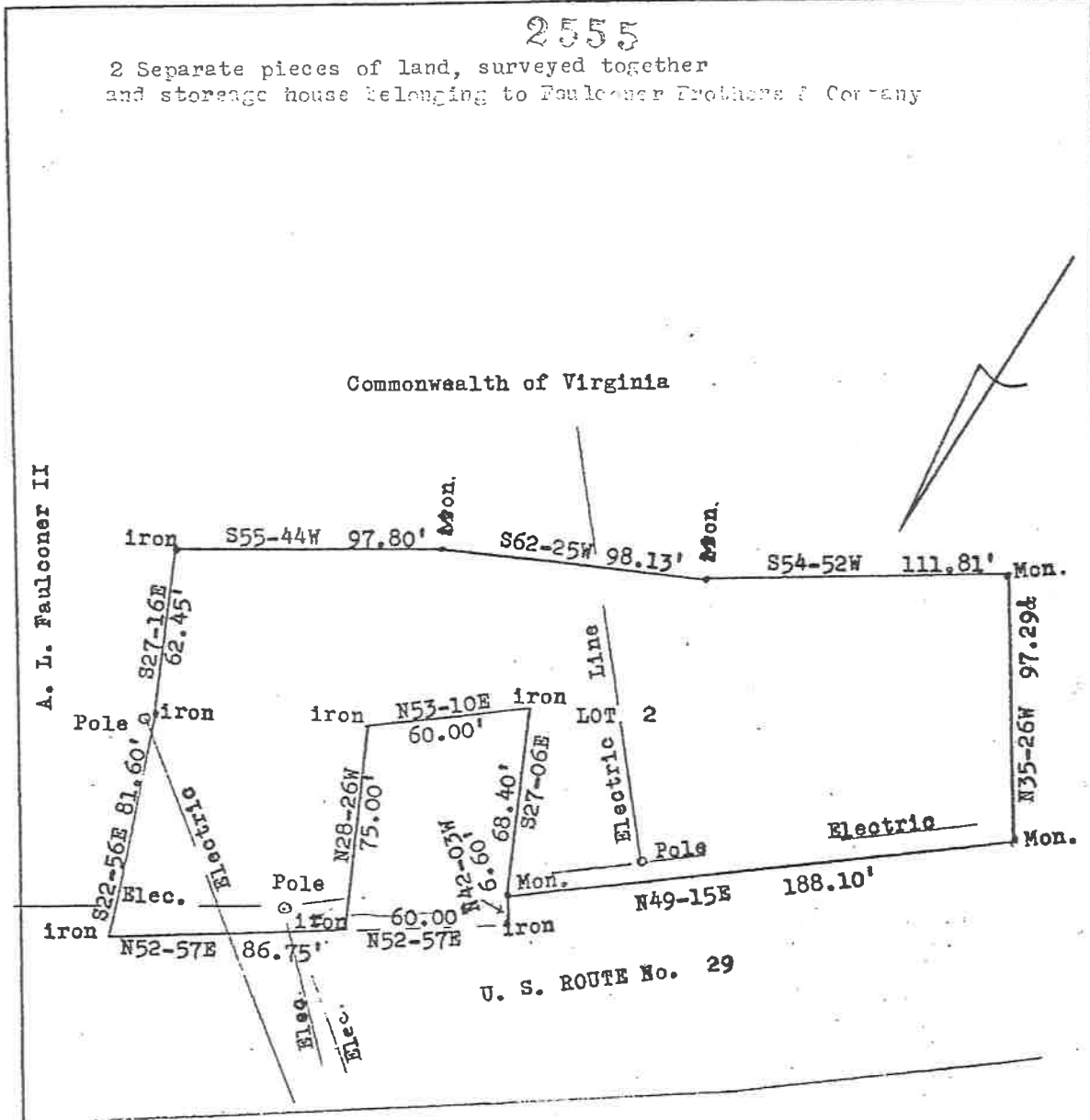
117, p. 45

Magnetic Bearings
 Paul H. Saunders, CUS

BOOK 435 PAGE 305

2555

2 Separate pieces of land, surveyed together
and storage house belonging to Faulconer Brothers & Company



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

OVERSTREET & OVERSTREET

State Certified Surveyors
LYNCHBURG, VIRGINIA

PLAT OF SURVEY SHOWING:

PART OF PROPERTY OF
F. T. FAULCONER ESTATE
AMHERST COUNTY - VIRGINIA

SURVEYED FOR:

SCALE

1" = 50'

DATE

11-10-75

REVISIONS

BOOK 435

FILE

PAGE 306

THIS PLAT OF SURVEY IS CERTIFIED AS CORRECT

Adrian Overstreet
STATE CERTIFIED SURVEYOR

hereby conveyed by public auction for cash, on the premises or elsewhere, as the Trustee may think fit, and the proceeds shall be applied, after payment of costs, to pay the debts hereby secured, the whole of which, with accrued interest, shall by reason of such default in the payment of any part thereof, become due and payable at the demand of the party of the third part.

In case of a sale under this deed the said party of the second part shall be entitled to a commission of five per centum on the gross amount of such sale; and should the debts hereby secured, and the obligations herein assumed, be fully paid off and discharged, then this deed shall be released by deed of release at the cost of the grantor, and a release deed executed by the said Trustee alone shall be a full and sufficient release.

The said party of the first part covenants that he has the right to convey said property; that he has done no act to encumber the same; that in case of a sale under this deed the purchaser from said Trustee shall have quiet and peaceable possession of said property, free from encumbrances; and that he will execute such other and further assurances thereof as may be requisite.

WITNESS the following signatures and seals:

C. E. JONES, (SEAL)

VIRGINIA, CITY OF LYNCHBURG, To-wit:

I, Eleanor L. Wingfield, a Notary Public in and for the City and State aforesaid, do certify that C. Ed. Jones, whose name is signed to the foregoing writing, bearing date on the 18th day of February, in the year 1922, has acknowledged the same before me in my city aforesaid.

My commission expires on the 8th day of July, 1925.

GIVEN under my hand this the 18th day of February, in the year 1922.

Eleanor L. Wingfield,
Notary Public.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, February 22nd, 1922. This deed was this day received in said office, and, upon the certificate of acknowledgement thereto annexed, admitted to record, at 9 o'clock A. M.

Teste: J. E. [Signature], Clerk.

THIS DEED, made this 17th day of February, 1922, between C. L. SCOTT, Commissioner as hereinafter set forth, party of the first part, and FRANK T. FAULCONER, party of the second part;

WITNESSETH: Whereas pursuant to orders and decrees entered in the Chancery suit of W. J. Ogden against Josh Irvin's Administrator and heirs, certain real estate hereinafter more fully described was decreed to be sold, and whereas pursuant to said decree the said C. L. Scott, commissioner appointed for the purpose, after duly advertising the land in said suit as prescribed by the said decree, offered the same for sale, at public auction on the premises, on Friday, the 6th day of January, 1922, at which sale the said Frank T. Faulconer became the purchaser at the price of \$710.00, which amount he paid in full a few days after said sale, and whereas, the said C. L. Scott, Commissioner as aforesaid, did report said sale to the Circuit Court of Amherst County, Virginia, at the February Term, 1922, which report was duly confirmed by the Court, and C. L. Scott was appointed a Commissioner to convey

80/285

Day, 1922
Ex 3-7-1922
Aug 22. 15
O. J. [Signature]
1922. 11. 12. 2.

to the said Frank T. Faulconer the said real estate so purchased by him as aforesaid, with special warranty of title, but subject to the marital rights of Ella Irvin, widow of Josh Irvin.

NOW, THEREFORE, in consideration of the premises, and the payment of the purchase money, and pursuant to said decree of the February term, 1922, as aforesaid, the said C. L. Scott, commissioner as aforesaid, on behalf of the heirs of Josh Irvin, deceased, doth hereby grant and convey, with special warranty of title, but subject to the marital rights of Ella Irvin as aforesaid, unto the said Frank T. Faulconer, the following real estate, situated in Amherst County, near Coolwell Station, to-wit::

That lot or parcel of land situated in Amherst County near Mt. Airy Church, supposed to contain from one and one-half (1-1/2) to 2 acres (this is a sale in gross and not by the acre) the same being a portion of the tract of 121 acres which was on the _____ day of _____, 1899, conveyed by Paul Coleman to H. P. Faulkner, and by the said H. P. Faulkner and wife, conveyed to Josh Irvin, by deed of record in the Clerk's Office of Amherst County, in Deed Book 59, page 498, and more particularly described as follows::

Beginning at a white oak corner of the said H. P. Faulkner, Moses Taylor and James Widderfield; thence in a south-westerly direction with the line between said Faulkner and James Widderfield, to the County road leading from the Five Forks to the Fletcher Monument; thence with said road in a Northern or North-westerly direction to a fallen chestnut on the said road; and from said fallen chestnut in a straight line to the beginning.

WITNESS the following signature and seal:

.....
: Internal :
: Revenue :
: Stamp :
: \$1.00 :
:.....

C. L. SCOTT, Comr., (SEAL)

STATE OF VIRGINIA,

COUNTY OF AMHERST, To-wit::

I, W. E. Sandidge, Clerk of the Circuit Court of Amherst County, in the State of Virginia, do certify that C. L. Scott, Commissioner, whose name is signed to the foregoing writing, bearing date on the 17th day of February, 1922, has acknowledged the same before me in my County aforesaid.

GIVEN under my hand this 17th day of February, 1922.

W. E. Sandidge, Clerk.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, March 1st, 1922.

This deed was this day received in said office, and, upon the certificate of acknowledgement thereto annexed, admitted to record, at 11:45 o'clock, A. M.

Teste: W. E. Sandidge Clerk.

Original mailed to:
Curtis Marshall Mawyer, Jr.
Rt. 1, Box 295
Amherst, VA 24521

May 29, 1985

861

THIS DEED OF EASEMENT, made and entered into this 18th day of April, 1985, by and between JULIA SADLER DeCOLIGNY, single, party of the first part; and CURTIS MARSHALL MAWYER, JR. and CONNIE SUE MAWYER, husband and wife, parties of the second part.

W I T N E S S E T H :

That for and in consideration of the sum of Four Hundred and no/100 Dollars (\$400.00), cash in hand paid, plus reasonable attorneys fees incurred by the party of the first part in the preparations of this deed of easement not to exceed One Hundred Dollars (\$100.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged by the party of the first part, the said party of the first part does hereby Grant and Convey unto CURTIS MARSHALL MAWYER, JR. and CONNIE SUE MAWYER, husband and wife, as tenants by the entirety with the right of survivorship as at common law, their successors and assigns, the following described easement, to-wit:

A non-exclusive easement of right of way twenty-five (25) feet in width, being 12.5 feet on either side of the center line of the existing gravel drive as shown on the plat of survey made by Fred C. Howell, P.L.S., dated February 21, 1985, entitled "PLAT OF SURVEY FOR MERRILL LYNCH RELOCATION, INC.", a copy of which is attached to a deed to the parties of the second part, and recorded immediately prior to this deed of easement, extending from State Route 690 in a northwesterly direction across the lands conveyed to the Grantor herein by deed dated December 20, 1960, from John F. Sweet, et als, a copy of said deed being recorded in the Clerk's Office of the Circuit Court of Amherst County in Deed Book 210, at page 107, to the point at which said gravel drive crosses the boundary between the party of the first part and the parties of the second part, which distance is approximately 136.12 feet from the point at which the gravel drive leaves State Route 690. Said easement shall be restricted for the purposes of ingress to and egress from the lands of the parties of the second part for residential use for a single family dwelling.

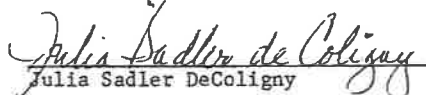
As evidenced by their signatures hereto the parties of the second part, their successors and assigns, hereby agree as follows:

861

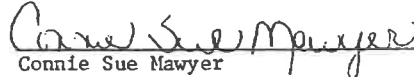
1. To maintain the right of way at a standard suitable for ingress and egress by residential traffic to and from the property of the parties of the second part, or to pay the cost of said maintenance should the party of the first part be required to conduct said maintenance.
2. To provide a smooth graded transition between said gravel drive and the old Mt. Moriah and Court House Road upon which the gravel drive has been built and which branches off the gravel drive where it crosses the boundary between the party of the first part and the parties of the second part, and to maintain said transition or junction in a smooth graded fashion to allow access off the gravel road onto the Mt. Moriah roadbed by the party of the first part for any purposes whatsoever.
3. In the event that the parties of the second part place a fence along the edge of the gravel drive closest to the party of the first part, to place a swinging gate in such fence which can be conveniently opened to allow access off the gravel drive onto the old Mt. Moriah and Court House roadbed.

This easement shall run with the land of the party of the first part and the obligations aforesaid shall run with the land of the parties of the second part, and shall be binding upon the heirs, executors, administrators, successors and assigns of the party of the first part and of the parties of the second part.

WITNESS the following signatures and seals:

 SEAL
Julia Sadler DeColigny

 SEAL
Curtis Marshall Mawyer, Jr.

 SEAL
Connie Sue Mawyer

861

STATE OF VIRGINIA

COUNTY OF AMHERST, to-wit:

I, Brenda House, a Notary Public in and for the
State and County aforesaid, do hereby certify that JULIA SADLER DeCOLIGNY,
single, did this day personally appear before me and did execute and
acknowledge her signature to the foregoing Deed of Easement bearing date
on the 18th day of April, 1985 in my presence and in my State and County
aforesaid.

Given under my hand this 18th day of April, 1985.

My commission expires: 8/21/87



Brenda House
Notary Public

STATE OF VIRGINIA

COUNTY OF AMHERST, to-wit:

I, LENELL Y. MEEKS, a Notary Public in and for the
State and County aforesaid, do hereby certify that CURTIS MARSHALL MAWYER,
JR. did this day personally appear before me and did execute and
acknowledge his signature to the foregoing Deed of Easement bearing date

on the 18th day of April, 1985 in my presence and in my State and
County aforesaid.

