



INVOICE

Invoice #: 4546
Invoice Date: July 11, 2025
Due Date: August 11, 2025
File No.: Draft HUD
Underwriter: Fidelity National Title Insurance Company

To:

Woltz and Associates

Loan No.:
Owner:
Property:

Description	Amount
Original Charges	
Title Insurance Binder	75.00
Title Search Fee	185.00
Total Charges (+)	260.00
Balance Due \$	260.00

Please Remit To:
Acquisition Title and Settlement Agency, Inc.
3140 Chaparral Drive
C-107
Roanoke, VA 24018

Thank you!

12533437



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: 7/3/2025
Invoice No: 12533437
Unit #: 03000.580898
Customer Ref #: 25-43061-R

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

RE: Buyer: TBD
Property: 4842 Craig Valley Drive,
New Castle, VA 24127
County/Parcel: 86-A-61B
Seller: Jennifer Mulligan
Notes:

Date	Code	Product Description	Liability	Charge Amount
7/3/2025	5500	Search and Exam VA	\$0.00	\$185.00
Invoice Total:				\$185.00

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: 7/3/2025
Invoice No: 12533437
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!

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

TITLE SEARCH REPORT

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

CASE NO: 12533437-1

CUSTOMER: [redacted]

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN: [redacted] 641 Logan

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

(X) UNDER THE FOLLOWING DEED:

Grantor(s): James R Custer Sr and Brenda L Custer

Dated: 5/14/1992

Recorded: 5/14/1992

Deed Book & Pg./Inst. No: DB83 PG324

() 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** Craig **, VIRGINIA.** Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

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

(X) Use description in vesting deed recorded in/as DB83 PG324

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

DEEDS OF TRUST: () None

1. Grantor(s): JENNIFER MULLIGAN
Trustee(s): THADDEUS R COX
Dated: 12/11/2003 Deed Book & Pg./Inst. No: 300301329
Recorded: 12/16/2003 Amount: \$320,000.00
Named Beneficiary: THE Farmers and Merchants Bank of Craig
Assignments, Subordination Agmts, etc.: Extension 281400329

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 12/22/2017 docketed 1/10/2018 in/as Federal Tax Lien rendered in favor of United of Treasury
against Jennifer Mulligan
Dated 1/27/2017 docketed 1/30/2017 in/as Le Penions rendered in favor of Randy of Craig against
Jennifer Mulligan
Dated 11/14/2012 docketed 11/15/2012 in/as Judgment rendered in favor of JUDITH RWH against Jennifer
Mulligan
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): NO LIENS FOUND:

UCC/FINANCING STATEMENTS: (X) 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: JENNIFER MULLIGAN
Assessed Description: Craig Creek 48.715 Acres
Tax Map/ID# 86-A-61B Bill # 4554 GPIN#
Land \$185,800 Improvements \$173,500 Total \$359,300
Annual Amt \$1,8868.32 Taxes Payable on: June 15, 2015
Taxes Paid Thru: June 2025 Delinquent Taxes:
Taxes a Lien, Not Yet Due:
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:
Property Address (not warranted):

RESTRICTIONS AND/OR DECLARATIONS: (X) 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:

Dated:

Recorded:

Location:

Deed Book & Pg./Inst. No:

From:

To:

Dated:

Recorded:

Location:

Deed Book & Pg./Inst. No:

From:

To:

Dated:

Recorded:

Location:

Deed Book & Pg./Inst. No:

From:

To:

Dated:

Recorded:

Location:

Deed Book & Pg./Inst. No:

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as : (☒) None

- 1.
- 2.
- 3.
- 4.

SHOWN ON OTHER PLATS OF RECORD as follows: () None

1. Plat recorded as DB188 PG101 showing: REMAINING LAND OF 16' 11" A 30' EXTENSION OF 50' RW
2. Plat recorded as DB91 PG258 showing: ORIGINAL PLAT AND NTRP

ACCESS:

() Public street(s) named: Craig Valley Road

() Appurtenant easement created by Deed Book & Pg./Inst. No.:

(☒) Road Maintenance Agreement in Deed Book & Pg./Inst. No.: DB89 PG117 AND QC DB91 PG321

OTHER MATTERS: () None

GIS shows road frontage to Craig Valley Rd, Private RW serves parcels deeded off of original property. Survey Recommending

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: 7/6/2025 @ 8:00 A.M.