Given under my hand this 22nd day of April, 1985.

My commission expires: AUGUST 23, 1985



Lenell Y. Meeks
Notary Public

301 *

STATE OF VIRGINIA

COUNTY OF AMHERST, to-wit:

I, LENELL Y. WEEKS, a Notary Public in and for the State and County aforesaid, do hereby certify that CONNIE SUE MAWYER did, this day personally appear before me and did execute and acknowledge her signature to the foregoing Deed of Easement bearing date on the 15th day of April, 1985 in my presence and in my State and County aforesaid.

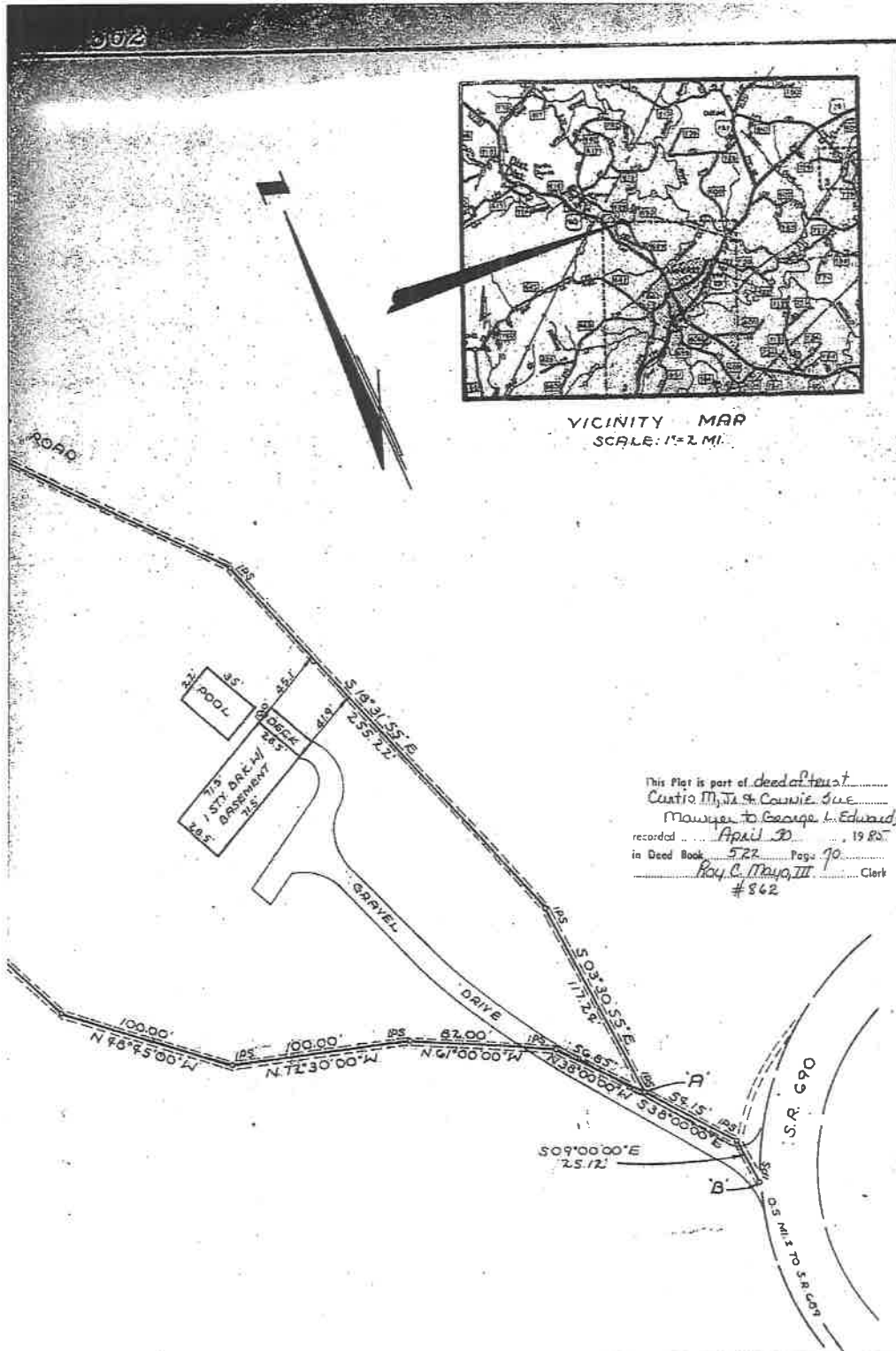
Given under my hand this 22nd day of April, 1985.

My commission expires: AUGUST 23, 1985.



Lenell Y. Weeks
Notary Public

State Tax	\$.60	In the Clerk's Office of the Circuit Court of the County
County Tax	\$.20	of Amherst Va, this 30 day of April, 1985
Transfer Fee	\$	this instrument was presented, with the Certificate — of
Clerk's Fee	\$ 10.00	acknowledgment & thereto annexed and admitted to record at
Plats	\$	2:13 o'clock P. M., after payment of \$ _____, tax
Tax 58-54.1	\$	imposed by Sec. 58-54.1.
	\$	Teste: Roy C. Mayo, III, Clerk
Total	\$ 10.80	By <u>Deborah Coffey</u> , Deputy Clerk



LOWELL & ASSOCIATES
 SURVEYORS • PLANNERS
 WEST, VIRGINIA

PLAT OF SURVEY FOR
MERRILL LYNCH RELOCATION, INC.

COURT HOUSE MAG. DISTRICT
 COMM. NO. 8523

AMHERST CO., VIRGINIA
 F.B. REF. 85-1

DATE: FEB. 21, 1985

OLD BUFFALO SPRINGS ROAD
S 62° 47' 51" E
370.81

312.00
N 22° 00' 00" W
MORIAN AND COURT HOUSE ROAD

This Plat is part of
Curtis M. J. J.
Mawyer
extended Apr
in Deed Book 5
Roy C.
#

ED C. HOWELL
Certificate No.
1287

BERKLEY · HOWELL & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
FOREST, VIRGINIA

SCALE: 1"=50'

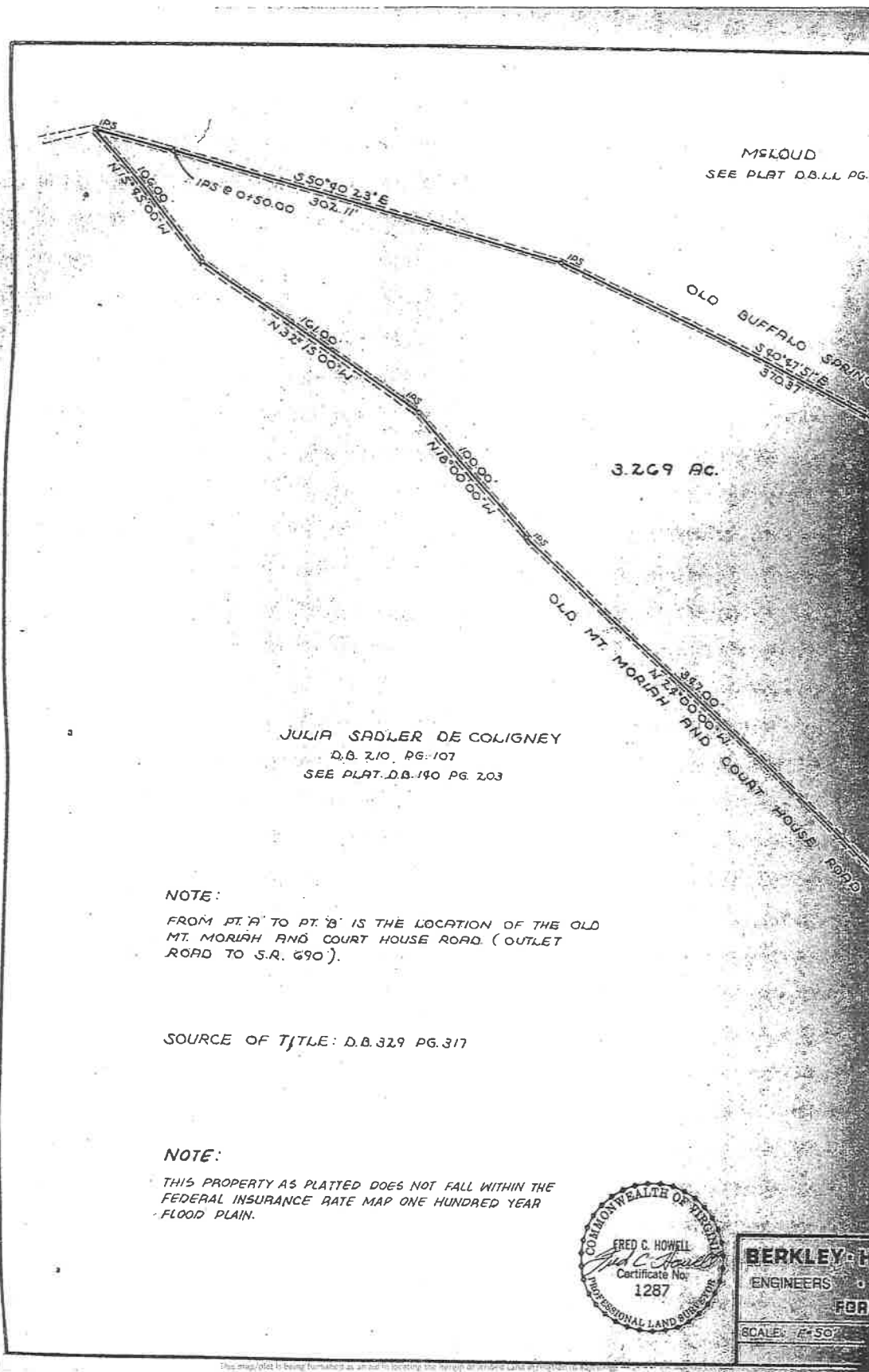
DATE: FEB. 21, 1985

PLAT OF SURVEY FOR
MERRILL LYNCH RELOCATION

COURT HOUSE MAG. DISTRICT

COMM. NO. 8523

AMHERST CO
F.B. REF. 85-1



JULIA SADLER DE COLIGNEY
 D.B. 210, PG. 107
 SEE PLAT D.B. 190 PG. 203

NOTE:

FROM PT. 'A' TO PT. 'B' IS THE LOCATION OF THE OLD
 MT. MORIAH AND COURT HOUSE ROAD. (OUTLET
 ROAD TO S.R. 690).

SOURCE OF TITLE: D.B. 329 PG. 317

NOTE:

THIS PROPERTY AS PLATTED DOES NOT FALL WITHIN THE
 FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR
 FLOOD PLAIN.



This map/plat is being furnished as an aid in locating the property and does not constitute a warranty of title, nor does it constitute a warranty of the accuracy of the survey. It is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, it may, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**MEMORANDUM FOR MECHANIC'S LIEN
 CLAIMED BY GENERAL CONTRACTOR
 UNDER VIRGINIA CODE § 43-5**

Amherst		Circuit Court
ADDRESS	TELEPHONE NUMBER	
TAX MAP REFERENCE	OR	124 A 12 PARCEL IDENTIFICATION NUMBER
S' Amandas inc NAME OF OWNER		David Gaines Sr NAME OF CLAIMANT
167 Faulconerville Dr ADDRESS OF OWNER		109 Chadwick Dr ADDRESS OF CLAIMANT
Amherst VA		Lynchburg VA 24502
		2705108590 CONTRACTOR LICENSE OR CERTIFICATE NO. OF CLAIMANT (IF APPLICABLE)
		ISSUANCE DATE OF LICENSE OR CERTIFICATE (IF APPLICABLE)
		April 29, 2015 EXPIRATION DATE OF LICENSE OR CERTIFICATE (IF APPLICABLE)

If no contractor license or certificate number is included, the claimant certifies that such a valid license or certificate is not required by law for the work done for which the benefit of a lien is claimed.

1. Type of materials or services furnished:

General Contracting of new construction building

2. Amount claimed: \$ 21,470.00

Type of structure on which work done or materials furnished:

Single story new construction

Brief description and location of real property:

0.56 acreage

It is the intent of the claimant to claim the benefit of a lien. The undersigned hereby certifies to having mailed a copy of this memorandum of lien to the owner of the property at the property owner's last known address, 167 Faulconerville Dr

ADDRESS

Amherst Va on 4/29/2015

DATE OF MAILING

4/29/2015

DATE

Paul P. H. S.

SIGNATURE OF CLAIMANT

AFFIDAVIT

State of Virginia

County or City of Lynchburg, to wit:

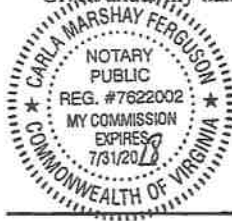
I, Carla Marshay Ferguson, of the county (or city) aforesaid, do certify that

NOTARY OR OTHER OFFICER

Dario P. Gaines Sr., claimant, or _____, agent for claimant, this day made oath before me in my county (or city) aforesaid that

_____, owner, is justly indebted to claimant in the sum of \$ 21,470.00 dollars, for the consideration stated in the foregoing memorandum, and that the same is payable as therein stated.

Given under my hand this 29 day of April, 20 15



Carla Marshay Ferguson
[] CLERK [] DEPUTY CLERK [x] NOTARY
Registration No. 7622002 My commission expires 7/31/18

State Tax 039 \$ _____ VIRGINIA: in the Clerk's Office of the Circuit Court of
County Tax 213 \$ _____ Amherst County April 29 2015 This writing
Transfer Fee \$ _____ was admitted to record at 10:54 o'clock A.M. and
VSLF 145 \$ 1.50 the tax imposed by Sec. 58.1.802 of the Code in the amount
Clerk's Fee \$ 19.50 of \$ _____ has been paid.
Plats \$ _____
State Tax 038 \$ _____
County Tax 220 \$ _____
Total \$ 21.00

TESTE: ROY C. MAYO, III Clerk

By Donna M. Henderson Deputy Clerk

TIME

_____, Deputy Clerk



Doc ID: 000588590002 Type: DEE
 Book 1278 Page 567 - 568
 File# 1829

**MEMORANDUM FOR MECHANIC'S LIEN
 CLAIMED BY GENERAL CONTRACTOR
 UNDER VIRGINIA CODE § 43-5**

Amherst		Circuit Court
ADDRESS	TELEPHONE NUMBER	
TAX MAP REFERENCE	OR	124 A 12 PARCEL IDENTIFICATION NUMBER
Amanda DeColigny NAME OF OWNER		David Gaines Sr NAME OF CLAIMANT
167 Faulconerville Dr ADDRESS OF OWNER		109 Chadwick Dr ADDRESS OF CLAIMANT
Amherst Va		Lynchburg VA 24502
		2705108590 CONTRACTOR LICENSE OR CERTIFICATE NO. OF CLAIMANT (IF APPLICABLE)
		ISSUANCE DATE OF LICENSE OR CERTIFICATE (IF APPLICABLE)
		September 30, 2016 EXPIRATION DATE OF LICENSE OR CERTIFICATE (IF APPLICABLE)

If no contractor license or certificate number is included, the claimant certifies that such a valid license or certificate is not required by law for the work done for which the benefit of a lien is claimed.

1. Type of materials or services furnished:

General Contracting of new construction building

2. Amount claimed: \$ 21,470.00

Type of structure on which work done or materials furnished:

single story new construction

Brief description and location of real property:

0.56 acreage

It is the intent of the claimant to claim the benefit of a lien. The undersigned hereby certifies to having mailed a copy of this memorandum of lien to the owner of the property at the property owner's last known address, 167 Faulconerville Dr

ADDRESS

Amherst Va

on

DATE OF MAILING

7/9/2015
DATE

[Signature]
SIGNATURE OF CLAIMANT

AFFIDAVIT

State of Virginia

County or City of Lynchburg, to wit:

I, Desmond L. Chambers, of the county (or city) aforesaid, do certify that

NOTARY OR OTHER OFFICER

David P. Gaines, Sr., claimant, or _____, agent
for claimant, this day made oath before me in my county (or city) aforesaid that

_____, owner, is justly indebted to claimant in
the sum of \$ 21,470.00 dollars, for the consideration stated in the foregoing
memorandum, and that the same is payable as therein stated.

Given under my hand this 9th day of July, 20 15

DESMOND L. CHAMBERS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7183537
My Commission Expires 02/28/18

Desmond L. Chambers
[] CLERK [] DEPUTY CLERK [x] NOTARY
Registration No. 7183537 My commission expires 2/28/18

State Tax 039 \$	_____	VIRGINIA: in the Clerk's Office of the Circuit Court of	_____
County Tax 213 \$	_____	Amherst County <u>July 9, 2015</u>	TIME _____
Transfer Fee \$	_____	was admitted to record at <u>10:00</u> o'clock <u>A.</u> M. and	_____
VSLF 145 \$	<u>1.50</u>	the tax imposed by Sec. 58.1.802 of the Code in the amount	_____, Deputy Clerk
Clerk's Fee \$	<u>19.50</u>	of \$ _____ has been paid.	_____
Plats \$	_____		
State Tax 038 \$	_____	TESTE: <u>ROY C. MAYO, III</u> Clerk	
County Tax 220 \$	_____	By <u>Dorinda M. Henderson</u> Deputy Clerk	
Total	<u>\$21.00</u>		

VIRGINIA:
IN THE CIRCUIT COURT FOR THE COUNTY OF AMHERST

**DAVID P. GAINES SR, &
F.O.G. BUILDERS LLC.**
Plaintiff

v.

**AMANDA DE COLIGNY,
Individually, and as Owner
of S'AMANDA'S INC., a
Terminated Virginia Corporation**
Defendant

Civil Action No.: CL15009517-00

ORDER FOR DISMISSAL

On the 16th day of August 2019 came the parties, in person and with their counsel, and represented to the Court that all issues set forth in the complaint and counter complaint have been compromised, settled, and agreed and jointly moved for dismissal of this action.

UPON CONSIDERATION WHEREOF, upon the representations of the parties, in person, and with their counsel, that all matters in controversy between them have been settled by agreement, and it otherwise appearing so to do, it is therefore

ORDERED that the plaintiffs complaint, and the defendants counter complaint are hereby **DISMISSED**, with prejudice, and this action is hereby stricken from the docket of this Court and placed among the ended causes.

Enter:

September 4, 2019
[Signature]
Judge

ENTERED
Civil Order Book
No. 39 Page 1

SEP - 4 2019

We ask for this:

Stamps
Counsel for Plaintiff

W. C. O'Leary
Counsel for Defendant

303

FIDELITY NATIONAL TITLE GROUP, INC.
Chicago Title, Commonwealth Land Title, and Fidelity National Title
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.

CASE NO: 12548634 **CUSTOMER** _____

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

William de Coligny, Calvert G de Coligny, Juliana de Coligny,
D. David Davis, III & Nathaniel Cobbs
☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ llc

☐ **UNDER THE FOLLOWING DEED:**

Grantor(s): _____

Dated: _____ **Recorded:** _____ **Deed Book & Pg./Inst. No:** _____

☐ **Current owner is surviving tenant of survivorship tenancy created in the above deed.**

Deceased tenant died _____ **pursuant to information at /in** _____.

☐ **UNDER THE WILL OF:** _____

Date of Death: _____ **Date of Probate:** _____

Will Book & Pg./Inst. No: _____

☒ **BY INHERITANCE FROM:** Julia Amanda de Coligny

Date of Death: 3-30-24

Heirs determined by: List of Heirs

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: 452/22

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

BRIEF LEGAL DESCRIPTION:

2.20 ac tract

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

☒ Use description in Deed recorded in/as 452/22

Appurtenant easements examined: ☐ NO ☐ YES See add'l info in Other Matters.

DEEDS OF TRUST: ☐ None

1. Grantor(s): Julie A Decoligny
Trustee(s): Marion V. Burkert & Kenneth G. Holland
Dated: 10-8-80 Deed Book & Pg./Inst. No: 452/24
Recorded: 10-8-80 Amount: \$ 26800
Named Beneficiary: USA FHA
Assignments, Subordination Agmts, etc.: 659/26

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 (not including purchaser(s) which are found on next page):

☒ None

Dated _____ docketed _____ in/as _____
rendered in favor of _____ against _____

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): 20 yrs
Woltz + Associates LIENS FOUND: NONE

UCC/FINANCING STATEMENTS: ☒ None
Filed _____ as Financing Statement No. _____
Debtor: _____
Secured Party: _____
☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: INFORMATION & PRINTOUT NOT WARRANTED. CONTACT TREASURER TO CONFIRM.
Assessed Owner: J Amanda De Wigny
Assessed Description: 2.2 ac
Tax Map/ID# 124 A 7 Bill # _____
Land \$ 31000 Improvements \$ 7000 Total \$ 38000
Annual Amt \$ 231.80 Taxes Payable on: 6-5 & 12-5
Taxes Paid Thru: 12-31-24 Delinquent Taxes: 243.39
Taxes a Lien, Not Yet Due: 12-5-25
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: _____
Property Address (not warranted): 171 Faulconerville Rd

RESTRICTIONS AND/OR DECLARATIONS: ☒ None
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
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
Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS: ☒ NONE
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as PC 1/277: ☐ None
1. _____
2. _____
3. _____
4. _____

SHOWN ON OTHER PLATS OF RECORD as follows: ☐ None
1. Plat recorded as _____ showing: _____
2. Plat recorded as _____ showing: _____

ACCESS:
☐ Public street(s) named: _____
☐ Appurtenant easement created by Deed Book & Pg./Inst. No.: _____
☐ Road Maintenance Agreement in Deed Book & Pg./Inst. No.: _____

OTHER MATTERS: ☒ None
20' R/W

SEARCH TYPE: ☐ Current Owner ☐ Two Owner
☐ Standard Residential ☐ Commercial
☐ Other: _____

BACK TITLE INFO RELIED UPON IS Policy/Case # _____. Items to be picked up
from this policy affecting the property listed on page 1 are as follows: _____

EFFECTIVE DATE: July 24, 2025 @ 8:00 A.M.

SEARCHER: Gene J. Jagg

THIS REPORT CONSISTS OF 4 PAGES, excluding document copies, adverse sheets, etc



171 FAULCONERVILLE DR

Parcel Information

Parcel ID: 124 A 7

GPIN: N/A

Record #: 6737

Magisterial District: ELON

Ownership Information

Owner: DE COLIGNY J AMANDA

Owner2: N/A

Mailing Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521-3372

Property Address: 171 FAULCONERVILLE DR
AMHERST, VA 24521

Assessed Value

Year: 2020

Assessment Total: \$38,000

Land Use Assessment: \$38,000

Assessment Land: \$31,000

Total Minerals: 00

Assessment Building: \$7,000

Assessment Improvements: N/A

Land Assessment Information

Acreage: 2.2

DB Ref: 452/22

Class: COMMERCIAL/INDUSTRIAL

WB Ref: N/A

Description 1: NEAR FAULCONER WOODS HOUSE 124 A
7

Instrument #: N/A

Plat Ref: N/A

Recorded Date: 01/01/1900

Sale Price: N/A

Parcels in Sale: 0

Land Breakdown

Type	Size	Adj %	Rate	Value
HOMESITE	1 AC	100%	\$25,000	\$25,000
OTHER	1.2 AC	100%	\$5,000	\$6,000

Owner Information

DE COLIGNY J AMANDA
167 FAULCONERVILLE DR
AMHERST VA 24521

Bill Information

Record Type	Real Property
Tax Year	2025
Account Number	000006737

Property Information

Map Number	124 A 7
Description	NEAR FAULCONER WOODS HOUSE 124 A 7
Situs Address	171 FAULCONERVILLE DR
Acres	2.2

Payment Information

Payment Status	Unpaid
Due Date	07/01/2025
Base Tax	\$115.90
Penalties	\$11.59
Interest	\$0.00
Payment Date	
Total Payments	\$0.00
Total Due	\$127.49

Value Information

Land Value	\$31,000.00
Use Value	\$0.00
Improvement Value	\$7,000.00

Year	TicketNum	Sequence	Amount
2025	0004722	0001	\$127.49
2025	0004722	0002	\$115.90
Total:			\$243.39

CLR250002098
LIST OF HEIRS
COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No. 250000131

Amherst County

Circuit Court

Estate of Julie Amanda de Coligny

03/30/2024

NAME OF DECEDENT

DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
William de Coligny	Croasdale Farm Pkwy #140 Durham, NC 27705	Brother	87
Calvert G. de Coligny	46-044 Puulena St. #822 Kaneohe, HI 96744	Nephew	50
Juliana de Coligny	3406 Morning Dove Rd Roanoke, VA 24018	Niece	52
D. David Davis, III	111 Hunterdale Drive Lynchburg, VA 24502	Nephew	57
Nathaniel Cobbs	11828 Mangrove Ln Cincinnati, OH 45246	Nephew	23

[] This LIST OF HEIRS is filed in addition to the LIST OF HEIRS previously filed with this Court on _____

DATE

I/we am/are (please check one):

[] Proponent(s) of the will (no qualification)

[] Personal representative(s) of the decedent's estate

☒ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this 1 day of July, 20 25

DATE

Juliana de Coligny

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

State/Commonwealth of Virginia City [] County of Roanoke to wit:

Subscribed and sworn to before me this 1 day of July, 20 25

by Juliana de Coligny

NAME(S)

BRITTANY NICOLE TYRRELL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #8118922
My Commission Expires Sept. 30, 2028

Brittany Nicole Tyrrell

CLERK [] DEPUTY CLERK [] NOTARY PUBLIC

My commission expires 09/30/2028

Registration No. 8118922

VIRGINIA: In the Clerk's Office of the Amherst Circuit Court this 10th day of July, 2025,
the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: Deborah Coffey Moringo

CLERK

by Brianne Brooks, Deputy Clerk

1791

THIS DEED, made this 8th day of October, 1980, by and
between JULIA SADLER DECOLIGNY, unmarried, party of the first
part and JULIE / DECOLIGNY, party of the second part:

-WITNESSETH-

That for and in consideration of the sum of Ten Dollars
(\$10.00), cash in hand paid, and other valuable considerations,
receipt of all of which is hereby acknowledged, the said party
of the first part does hereby GRANT, BARGAIN, SELL and CONVEY
with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE, unto the
said party of the second part, in fee simple, the following
described real estate, to-wit:

All that certain lot or parcel of land, together with
all improvements thereon situate in Faulconerville,
Amherst County, Virginia, and being a 2.20 acre tract,
more or less, known as "Wood's House", as shown on a
plat of survey entitled "Plat of Property of Angus L.
Faulconer, II, Amherst County, Virginia", made by
Overstreet & Overstreet, by Adrian Overstreet, C.L.S.,
dated March 24, 1977, a copy of which is recorded
at Plat Cabinet 1, page 277 in the Amherst County
Clerk's Office, and more particularly described as
follows, to-wit:

Beginning at an iron on the north side of the 20 foot
right-of-way, which point is N. 25° 14' E. 65.80 feet
from the intersection of the 20 foot right-of-way, the
private road and State Road 639; thence from said point
of beginning S. 83° 11' 30" W. 75.90 feet to a point
on the private road; thence along the private road N.
40° 34' W. 70.65 feet to an iron; thence leaving the
private road N. 27° 35' E. 151.45 feet; thence N. 16°
28' 30" E. 117.85 feet to an iron; thence N. 31° 15'
E. 365.75 feet to an iron; thence S. 15° 29' E. 253
feet to an iron; thence S. 61° 29' E. 24 feet to an
iron; thence S. 34° 12' W. 172.50 feet to an iron;
thence S. 25° 39' W. 51.30 feet to an iron; thence S.
39° 50' 30" W. 140.92 feet; thence S. 28° 23' 30" W.
69.80 feet to an iron; thence N. 63° 33' 30" W. 20.05
feet to an iron, the point of beginning.

Together with the right of egress and ingress over the
20 foot right-of way as shown in the aforementioned plat.

This is the very same real estate conveyed to Julia
Sadler DeColigny by Deed dated November 16, 1979 and
recorded at Deed Book 441, page 393, in the Amherst
County Clerk's Office.

1791

WITNESS the following signature and seal:

Julia Sadler DeColigny (SEAL)
Julia Sadler DeColigny

STATE OF VIRGINIA

COUNTY OF AMHERST, to-wit:

I, Linda B. Canow, a Notary Public in
and for the County and State aforesaid, do hereby certify that
Julia Sadler DeColigny, unmarried, whose name is signed to the
foregoing deed bearing date the 8th day of October, 1980, has
acknowledged the same before me in my County aforesaid.

My commission expires: 8-22-82.

Given under my hand this 8th day of October,
1980.

Linda B. Canow
Notary Public

*I was Commissioned
as Linda B. Canow*

VIRGINIA: In the Clerk's Office of the Circuit Court of Amherst
County, OCT 8 - 1980, 19__ This deed
was this day received in said office, and upon the certificate of
acknowledgment, recorded in said office at 4.50
o'clock P.M. after payment of 26.00 to witness
by Sec. 58-54.1

Teste: Wm. E. Sandridge Clerk

Tax \$ 39.00

Transfer Fee \$ 1.00

Local Tax \$ 13.00

Original mailed to:
Richard Spies, Atty.
Bell, Coward, Morrison & Spies
715 Court Street
P. O. Box #739
Lynchburg, Va. 24505
February 19th, 1980

265

THIS DEED, made this 16th day of November, 1979, by and between CHERYL FAULCONER ZIDER and ROBERT B. ZIDER, her husband, hereinafter referred to as parties of the first part; and JULIA S. deCOLIGNY, widow, hereinafter referred to as the party of the second part;

W I T N E S S E T H:

That for the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title unto the party of the second part, as her sole and separate equitable estate free from the control and marital rights of any present or future husband and free from any curtesy rights or inchoate curtesy rights of any present or future husband of the party of the second part, all of which are hereby expressly excluded, and with full and complete authority in the said party of the second part, to alien, convey, encumber or otherwise deal with and dispose of the same without necessity of joinder by or with any present or future husband of the said party of the second part, the following described real estate, to-wit:

All that certain lot or parcel of land, together with all improvements thereon situate in Faulconerville, Amherst County, Virginia, and being a 2.20 acre tract, more or less, known as "Wood's House", as shown on a plat of survey entitled "Part of Property of Angus L. Faulconer II, Amherst County, Virginia", made by Overstreet & Overstreet, by Adrian Overstreet, C.L.S., dated March 24, 1977, a copy of which is attached hereto and made a part hereof and more particularly described therein as follows, to-wit:

Beginning at an iron on the north side of the 20 foot right-of-way, which point is N. 25° 14' E. 65.80 feet from the intersection of the 20 foot right-of-way, the private road and State Road 639; thence from said point of beginning S. 83° 11' 30" W. 75.90 feet to a point on the private road; thence along the private road N. 40° 34' W. 70.65 feet to an iron; thence leaving the private road N. 27° 35' E. 151.45 feet; thence N. 16° 28' 30" E. 117.85 feet to an iron; thence N. 31° 15' E. 365.75 feet to an iron; thence S. 15° 29' E. 253 feet to an iron; thence S. 61° 29' E. 24 feet to

an iron; thence S. 34° 12' W. 172.50 feet to an iron; thence S. 25° 39' W. 51.30 feet to an iron; thence S. 39° 50' 30" W. 140.92 feet; thence S. 28° 23' 30" W. 69.80 feet to an iron; thence N. 63° 33' 30" W. 20.05 feet to an iron, the point of beginning.

Together with the right of egress and ingress over the 20 foot right-of-way as shown in the aforementioned plat.

Being the same property in all respects as was devised to Cheryl Faulconer Zider by her father, Angus L. Faulconer II, by will which is probated in the Clerk's Office of Amherst County Circuit Court in Will Book 72, at page 23, and being part of the property devised to Angus L. Faulconer II by will of his father, Frank T. Faulconer, which will is probated in the Amherst County Circuit Court Clerk's Office in Will Book 51, at page 2. The property herein conveyed is part of the property conveyed to Frank T. Faulconer by deed from H. P. Faulconer of record in Deed Book 92, at page 576, in the aforesaid Clerk's Office and part of the property conveyed by deed to F. T. Faulconer dated October 9, 1916, of record in Deed Book 76, at page 410, in the aforesaid Clerk's Office.

WITNESS the following signatures and seals:

Robert B. Zider (SEAL)
ROBERT B. ZIDER

Cheryl Faulconer Zider (SEAL)
CHERYL FAULCONER ZIDER

STATE OF CALIFORNIA,
TO-WIT:
COUNTY/CITY OF San Mateo,

The foregoing instrument was acknowledged before me this 10th day of December, 1979, by ROBERT B. ZIDER and CHERYL FAULCONER ZIDER, husband and wife.

My commission expires: August 15, 1983.

Linda Gates Spradlin
Linda Gates Spradlin
NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the Circuit Court of Amherst County, FEB - 8 1980, 19__ This deed was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record at 2:30 o'clock P.M. after payment of \$ 21.00 tax imposed by Sec. 58-54.1

Teste: *William E. Sandridge* Clerk

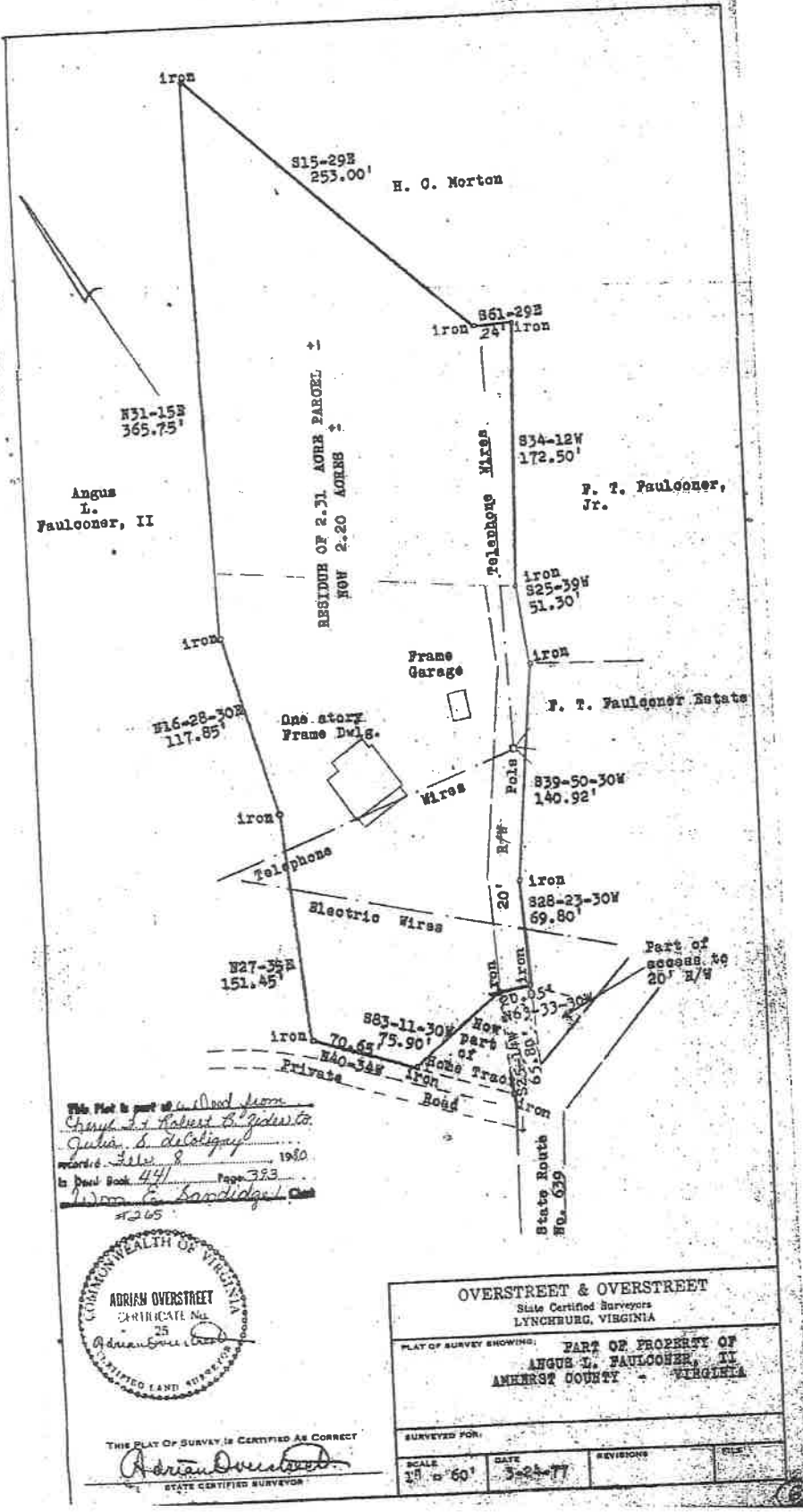
Tax \$ 31.50

Transfer Fee \$ 1.00

Local Tax \$ 10.50

BOOK 441 PAGE 334

PLAT CABINET
NO. 1 PAGE 277



PC1/277

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of this insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of monuments, acreage or other matters shown hereon.

P L A T

Showing Tract of Land
situated in Amherst Co.,
near Molvor Station.
Surveyed Dec. 1921 for
Ned Brown

Magnetic Bearings
S. G. Massie, C. E.

Scale 1 in. = 100 ft.

3.3 Acres

N 101° 40' E 101'

S 75° W 83'

N 51° E 550'

S 17 1/2° W 281'

Bygone

Kent

Spring

Apple

N

Ex. 3-25-1926,
+ orig. mailed
J. J. Boulmer
Amherst, Va.,
R. 3.

NOW THEREFORE in consideration of the premises, and especially in consideration of the conveyance hereinafter made by the said H. P. Faulconer to the said F. T. Faulconer and to the said A. L. Faulconer, they the said F. T. Faulconer and Ruby Hope Faulconer, his wife, and A. F. Faulconer and Eva Faulconer, his wife, doth grant and convey unto the said H. P. Faulconer, with General Warranty, their respective one

Finally, General Warrant, their respective one

ninth undivided remainder interests in and to the residue of the said 115 acres, after deducting the said 25 and 26 acre tracts therefrom, which was conveyed to them as hereinbefore set out.

For and in consideration of the premises and especially the conveyance herein made by the said F. T. Faulconer and wife to the said H. P. Faulconer of the aforesaid one-ninth undivided remainder interest, and the further consideration of the sum of Twenty-five (\$25.00) Dollars per year to be paid to the said H. P. Faulconer by the said F. T. Faulconer as long as the said H. P. Faulconer shall live to be due and payable on the first day of each succeeding January, beginning with January 1st, 1927, the said H. P. Faulconer doth hereby grant and convey unto the said F. T. Faulconer, with General Warranty, the following described real estate, to-wit:

That certain tract or parcel of land lying and being in Elon Magisterial District of Amherst County, Virginia, near Monroe, and near to and adjoining the Faulconer Store property and touching the State Macadam Road near the said store, and adjoining the lands of John Reed and Early Johnson, and containing twenty-five acres, more or less, as shown by plat made by DeMott and Magruder, Engineers, March 2d, 1926, and hereto attached as a part of this deed, and being a part of the tract of 121-1/2 acres conveyed to the said H. P. Faulconer by Paul Coleman by deed of November 4, 1889, and recorded in the aforesaid Clerk's Office in Deed Book 22, page 23.

The said H. P. Faulconer, in consideration of the conveyance herein made to him by A. F. Faulconer and wife, of the aforesaid one-ninth undivided remainder interest, doth hereby grant and convey unto the said A. F. Faulconer, with General Warranty, excepting and reserving, however, unto the said H. P. Faulconer a life estate in the premises hereby conveyed to said A. F. Faulconer and excepting and reserving one acre for a grave yard, the following described real estate, to-wit:

That certain tract or parcel of land lying and being in Elon Magisterial District of Amherst County, Virginia, adjoining the tract of 25 acres, herein conveyed to F. T. Faulconer, and containing twenty-six acres, more or less, as shown by plat made by DeMott and Magruder, Engineers, March 2, 1926, and hereto attached as a part of this deed, and being a part of the aforesaid 121-1/2 acre tract.

There is excepted and reserved from this conveyance the grave yard shown on said plat and containing one acre of land, with right of ingress and egress thereto, and this reservation as to the right of ingress and egress shall and does apply also to the 25 acre tract herein conveyed to F. T. Faulconer.

There is also reserved as appurtenant to the 26 acre tract herein conveyed to A. F. Faulconer and as appurtenant to the residue of the said 115 acre tract, a right of way over the said 25 acre tract and 26 acre tract herein conveyed over and along the present farm road to the State Highway.

The conveyance herein made to F. T. Faulconer is in lieu of any interest that he might be entitled to in the estate of the said H. P. Faulconer at his death by devise or inheritance; and the conveyance herein made to A. F. Faulconer is in only in lieu of any interest that he might be entitled to in the real estate of the said H. P. Faulconer by devise or inheritance, but does not affect his interest in the personal estate of the said H. P. Faulconer at his death.

WITNESS the following signatures and seals:

.....
: Internal :
: Reverse :
: Stamps :
: \$1.50 :
:

H. P. FAULCONER, Sr., (SEAL)
F. T. FAULCONER, (SEAL)
RUBY HOPE FAULCONER, (SEAL)
A. F. FAULCONER, (SEAL)
EVA FAULCONER, (SEAL)

STATE OF VIRGINIA,

COUNTY OF AMHERST. To-wit:

I, W. H. Carter, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that H. P. Faulconer, Sr., P. T. Faulconer and Ruby Hope Faulconer, his wife, A. F. Faulconer and Eva Faulconer, his wife, whose names are signed to the foregoing and annexed deed bearing date March 18, 1926, have each acknowledged the same before me in my County aforesaid.

GIVEN under my hand this 19 day of March, 1926.

My commission expires on the 22nd day of January, 1928.

W. H. Carter,

Notary Public.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, March 19th, 1926. This deed was this day received in said office, and, upon the certificate of acknowledgements thereto annexed, admitted to record at 4:35 o'clock P. M.

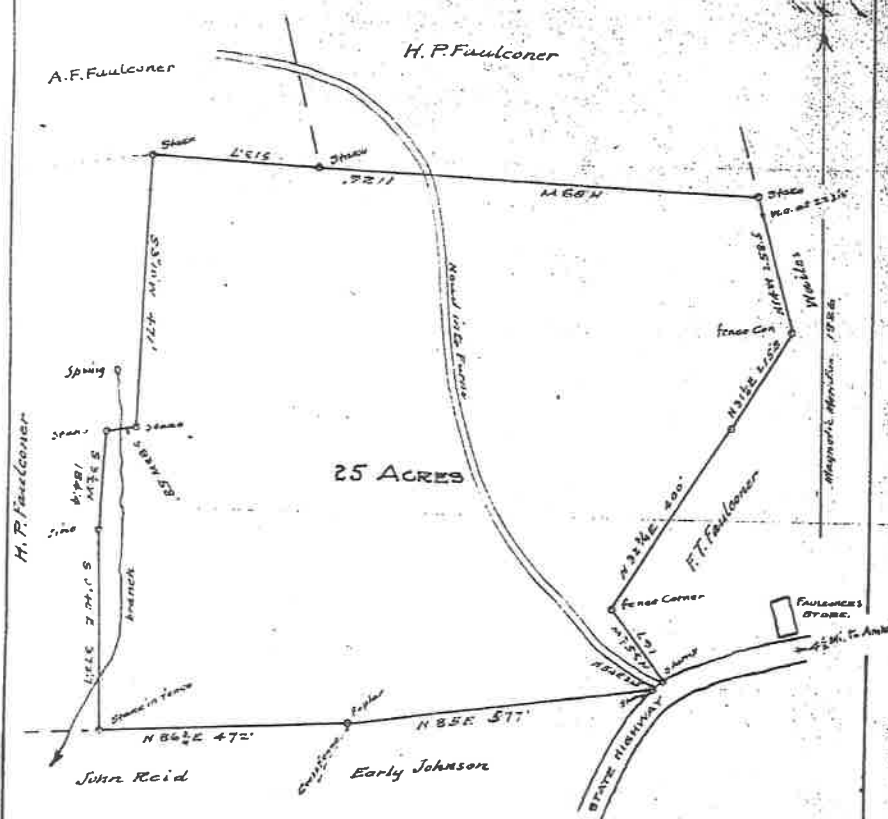
Teste: W. E. Sandridge, Clerk.

PLAT
Recorded in Plat Book
"A" page 235

PLAT
Recorded in Plat Book
"A" page 235

DEMOTT & MAGRUDER

LYNCHBURG, VIRGINIA



AMHERST CO. VA.
ELON DISTRICT

PLAT OF A TRACT OF LAND SURVEYED MARCH 2ND 1926
H.P. FAULCONER TO F.T. FAULCONER.

1" = 200'

25 Ac.

DEMOTT & MAGRUDER ENGRS

This map/plat is being furnished as an aid in locating the herein described land. Its value in relation to title insurance is expressly modified by endorsement, if any, the Company does not insure boundaries, distances, location of easements, acreage or other matters shown thereon.

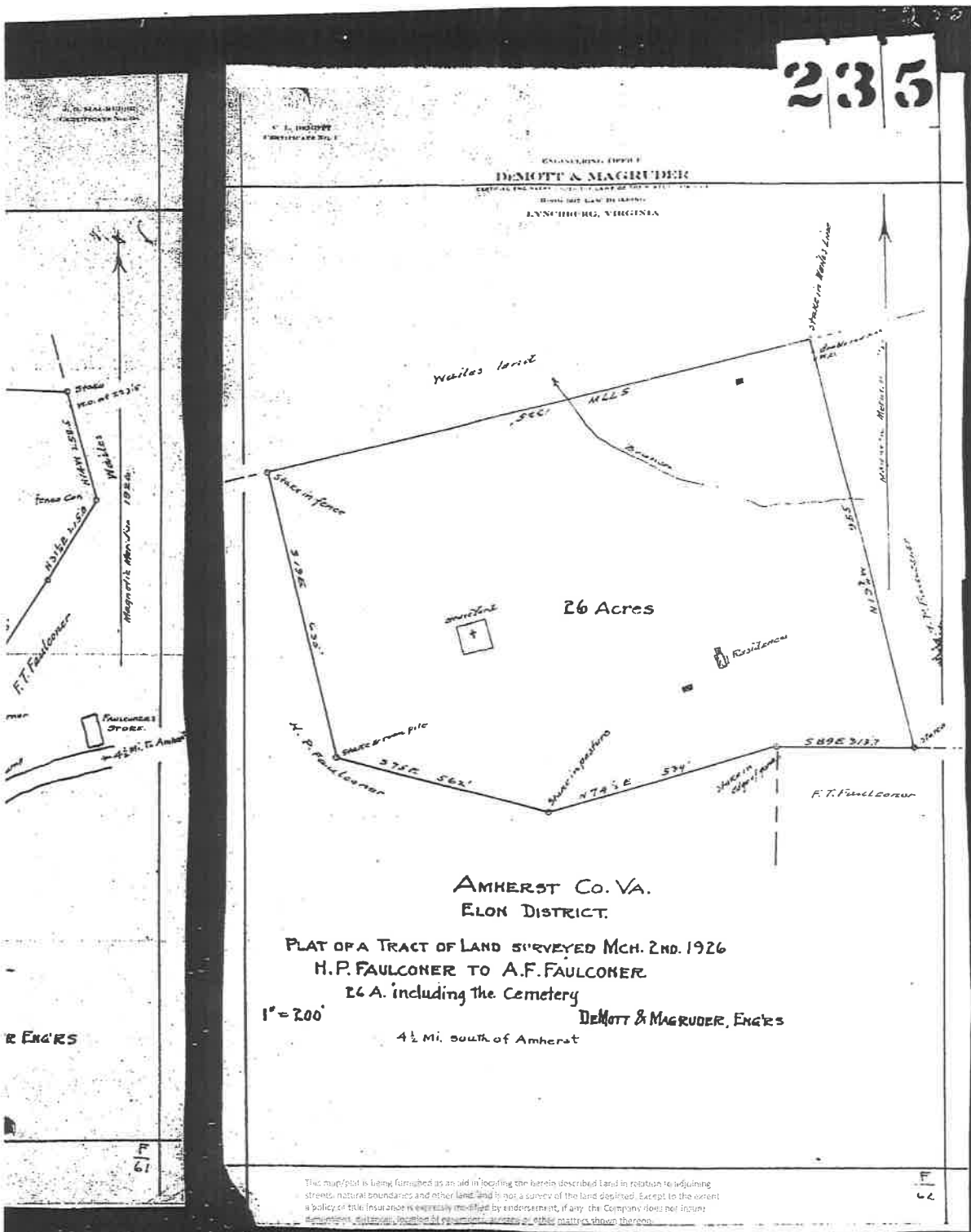
F
61

Handwritten notes at the bottom of the page, likely a recording or filing stamp, mentioning 'H.P. Faulconer, Dec 22, 1926' and 'recorded in Deed Book 42, page 114'.

Handwritten note at the bottom of the page: 'PB A/235'.

PB A/235

235



This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land and is not a survey of the land described. Except to the extent a policy of title insurance is expressly provided by endorsement, if any, the Company does not insure against, and is not liable for, errors or omissions in this map/plot.

Recorded between
 H.P. Faulconer and A.F. Faulconer
 recorded March 14th. 1926
 1" = 200' of 26 A. 1926
 W.D. Dudgeon

and who are entitled to a release of the vendor's lien aforesaid:

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the premises and of the sum of \$5.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part does hereby give, grant and release unto the parties of the second part the said property, mentioned and described, free from said vendor's lien reserved in the deed of January 23rd, 1906, from A. H. Light to Eliza Mayo above mentioned.

TO HAVE AND TO HOLD the said lot or parcel of ground unto the parties of the second part, their heirs and assigns, forever, free from the said vendor's lien.

WITNESS the following signature and seal on the day and year first above written.

A. H. LIGHT, (SEAL)

STATE OF VIRGINIA, }
COUNTY OF CAMPELL } To-wit:

I, Alice M. Webster, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that A. H. Light, whose name is signed to the foregoing writing, bearing date the 30th day of March, 1917, has acknowledged the same before me in my County aforesaid.

My commission expires on the 29 day of May, 1920.

GIVEN under my hand this 7 day of April, 1917.

Alice M. Webster,
Notary Public.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, April 9th, 1917. This deed was this day received in said office, and upon the certificate of acknowledgement thereto annexed, admitted to record, at 10 o'clock A. M.

Tests: W. E. Davidson Clerk.

76/410

Jay, 50 cts

Comm 1912

Extended orig.
mailed Frank T.
Faulconer on
Sept 14, 3/16, 1914.
23, 1914.

THIS DEED made this 9th day of October, 1916, between H. P. FAULCONER and his wife, FAULCONER, parties of the first part, and FRANK T. FAULCONER, party of the second part;

WITNESSETH: That for and in consideration of the sum of \$200.00 Two Hundred, which has been heretofore paid in full, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey, with general warranty of title, unto the said Frank T. Faulconer, the following real estate, to-wit:

That certain lot of land lying near Coolwell on macadam road leading from Amherst C. H. to Lynshburg, in Elon Magisterial District, of Amherst Co., adjoining the lands of H. P. Faulconer, I. P. Wailes, and Joshua Irvine, and being more particular described with metes and bounds as follows, (to-wit) according to a survey made by C. G. Massie, County Surveyor:

/ Beginning in center of public road where H. P. Faulconer's private road leaves Macadam road at H. P. Faulconer's mail box, just a few yards southwest of the storehouse, and leads to said H. P. Faulconer's dwelling house, thence from said starting point N. 41 W. 11 3/5 poles to stake, thence N. 31 E 27 1/10 poles to small white oak pointer (stake at corner) thence S 59 E 11 1/10 poles to stake (white oak pointer) thence S 31 W 31 2/5 poles to mail box, or starting point. Said lot contains two acres and is a part of the land H. P. Faulconer bought from Paul Coleman, and for

a further description of the land hereby conveyed reference is hereby made to the records in the Clerk's Office of the Circuit Court of Amherst County, including a deed of November 4, 1899, to H. P. Faulconer from Paul Coleman, recorded in Deed Book ZZ 50 page 23.

The parties of the first part covenant that they have the right to convey the said land; that they have done no act to encumber the same; and the party of the second part shall have quiet and peaceable possession of the same free from all encumbrances, and that they will execute such further assurances as may be requisite.

WITNESS the following signatures and seals.

H. P. FAULCONER, (SEAL)

STATE OF VA. AMHERST CO., To-wit:

I. W. H. Carter, Deputy for W. E. Sandidge, Clerk of the Circuit Court in and for the County of Amherst in the State of Virginia, do hereby certify that H. P. Faulconer whose name is signed to the above writing bearing date on the 9th day of Nov. 1916, personally appeared before me in my said County and acknowledged the same.

GIVEN under my hand this 9th day of April, 1917.

W. H. Carter, Deputy Clerk.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, April 9th, 1917. This deed was this day received in said office, and, upon the certificate of acknowledgement thereto annexed, admitted to record, at 11:05 o'clock A. M.

Teste: W. E. Sandidge, Clerk.

(See page 413 for plot)

THIS DEED OF TRUST, made and entered into this the 11th day of January, 1917, by and between Nicholas Gentry and Pannie Gentry, his wife, parties of the first part, L. D. HARRIS, Trustee, party of the second part, and J. T. HARRIS, party of the third part:

WITNESSETH: That the said Nicholas Gentry and Pannie Gentry, his wife, hereby Grant and Convey unto the said L. D. Harris, Trustee, with General Warranty, the following described real estate, to-wit:

(1) All that certain tract of land situated in Amherst County, on the waters of Harris Creek and the Bear Mountain, adjoining the lands of J. J. Ambler, Mary B. Smoot, the lands formerly owned by Mrs. I. F. Williams, and others, and containing eighty-four acres, one rood and eight poles; it being the same land conveyed to the said Nicholas Gentry by I. F. Williams, by deed bearing date the 21st day of February, 1900, and recorded in the Clerk's Office of Amherst County in Deed Book ZZ, page 291, to which deed and the plat therewith recorded reference is hereby made for a further description of said land. There is, however, deducted from said tract, and excluded from this conveyance, a parcel of seven acres, two roods and 29 poles conveyed by the said Nicholas Gentry and wife to M. R. Crawford, by deed dated January 24th, 1905, and recorded in Deed Book No. 55, page 372.

2. All that certain tract of land situated in Amherst County, on the head waters of Harris Creek, adjoining the lands of J. J. Ambler and the tract first above

Tr. 100

Ex. 4-13-1917

GIVEN under my hand this 7 day of April, 1917.

T. J. Smoot,

Justice of the Peace.

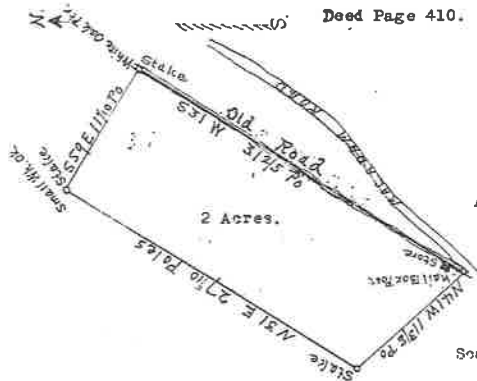
VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, April 9th, 1917.

This deed was this day received in said office, and, upon the certificate of acknowledgements thereto annexed, admitted to record, at 1:10 o'clock P. M.

Teste: W. E. Sandidge, Clerk.

Deed Page 410.



PLAT showing Lot situated in Amherst County near Coolwell.

Surveyed March 1915 for

FRANK FALCONER

Mag. Meridian 3° W. of N.

C. G. MASSIE, S.A.C.

Scale 1 in = 8 Po.

THIS DEED, made and entered into this 4th day of April, 1917, by and between AUBREY H. WRIGHT (unmarried) and HENNIE M. BURKS and JESSE B. BURKS, her husband, the three parties of the first part; and HOPE E. WRIGHT, the party of the second part, Wm. K. ALLEN, Trustee, of the third part,

WITNESSETH: That for and in consideration of the sum of Four Hundred Dollars (\$400.00), cash in hand paid to Aubrey H. Wright, the receipt of which is hereby acknowledged, and Four Hundred Dollars (\$400.00) paid to Hennie M. Burks and her husband, Jesse B. Burks, as hereinafter set forth, by the party of the second part, making a total of \$800.00 as the purchase price, the parties of the first part, with general warranty of title, do grant and convey unto the party of the second part all their right, title and interest in the following described real estate in Temperance District, Amherst County, Virginia,

Being their two thirds undivided interest in that certain tract of land which was conveyed to their father, W. H. Wright, as trustee on the 24th of March, 1897, by J. T. Coleman, Commissioner in the suit of John D. Horsley & Co. v. Wm. Tucker's curator & Co. of record in D. B. V., page 36, which tract of land, of which two-thirds is here conveyed, is described as being all that part of the one hundred and twenty five and one-half (125 1/2) acres of land lying on the east side of a given line therein fully set forth and described, and as being the land which C. E. Watts and Nannie M. Watts sold to W. H. Wright, Trustee, which said deed the said C. E. Watts and wife signed, and the tract of land is estimated to contain sixty acres, more or less, but it has not been surveyed, and it adjoins the lands of Mrs. Rosa E. Wright (who took the remainder of the 125 1/2 acre tract on the west side of said line) and also ad-

Ex. 128
C. G. 17

Ex. 4-13-1917

Orig. del. to
Hope E. Wright
Aug. 27, 1919.

LAST WILL AND TESTAMENT

817

I, ANGUS L. FAULCONER, II, of Amherst County, Virginia, being of sound and disposing mind and memory, do hereby MAKE, PUBLISH and DECLARE this to be my Last Will and Testament, hereby revoking any and all other Wills and Codicils heretofore made by me.

1. I direct that my Executor, hereinafter named, pay any just debts which I may owe at my death. I further direct that said Executor pay all expenses in connection with my funeral and all estate and inheritance taxes which may be assessed against my Estate.

2. I direct that my Executor have my funeral conducted by W.D. Duiguid, Inc. of Lynchburg, Virginia, pursuant to and in accordance with a Contract dated September 13, 1973, between myself and the said W.D. Duiguid, Inc., a copy of which Contract is in my safety deposit box at the United Virginia Bank, Lynchburg, Virginia, and a copy of which is held by the said W.D. Duiguid, Inc.

3. I GIVE, DEVISE and BEQUEATH unto the Lynchburg Training School and Hospital, Colony, Virginia, any and all clothing which I may own at my death.

4. I GIVE, DEVISE and BEQUEATH unto my nephew, LLOYD F. HOLLORAN, the 22 SMW pistol on a 38 frame, should he survive me; however, in the event my said nephew predeceases me, then said pistol shall be disposed of in accordance with Paragraph # 6 of this my Last Will and Testament.

5. I direct that any notes, debts or obligations payable to me by my beloved daughter, CHERYL ANN FAULCONER ZIDER, or by she and her then husband, be cancelled and considered null

1/4 1/2 Jan 1974

and void, including any secured obligations that she or they jointly may owe me. In the event my said daughter, CHERYL ANN FAULCONER ZIDER, shall have made or drawn any note or written evidence of obligation which may have been endorsed or made jointly with her by me and held by a holder or holders in due course, I direct that said indebtedness be paid by my Executor from my Estate.

6. All the rest, residue and remainder of my Estate, real, personal and mixed, I GIVE, DEVISE and BEQUEATH unto my said beloved daughter, CHERYL ANN FAULCONER ZIDER, in fee simple absolute, including antiques inherited from my mother.

7. In the event my said daughter should predecease me, then I direct that my Estate be divided into two equal parts, and one-half thereof, I GIVE, DEVISE and BEQUEATH unto the American Heart Association for the purpose of heart valve research; the remaining one-half or so much thereof as may be necessary shall be used by my Executor for the purpose of building a brick wall, which in the opinion of my Executor shall be appropriate, around the one acre Faulconer Family Cemetery with new iron gates to be placed at the front and rear entrances to such cemetery and with a suitable bronze plaque at each of said entrances with the inscription "In Memory of my Dear Mother, Ruby Peters Faulconer and my Beloved Father, Frank T. Faulconer, Sr. by their son, Angus L. Faulconer, II, (YEAR)".

8. Any monies remaining after construction of said wall, gates and plaques from the one-half of my Estate hereinabove mentioned shall be paid by my Executor into the Faulconer Family Cemetery Trust Fund for the use and upkeep of said Cemetery.

AF II
15 Jan - 1974

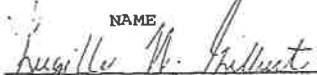

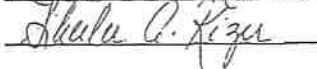
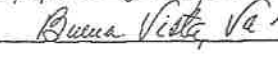
9. I direct that my Executor shall include in my Estate as a portion thereof the proceeds of any and all insurance policies which are now payable to the Trust Department of the United Virginia Bank of Lynchburg, Virginia.

10. I hereby nominate and appoint the UNITED VIRGINIA BANK of Lynchburg, Virginia, as Executor of this my Last Will and Testament, and having utter and complete confidence in its integrity and ability, respectfully request that it be permitted to qualify without surety on its bond.

IN TESTIMONY OF ALL OF WHICH, I hereto set my hand and affix my seal to this my Last Will and Testament, on this the 15th day of January 1974.

 (SEAL)
Angus L. Faulconer, II

The above signature of the Testator, Angus L. Faulconer, II, was made, and the foregoing Will was acknowledged by the said Testator to be his Last Will and Testament, in the presence of us, two competent witnesses, present at the same time, and we, the two said witnesses, do hereunto subscribe the said Will and Testament, as attesting witnesses, on the date written next above in the presence of the said Testator and of each other, all three being present at the same time, and at the request of the said Testator, who was then of sound mind and over the age of twenty-one (21) years.

NAME	ADDRESS
 (SEAL)	 Buena Vista Va.
 (SEAL)	 Buena Vista Va.

See Probate Order dated July 3rd, 1978, and recorded in Probate Order Book No. 4, page 459.

I do solemnly swear that I have made diligent inquiry as to the names, ages, and addresses of the heirs of the above-named decedent, and that I believe the above list of same to be true and correct, so help me God.

By Samuel H. Uchima, Jr.
V. P. & Sr. Trust Officer
Executor of Said Decedent.

Subscribed and sworn to before me in my County aforesaid this the 3rd day of July, 1988 78.

Filed in Clerk's Office, Circuit Court of Amherst County, July 3rd 1967

County July 3rd, 19678
Wm B. Laididge, Clerk.

VIRGINIA:

In the Clerk's Office of the Circuit Court for the County of Amherst,
on the 26th day of June, 1978.

A paper writing, bearing date the 25th day of May, 1977, purporting
to be the last will and testament of Hubert Burch Cash, deceased, late of Amherst
County, Virginia, was this day produced before me in said office by Pauline C.
Ogden, the Executrix therein named, and offered for probate. And the said paper
writing being proved by the oath of W. R. McCartney, a subscribing witness
thereto, who also proved the due attestation of said will by Judy S. McCartney
and B. Kay Baldwin, two other subscribing witnesses to said will, and the due
execution of same according to law, the same is admitted to probate and ordered
to be recorded as the true last will and testament of the said Hubert Burch Cash,
deceased.

Teste: Wm. E. Sandidge, Clerk.

VIRGINIA:

In the Clerk's Office of the Circuit Court of the County of Amherst,
on the 28th day of June, 1978.

Allan Joe Patrick, an infant of the age of seventeen (17) years, this
day having nominated Doris N. Tweedy, as his guardian, and said nomination being
approved by me, I do hereby appoint the said Doris N. Tweedy as Guardian for
the said Allan Joe Patrick. Whereupon, the said Doris N. Tweedy made oath as
such Guardian, and entered into and acknowledged a bond in the penalty of One
Hundred Dollars (\$100.00), without security, (See Virginia Code 1945, Section
5471-2, as amended), conditioned and payable as the law directs, which bond is
ordered to be recorded.

Teste: Wm. E. Sandidge, Clerk.

VIRGINIA:

In the Clerk's Office of the Circuit Court of the County of Amherst,
on the 3rd day of July, 1978.

A paper writing, bearing date the 15th day of January, 1974, purporting
to be the last will and testament of Angus L. Faulconer, II, deceased, late of
Amherst County, Virginia, which was withdrawn temporarily for the purpose of
taking the depositions of Shuler A. Kizer and Lucille W. Gilbert, two subscribing
witnesses to said will, was this day again produced before me in said office by
United Virginia Bank/First National, Lynchburg, Virginia, the Executor therein
named, and offered for probate. And the said paper writing, bearing date the 15th
day of January, having been fully proved by the oaths of Shuler A. Kizer and
Lucille W. Gilbert, subscribing witnesses to said will, to have been duly executed
according to law, is admitted to probate and ordered to be recorded as the true
last will and testament of the said Angus L. Faulconer, III, deceased.

I, FRANK T. FAULCONER, of Route 2, Amherst, Virginia, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils heretofore made by me.

FIRST: I direct the payment of all of my just debts, including funeral expenses, cost of administration, and taxes including Federal and State Inheritance taxes due by me or my estate, to be paid by my Executors as soon as convenient after my death.

SECOND: I give, devise and bequeath my homeplace, consisting of seven acres, more or less, lying north of the fenceline and including the one-half acre deeded me by Nancy and Early Johnson, and all household furnishings, to my son, Angus Leslie Faulconer, II, for and during his natural lifetime, and on his death to Frank T. Faulconer, Jr., Claudine F. Latchford, Phyllis F. Shrader and Eloise F. Holloran, or the survivors in fee simple.

THIRD: I give to Angus Leslie Faulconer, II, the twenty acres, more or less, lying south of the fence and running to the red gate at the top of the hill, with the right absolutely to sell and dispose of said real estate, but if he shall not dispose of said real estate, then this twenty acre property is to go to the above named brother and sisters or the survivor.

FOURTH: I give, devise and bequeath the property conveyed to me by T. M. Kent, including the house located thereon, to Eloise F. Holloran.

FIFTH: I give, devise and bequeath to Frank T. Faulconer, Jr. and Angus Leslie Faulconer, II, or the survivor, the property conveyed me by Nancy and Early Johnson, including the four acres, more or less, less a fifty-foot right of way 200 feet long.

SIXTH: I give, devise and bequeath the house and two acres of land which were conveyed to me by H. P. Faulconer, to Angus Leslie Faulconer, II. Water rights to the well and water system located on this property are to be reserved to the home property, each property to bear share of expenses for maintaining pump and line.

SEVENTH: I give, devise and bequeath to my sons, Frank T. Faulconer,

Frank T. Faulconer

Jr. and Angus Leslie Faulconer, II, jointly and equally the real estate situated on Route 29 known as the Faulconer Store Property purchased from C. L. Scott, Commissioner, used in connection with the store business now conducted by my said sons, together with J. Funston Faulconer, including the main store building, filling station, frame storage house, part of the Sprouse lot and the oil house, together with the land used therewith, for and during their lifetime and on the death of one of them, then to the survivor in fee simple. If either of them decide to sell this property, he shall sell his share to the other at \$5,000.00. As long as J. Funston Faulconer is a partner in the business he is not to be charged any rent. If both desire to sell, they may do so.

EIGHTH: I give, devise and bequeath to my daughter, Claudine F. Latchford, the real estate known as the Joubert Apartment House, situated near Sweet Briar, which I purchased from Mrs. Joubert August 12, 1942. If my said daughter should not survive, this property is to go to her three children, Gretchen Hope Wright, Wilbur Francis Latchford, Jr. and Suzanne Ellen Latchford. Water rights are reserved against this property for Phyllis F. Shrader's property, both to share expenses of pump.

NINTH: If the State Highway Department has condemned the property conveyed me by H. E. Sprouse consisting of A. L. Faulconer two acres and Edgemon one acre, I give whatever is left of these properties to Angus Leslie Faulconer, II and Frank T. Faulconer, Jr., or the survivor.

TENTH: I give, devise and bequeath the J. D. Riley homeplace to Frank T. Faulconer, Jr., and I give the one-half acre, more or less, together with brick garage and office building, to Angus Leslie Faulconer, II. These properties were conveyed me by W. E. Sandidge and Peyton R. Evans, Commissioners, and the driveway is the dividing line between the two portions.

ELEVENTH: I give, devise and bequeath the Weaver house, including seven-eighths of an acre with water rights from the Holloran property, to Phyllis F. Shrader, John Wesley Shrader, Jr. and John Thompson Shrader, or the survivor. Each property is to bear the expenses on the pump and line.

Frank T. Faulconer

800K

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TWELFTH: I give, devise and bequeath to Frank T. Faulconer, Jr. the Ray Luttinen property conveyed me by C. L. Scott, including one-half acre, more or less, and buildings. I give any trucks owned by me to Frank T. Faulconer, Jr. and Angus Leslie Faulconer, II, or the survivor.

THIRTEENTH: I give to my three daughters, Claudine F. Latchford, Phyllis F. Shrader and Eloise F. Holloran, or the survivor, the 206 shares of stock in the Fidelity National Bank. I also give them any additional shares owned by me at the time of my death.

FOURTEENTH: I give any money that is received by me from my son, Perkins Faulconer's Estate, to Phyllis F. Shrader, John W. Shrader, Jr. and John Thompson Shrader, or the survivor.

FIFTEENTH: I give to Joan McDaniel \$250.00 in cash if she is with me at the time of my death.

SIXTEENTH: I give to my eight grandchildren, Lloyd Faulconer Holloran, Patricia Gale Holloran, Frank T. Faulconer, III, Gretchen Hope Wright, Wilbur F. Latchford, Jr., Suzanne Ellen Latchford, Cheyle Ann Faulconer and John Thompson Shrader, the sum of \$250.00 each.

SEVENTEENTH: I give to my great-grandchildren, Deborah Lynn Holloran, Stephen Faulconer Holloran and Kimbroughly Hope Wright, \$100.00 each.

EIGHTEENTH: I give to my five children, Angus Leslie Faulconer, II, Frank T. Faulconer, Jr., Eloise F. Holloran, Claudine F. Latchford and Phyllis F. Shrader, the sum of \$2,000.00 in cash.

NINETEENTH: All the rest, residue and remainder of my estate, where-soever situated, I direct shall be divided equally among my five children or the survivor.

TWENTIETH: I nominate and appoint my son, Frank T. Faulconer, Jr., and my son-in-law, Lloyd Holloran, to be the Executors of this my Last Will and Testament, and request that they be allowed to qualify without giving security on their bond. It is my direction that my son, Frank T. Faulconer, Jr., shall not receive any

Frank T. Faulconer

compensation for his services as Executor, and that Lloyd Holloran shall receive the sum of \$1,200.00 as compensation for his services in administering my estate.

IN TESTIMONY WHEREOF, witness my hand and seal to this my Last Will and Testament, this 1st day of August, 1968.

Frank T. Faulconer (SEAL)

The above signature of the testator, Frank T. Faulconer, was made and the foregoing Will was acknowledged to be his Last Will and Testament by the said testator, in the presence of us, two competent witnesses present at the same time, and we, the said witnesses do hereunto subscribe the said Will on the date last above written, in the presence of the said testator and of each other, at the request of the said testator, who was then of sound mind and over the age of twenty-one years.

Eva H. Faulconer

A. J. Faulconer Jr.
Witnesses

See Probate Order dated November 4th,
1968, and recorded in Probate Order
Book No. 4, page 82.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, on the 4th day of November, 1968.

A paper writing, bearing date the 1st day of August, 1968, purporting to be the last will and testament of Frank Thompson Faulconer, deceased, late of Amherst County, Virginia, was this day produced before me in said office by Frank T. Faulconer, Jr. and Lloyd E. Holloran, the Co-Executors therein named, and offered for probate. And the said paper writing being duly proved by the oath of A. F. Faulconer, Jr., a subscribing witness thereto, who also proved the due attestation of said will by Eva H. Faulconer, the other subscribing witness thereto, and the due execution of said will according to law, the same is admitted to probate and ordered to be recorded as the true last will and testament of the said Frank Thompson Faulconer, deceased.

And on the motion of Frank T. Faulconer, Jr. and Lloyd E. Holloran, who are appointed by said will as Co-Executors thereof, they are permitted to qualify as such Co-Executors. And the said Frank T. Faulconer, Jr. and Lloyd E. Holloran, having made oath thereto as required by law and entered into and acknowledged a bond in the penalty of Two Hundred Seventy-Five Thousand (\$275,000.00) Dollars, without security (security being waived by said will), conditioned and payable as the law directs, which bond is ordered to be recorded, certificate is granted them for obtaining a probate of the said last will and testament of the said Frank Thompson Faulconer, deceased.

And Gordon Dearborn, R. E. Richeson, I. Paul Wailles, Sr., H. T. Eubank and Roy E. Hunt, any three or more of whom may act, are appointed appraisers of the estate of the said Frank Thompson Faulconer, deceased.

Teste: W. B. Sandidge, Clerk.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Amherst County, on the 5th day of November, 1968.

On the motion of Willie T. Jones, brother and distributee of Thomas Nelson Jones, deceased, Florine H. Jones is appointed Administratrix of the estate of said decedent. And the said Florine H. Jones, having made oath thereto as required by law, together with Mrs. Leroy Campbell, who justified as to her sufficiency, as surety, entered into and acknowledged a bond in the penalty of Ten Thousand (\$10,000.00) Dollars, conditioned and payable as the law directs, which bond is ordered to be recorded, certificate is granted her for obtaining letters of administration upon the estate of the said Thomas Nelson Jones, deceased.

Teste: W. B. Sandidge, Clerk.

Original delivered to:
Pendleton & Gamble, Attys.
Amherst, Virginia
October 20th, 1980

USDA-FmHA
Form FmHA 427-1 VA
(Rev. 6-15-79)

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Position 5

REAL ESTATE DEED OF TRUST FOR VIRGINIA

THIS DEED OF TRUST, made between JULIE A. DECOLIGNY

residing in AMHERST County, Virginia, whose post office address

is ROUTE 2, AMHERST, Virginia 24521
as grantor(s), herein called "Borrower," and Marion V. Baker, a resident of Chesterfield County, Virginia,
OR Kenneth G. Holland, a resident of the City of Richmond, Virginia, 400 N. Eighth Street, Richmond,
Virginia, as trustees, herein called "Trustee," for the benefit of the United States of America, acting
through the Farmers Home Administration, United States Department of Agriculture, as beneficiary,
herein called the "Government," and

WHEREAS, Borrower is indebted to the Government as evidenced by one or more promissory note(s)
or assumption agreement(s), herein collectively called "note" which has been executed or assumed by
Borrower, is payable to the order of the Government, authorizes acceleration of the entire indebtedness at
the option of the Government upon any default by Borrower, and is described as follows:

<u>Date of Instrument</u>	<u>Principal Amount</u>	<u>Annual Rate of Interest</u>	<u>Due Date of Final Installment</u>
October 8, 1980	\$26,800.00	11 1/2%	October 8, 2013

(If the interest rate is less than _____% for farm ownership or operating loan(s) secured by this instrument, then the rate may be changed as provided in the note.)

The note evidences a loan to Borrower, and the Government, at any time, may assign the note and insure the payment thereof pursuant to the Consolidated Farm and Rural Development Act, or Title V of the Housing Act of 1949, or any other statutes administered by the Farmers Home Administration;

It is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the note, this instrument shall secure payment of the note; but when the note is held by an insured holder, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and such debt shall constitute an indemnity mortgage to secure the Government against loss under its insurance contract by reason of any default by Borrower;

And this instrument also secures the recapture of any interest credit or subsidy which may be granted to the Borrower by the Government pursuant to 42 U.S.C. §1490a.

NOW, THEREFORE, in consideration of the loan(s) Borrower does hereby grant, bargain, sell, convey, and assign unto trustee with general warranty the following-described property situated in the State of

Virginia, County(ies) of Amherst

All that certain lot or parcel of land, together with all improvements thereon situate in Faulconerville, Amherst County, Virginia, and being a 2.20 acre tract, more or less, known as "Wood's House", as shown on a plat of survey entitled "Plat of Property of Angus L. Faulconer, II, Amherst County, Virginia", made by Overstreet & Overstreet, by Adrian Overstreet, C.L.S.,

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dated March 24, 1977, a copy of which is recorded at Plat Cabinet 1, page 277 in the Amherst County Clerk's Office and more particularly described as follows, to-wit:

Beginning at an iron on the north side of the 20 foot right-of-way, which point is N. 25° 14' E. 65.80 feet from the intersection of the 20 foot right-of-way, the private road and State Route 639; thence from said point of the beginning S. 83° 11' 30" W. 75.90 feet to a point on the private road; thence along the private road N. 40° 34' W. 70.65 feet to an iron; thence leaving the private road N. 27° 35' E. 151.45 feet; Thence N. 16° 28' 30" E. 117.85 feet to an iron; thence N. 31° 15' E. 365.75 feet to an iron; thence S. 15° 29' E. 253 feet to an iron; thence S. 61° 29' E. 24 feet to an iron; thence S. 34° 12' W. 172.50 feet to an iron; thence S 25° 39' W. 51.30 feet to an iron; thence S. 39° 50' 30" W. 140.92 feet; thence S. 28° 23' 30" W. 69.80 feet to an iron; thence N. 63° 33' 30" W. 20.05 feet to an iron, the point of the beginning.

Together the right of egress and ingress over the 20 foot right of way as shown in the aforementioned plat.

This is the very same real estate conveyed to Julie A. DeColigny by deed dated October 8, 1980 and recorded contemporaneously with this deed of trust, in the Amherst County Clerk's Office.

together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of any sale, lease, transfer, conveyance or condemnation of any part thereof or interest therein-all of which are herein called "the property";

IN TRUST, NEVERTHELESS, (a) at all times when the note is held by the Government, or in the event the Government should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof and any agreements contained therein, including any provision for the payment of an insurance or other charge, (b) at all times when the note is held by an insured holder, to secure performance of Borrower's agreement herein to indemnify and save harmless the Government against loss under its insurance contract by reason of any default by Borrower, and (c) in any event and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement.

BORROWER for Borrower's self, Borrower's heirs, executors, administrators, successors, and assigns COVENANTS AND AGREES as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home Administration, and to pay or reimburse the Government or Trustee for all of Trustee's fees, costs and expenses in connection with any full or partial release or subordination of this instrument or any other transaction affecting the property.

(3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges upon the mortgaged premises.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by Borrower when due, as well as any cost and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest interest rate.

(5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of Borrower's covenant to pay. Any payment made by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed against the property, including all charges and assessments in connection with water, water rights, and water stock pertaining to or reasonably necessary to the use of the real property described above, and promptly deliver to the Government without demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by the Government and, at its request, to deliver such policies to the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.

(12) Neither the property or any portion thereof or interest therein shall be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as beneficiary hereunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may (a) extend or defer the maturity of, and renew and reschedule the payments on, the debt evidenced by the note or any indebtedness to the Government secured by this instrument, (b) release any party who is liable under the note or for the debt from liability to the Government, (c) release portions of the property and subordinate its lien, and (d) waive any other of its rights under this instrument. Any and all this can and will be done without affecting the lien or the priority of this instrument or Borrower's or any other party's liability to the Government for payment of the note or debt secured by this instrument unless the Government says otherwise in writing. HOWEVER, any forbearance by the Government—whether once or often—in exercising any right or remedy under this instrument, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

(15) The power to appoint a substitute trustee is hereby granted to the Government and its assigns, to be exercised at any time hereafter, without notice and without specifying any reason therefor, by filing for record in the office where this instrument is recorded an instrument of appointment, whereupon the substitute trustee shall succeed to all the estates, rights, powers, and trusts herein granted to or vested in Trustee, and the former trustee or substitute trustee shall be divested thereof; and notice of the exercise of this power and any requirement of, or right to require, a bond from any trustee hereunder, are hereby waived.

(16) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.

(17) Default hereunder shall constitute default under any other real estate, or under any personal property or other, security instrument held or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(18) SHOULD DEFAULT occur in the performance or discharge of any obligation in this instrument or secured by this instrument, or should the parties named as Borrower die or be declared incompetent, or should any one of the parties named as Borrower be declared a bankrupt or an insolvent or make an assignment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, and (d) authorize and request Trustee to foreclose this instrument and sell the property as provided by law.

(19) WAIVER: THE BORROWER ACKNOWLEDGES AND AGREES THAT IF BORROWER DEFAULTS A NONJUDICIAL FORECLOSURE OF THE PROPERTY MAY BE CONDUCTED WITHOUT A HEARING OF ANY KIND. THE BORROWER HEREBY WAIVES ANY RIGHTS BORROWER MAY HAVE TO ANY SUCH HEARING. NEVERTHELESS THE REGULATIONS OF THE FARMERS HOME ADMINISTRATION IN EFFECT AT THE TIME SUCH FORECLOSURE IS STARTED MAY PROVIDE FOR A MEETING AND THE GOVERNMENT WILL FOLLOW THESE REGULATIONS.

(20) At the request of the Government, Trustee may foreclose this instrument by advertisement and sale of the property as provided by law, for cash or secured credit at the option of the Government, personal notice of which sale need not be served on Borrower; such sale may be adjourned from time to time without other notice than oral proclamation at the time and place appointed for such sale and correction made on the posted notices; and, at such sale the Government and its agents may bid and purchase as a stranger; Trustee at Trustee's option may conduct such sale without being personally present, through Trustee's delegate authorized by Trustee for such purpose orally or in writing, and Trustee's execution of a conveyance of the property or any part thereof to any purchaser at foreclosure sale shall be conclusive evidence that the sale was conducted by Trustee personally or through Trustee's delegate duly authorized in accordance herewith.

(21) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (f) any balance to Borrower. In case the Government is the successful bidder at foreclosure or other sale of all or any part of the property, the Government may pay its share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(22) All powers and agencies granted in this instrument are coupled with an interest and are irrevocable by death or otherwise; and the rights and remedies provided in this instrument are cumulative to remedies provided by law.

(23) Borrower agrees that the Government will not be bound by any present or future State laws, (a) providing for valuation, appraisal, homestead or exemption of the property, (b) prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action must be brought, (c) prescribing any other statute of limitations, (d) allowing any right of redemption or possession following any foreclosure sale, or (e) limiting the conditions which the Government may by regulation impose, including the interest rate it may charge, as a condition of approving a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State laws. Borrower hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower, and curtesy.

(24) If any part of the loan for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling (herein called "the dwelling") and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to do so (a) neither Borrower nor anyone authorized to act for Borrower, will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to anyone because of race, color, religion, sex or national origin, and (b) Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on dwelling relating to race, color, religion, sex or national origin.

(25) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

(26) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, and addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration at Richmond, Virginia 23240, and in the case of Borrower at the address shown in the Farmers Home Administration Finance Office records (which normally will be the same as the post office address shown above).

(27) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity will not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

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(28) Borrower, and all interested in the obligations hereby secured, by accepting the benefits hereof, agree that all authority, power, and discretion hereinabove granted to the trustees may be exercised by any of them, without any other, with the same effect as if exercised jointly by all of them.

WITNESS the hand(s) and seal(s) of Borrower this 8th day of October, 19 80.

Julie A. DeColigny (SEAL)
Julie A. DeColigny (SEAL)

ACKNOWLEDGMENT

STATE OF VIRGINIA

COUNTY OF Amherst } ss:

I, Linda B. Carroll, a Notary Public for the county and State aforesaid, do certify that Julie A. DeColigny, unmarried

and _____,

whose names are signed to the writing above, bearing date on the 8th day of October, 19 80, acknowledged the same before me in my county aforesaid.

Given under my hand and official seal this 8th day of October, 19 80.

My term of office as Notary expires: 7-27-82

I was commissioned as Linda B. Carroll

Linda B. Carroll Notary Public

STATE OF VIRGINIA

COUNTY OF _____

In the Clerk's office of _____ County, at _____ M.,

on this _____ day of _____, 19 _____, this deed was presented properly stamped and together with the certificate annexed, admitted to record.

VIRGINIA: In the Clerk's Office of the Circuit Court of Amherst County, OCT 8 - 1980, 19 ____ This deed was this day recorded in said office, and under the seal of the Clerk, acknowledged, thereto annexed, admitted to record at 4:55 o'clock P.M.

Clerk

Teste: Wm. E. Sandridge Clerk

Tax \$ _____ Local Tax \$ _____

Original Mailed to
Janice Bailey
Okeerie, Spies
P O Box 1419
Lynchburg Va 24505
on January 19, 1993

4457

SUBORDINATION AGREEMENT

THIS AGREEMENT entered into this 16th day of December, 1992, by and between the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, party of the first part, and First Federal Savings Bank, a corporation having its principal office in the town/city of Lynchburg, Virginia, party of the second part:

WITNESSETH:

WHEREAS, the party of the first part is the holder of the following described deed(s) of trust made and executed by Julie A. DeColigny, recorded in the Office of the Clerk of the Circuit Court of Amherst County/City, Virginia, to wit:

<u>Beneficiary</u>	<u>Date of Deed of Trust</u>	<u>Book No.</u>	<u>Page No.</u>
UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS' HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE	October 8, 1980	452	24

WHEREAS, the Borrowers have applied for and have a commitment for a loan from the party of the second part in the amount of \$30,000.00, and it is the desire of the parties that the deed(s) of trust executed in favor of the party of the second part to secure said loan be a first lien on so much of said property as is presently owned by the Borrowers and that the deed(s) of trust to be party of the first part referred to above be subordinate thereto.

NOW, THEREFORE, in consideration of the premises, the party of the first part does hereby subordinate the above described deed(s) of trust to that certain deed of trust dated December 10, 1992 from Julie A. DeColigny and Joseph C. Knakal, Jr. to James L. Davidson, Jr., Trustees for the benefit of the party of the second part, the rights of the parties of the first and second party to be the same as if the party of the first part had satisfied their deed(s) of trust and taken and recorded a deed of trust subject only to the deed of trust to the party of the second part.

4457

THIS INSTRUMENT IS EXECUTED on behalf of the United States of America in accordance with authority duly delegated to County Supervisors of the Farmers Home Administration and published in 7 CFR 1900.

WITNESS the following signatures and seals.

UNITED STATES OF AMERICA

by A. C. Manson, Jr. (SEAL)
A. C. Manson, Jr.
County Supervisor
FARMERS HOME ADMINISTRATION
UNITED STATES DEPARTMENT OF AGRICULTURE

STATE OF VIRGINIA }
COUNTY OF BEDFORD } SS

I, JANICE G. BAILEY, a Notary Public in and for the County aforesaid, in the State of Virginia, do certify that A. C. Manson, Jr., County Supervisor of Farmers Home Administration, United States Department of Agriculture, whose name is signed to the writing hereto annexed, bearing date on the 16th day of December, 1992, has acknowledged the same before me in my County aforesaid.

Given under my hand this 16th day of December, 1992.

My commission expires May 31, 1996

JANICE G. BAILEY
Notary Public

State Tax \$ _____ in the Clerk's Office of the Circuit Court of the County
County Tax \$ _____ at _____ of December 1992
Transfer Fee \$ _____ to the Certificate of
Clerk's Fee \$ 13.00 and admitted to record at
Plats \$ 10.00 AM out of \$ _____ tax
Tax 58-54.1 \$ _____
Total \$ 13.00 By Deborah Coffey Clerk
Roy C. J. III Deputy Clerk



243 HUFF CREEK TRL

Parcel Information

Parcel ID: 81 A 40

Record #: 597

GPIN: N/A

Magisterial District: COURT HOUSE

Ownership Information

Owner: DE COLIGNY AMANDA

Mailing Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521-3372

Owner2: N/A

Property Address: 243 HUFF CREEK TRL
AMHERST, VA 24521

Assessed Value

Year: 2020

Land Use Assessment: \$191,800

Total Minerals: 00

Assessment Total: \$337,400

Assessment Land: \$197,300

Assessment Building: \$140,100

Assessment Improvements: N/A

Land Assessment Information

Acreage: 55.6

Class: AGR/UNDDEV 20-99 ACR

Description 1: N W OF AMHERST 81 A 40

DB Ref: 699/228

WB Ref: N/A

Instrument #: N/A

Plat Ref: N/A

Recorded Date: 08/18/1995

Sale Price: \$160,000

Parcels in Sale: 1

Land Breakdown

Type	Size	Adj %	Rate	Value
HOMESITE	1 AC	100%	\$27,500	\$27,500
PASTURE	12 AC	100%	\$3,500	\$42,000
WOODED	42.6 AC	100%	\$3,000	\$127,800



Site

Right of Way: Public

Terrain: On Grade

Characteristic: Rolling/Slopes

Easement: Paved

Water: Public

Sewer: Septic

Gas: No

Electric: Yes

Structure Information

Exterior

Foundation: CONC/BLOCK

Walls: WOOD/FRAME

Roof Type: GABLE

Roofing: METAL/TIN

Units: N/A

Dwelling #: 1

Story: 1.5

Year Built: 1969

Age: 56

Condition: AVERAGE

Zoning: AGRICULTURE/RESIDENT

Occupancy Code: RESIDENTIAL

Interior

Living Area Sq Footage: 1691

Rooms: 7

Full Baths: 3

Walls: WOOD PANEL

Heat: BASEBOARD

A/C: 100%

FirePlaces: 1

Flues: N/A

Inoperable: N/A

Basement: FULL BSMT

Basement Sq Footage: 1425

Garage: NONE

Carport: NONE

Bedrooms: 3

Half Baths: 0

Floors: SOFT WOOD

Fuel: ELECTRIC

Gas Logs: 0

Stacked: 1

Stacked: N/A

Metal: 0

Built In: 0

Garage Cars: 0

Carport Cars: 0

Other Improvements

Description	Size (Count or Square Feet)	Condition	Rate	Depreciation %	Total Value
Shed	1	P	1	N/A	N/A



Prior Record of Ownership

Name and Address	Date Recorded	Deed or Will Book or Instrument #	Consideration
DE COLIGNY JULIA SADLER EST 341 MAIN STREET DANVILLE VA	08/02/1994	N/A	N/A



167 FAULCONERVILLE DR

Parcel Information

Parcel ID: 124 A 12

Record #: 9362

GPIN: N/A

Magisterial District: ELON

Ownership Information

Owner: S'AMANDAS INC

Mailing Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521-3372

Owner2: N/A

Property Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521

Assessed Value

Year: 2020

Land Use Assessment: \$168,000

Total Minerals: 00

Assessment Total: \$168,000

Assessment Land: \$25,600

Assessment Building: \$138,900

Assessment Improvements: \$3,500

Land Assessment Information

Acreage: 0.56

Class: COMMERCIAL/INDUSTRIAL

Description 1: LOT 1A FAULCONERS STORE 124 A 12

DB Ref: 435/307

WB Ref: N/A

Instrument #: N/A

Plat Ref: 435/309

Recorded Date: 10/09/1979

Sale Price: N/A

Parcels in Sale: 0

Land Breakdown

Type	Size	Adj %	Rate	Value
N/A	24,394 SF	70%	\$2	\$25,600

Site

Right of Way: Public

Terrain: On Grade

Characteristic: Rolling/Slopes

Easement: Paved

Water: Public

Sewer: Septic

Gas: No

Electric: Yes

Structure Information

Exterior

Foundation: N/A

Walls: HEAT PUMP

Roof Type: DRYWALL

Roofing: NONE

Units: 0

Dwelling #: 1

Story: 1.0

Year Built: 2014

Age: 11

Condition: AVERAGE

Zoning: GENERAL COMMERCIAL

Occupancy Code: COMMERCIAL

Interior

Living Area Sq Footage: N/A

Rooms: 05

Full Baths: 0

Walls: NONE

Heat: NONE

A/C: N/A

FirePlaces: N/A

Flues: 0

Inoperable: 0

Basement: N/A

Basement Sq Footage: N/A

Garage: N/A

Carport: N/A

Bedrooms: 1

Half Baths: 0

Floors: N/A

Fuel: N/A

Gas Logs: N/A

Stacked: N/A

Stacked: N/A

Metal: N/A

Built In: N/A

Garage Cars: N/A

Carport Cars: N/A

Other Improvements

Description	Size (Count or Square Feet)	Condition	Rate	Depreciation %	Total Value
Building	160	G	1	50	\$800
Building	120	F	1	50	\$240
Canopy	400	F	1	50	\$400
Miscellaneous Outbuilding	320	F	1	50	\$1,440
Pavement	1	F	1	50	\$400
Shed	294	F	1	50	\$220



Prior Record of Ownership

Name and Address	Date Recorded	Deed or Will Book or Instrument #	Consideration
N/A	N/A	N/A	N/A
N/A			
N/A			



171 FAULCONERVILLE DR

Parcel Information

Parcel ID: 124 A 7

Record #: 6737

GPIN: N/A

Magisterial District: ELON

Ownership Information

Owner: DE COLIGNY J AMANDA

Mailing Address: 167 FAULCONERVILLE DR
AMHERST, VA 24521-3372

Owner2: N/A

Property Address: 171 FAULCONERVILLE DR
AMHERST, VA 24521

Assessed Value

Year: 2020

Land Use Assessment: \$38,000

Total Minerals: 00

Assessment Total: \$38,000

Assessment Land: \$31,000

Assessment Building: \$7,000

Assessment Improvements: N/A

Land Assessment Information

Acreage: 2.2

Class: COMMERCIAL/INDUSTRIAL

Description 1: NEAR FAULCONER WOODS HOUSE 124 A
7

DB Ref: 452/22

WB Ref: N/A

Instrument #: N/A

Plat Ref: N/A

Recorded Date: 01/01/1900

Sale Price: N/A

Parcels in Sale: 0

Land Breakdown

Type	Size	Adj %	Rate	Value
HOMESITE	1 AC	100%	\$25,000	\$25,000
OTHER	1.2 AC	100%	\$5,000	\$6,000



Site

Right of Way: Private
Terrain: On Grade
Characteristic: Rolling/Slopes
Easement: Paved

Water: Public
Sewer: Septic
Gas: No
Electric: Yes

Structure Information

Exterior

Foundation: CONCRETE
Walls: WOOD/FRAME
Roof Type: HIP
Roofing: METAL/TIN
Units: N/A
Dwelling #: 1

Story: 1.0
Year Built: 1939
Age: 86
Condition: POOR
Zoning: GENERAL COMMERCIAL
Occupancy Code: RESIDENTIAL

Interior

Living Area Sq Footage: 1020
Rooms: 5
Full Baths: 1
Walls: PLASTER
Heat: SPACE HEAT
A/C: NONE
FirePlaces: 0
Flues: N/A
Inoperable: N/A
Basement: NONE
Basement Sq Footage: N/A
Garage: NONE
Carport: NONE

Bedrooms: 2
Half Baths: 0
Floors: HARDWOOD
Fuel: WOOD
Gas Logs: 0
Stacked: 0
Stacked: N/A
Metal: 0
Built In: 0
Garage Cars: 0
Carport Cars: 0

Other Improvements

Description	Size (Count or Square Feet)	Condition	Rate	Depreciation %	Total Value
Shed	1	P	1	N/A	N/A



Prior Record of Ownership

Name and Address	Date Recorded	Deed or Will Book or Instrument #	Consideration
N/A	N/A	N/A	N/A
N/A			
N/A			



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 7/28/2025 4:07 pm

Order No.: 25-43082-R

Property Address: 243 Huff Creek Trail, Amherst County, Amherst, VA 24521 167 Faulconerville Drive, Amherst County, Amherst, VA 24521 171 Faulconerville Drive, Amherst County, Amherst, VA 24521

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: Woltz & Associates

****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



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 7/28/2025 4:07 pm

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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: Amanda

Last Name: DeColigny

****NO MATCH FOUND****

Business Name: S'AMANDAS INC

****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:

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Fidelity National Title Insurance Company

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