SEARCHER: S Elaine Copx

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

FILE NUMBER 12533437-1	Borrower/ Purchaser:	TBD	Requesting Office: Fidelity
Quit Claim and 65.341 acres			
GW TE JT	Jennifer Mulligan	DATE: 7/1/2025 TIME: 8:30 a.m.	
Deed Date	5/14/1992	DESCRIPTION: 48.715 acres	
Acknowledged	5/14/1992	DB83 PG324	
Recorded	5/14/1992	PROPERTY ADDRESS: 4842 Craig Valley Dr, New Castle, VA 24127	
		RIGHT OF WAY: 50' Private RW, Road Agreement DB91 Pg262 and QC DB91 PG321	
GW TE JT	James R Custer Sr an Brenda C Custer	MAP: DB156 Pg749	
Deed Date	9/14/1989	REST. COV: Zoned A-1	
Acknowledged	9/14/1989	DB74 Pg686	SETBACKS: Per Zoning
Recorded	9/15/1989	Front and Rear : 50'	
		Side: 25'	
Sole Heir	Mildred A Snider		
Will Date	DOD 2/27/1989 DOD 8/12/1988	PUE/DE: Public utilities	
Acknowledged	5/15/1989	DB73 Pg685	
Recorded	5/15/1989		
GW	S H Arnn and Corinne Lee Arnn		
Deed Date	5/28/1971		
Acknowledged	5/28/1971	DB49 Pg392	D/T: 201400359; 200301329
Recorded	2/11/1980		
GW TE JT		EASEMENT(S): Road Maintenance Agreement DB91 PG262;	
Deed Date			
Acknowledged			
Recorded			
GW TE JT			
Deed Date		CC Title Fee: FULL SEARCH	
Acknowledged		Title Abstractor: R Elaine Cook	
Recorded			

ADVERSE CONVEYANCES

FROM/TO	GRANTOR	DB/PG	DOT/DTCL, ETC	GRANTEE	DESCRIPTION
Dates of Ownership	OWNERS NAMES	Instrument number	Type of adverse	Lender	\$AMOUNT TRUSTEES Dates of Term REC'D:
6/3/1994 and 5/14/1992 to Present	Jennifer Mulligan	201400359	DT Extension	The Farmers and Merchants Bank of Craig	\$320,000.00 12/11/2013. Rec'd 7/28/2014
		DB140 Pg541 (200301329)	DTCL	The Farmers and Merchants Bank of Craig	\$320,000.00 Thaddeus R Cox 12/11/2003-Due on Sale - Subject to Call Rec'd 12/16/2003
9/14/1989 to 6/3/1994 and 5/14/1992	James R Custer Sr an Brenda C Custer		RELEASED 5/14/1992		
2/7/1989 and 8/12/1988 to 9/14/1989	Mildred A Snider		RELEASED		
5/28/1971 to 2/7/1989	S H Arnn and Corinne Lee Arnn		RELEASED		

					FINANCE
JUDGMENTS					STATEMENTS
12/22/2017	\$18,230.44	Federal Tax Lien	Jennifer Mulligan	201800002	NONE
1/26/2017		Lis Pendens	Jennifer Mulligan	201700058	
11/14/2012	\$1,112.01++	Carillon RMH	Jennifer Mulligan	201300009	
Acct#4554					
TAXES			ASSESSMENTS		
COUNTY		TOWN	LAND		\$185,800.00
2025	\$934.18 Due 12.5.2025	COUNTY	BUILDING		\$173,500.00
2025	\$934.18 PAID	ONLY	TOTAL		\$359,300.00
2024	PAID				
2024	PAID		Magisterial		Meadow Creek
2023	PAID		Town/County		CRAIG COUNTY
2023	PAID				
2022	PAID				
2022	PAID		Tax Map ID#		86-A-61B
2021	PAID				
2021	PAID				
TOTALS	\$0.00				

NOTES:

REAL ESTATE 2025

Department: RE2025

Ticket No: 32950001

Frequency: 1

Supplement No: 0

Name: MULLIGAN JENNIFER

Account No: 4554

Name 2: N/A

Map ID: 86 A 61B

Address: 4842 CRAIG VALLEY DR
NEW CASTLE VA 24127

Description: CRAIG CK
48.715 AC
DB 83/324

District: 02

Bill Date: 05/01/2025

Due Date: 06/15/2025

Land Value: \$185,800

Improvement Value: \$173,500

Original Bill: \$934.18

Acres: 48.71

Last Transaction Date: 05/19/2025

Payments: \$934.18-

Penalty Paid: \$0.00

Interest Paid: \$0.00

Amount Owed: \$0.00

Total Owed: \$0.00

Penalty: \$0.00

Interest: \$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
05/01/2025	Charge		0	\$ 934.18
05/19/2025	Payment		3491	\$ -934.18
				\$ 0.00

REAL ESTATE 2025

Department: RE2025 Ticket No: 32950002

Frequency: 2 Supplement No: 0

Name: MULLIGAN JENNIFER Account No: 4554

Name 2: N/A Map ID: 86 A 61B

Address: 4842 CRAIG VALLEY DR
NEW CASTLE VA 24127

Description: CRAIG CK
48.715 AC
DB 83/324

District: 02
Bill Date: 10/01/2025 Due Date: 12/14/2025

Land Value: \$185,800 Improvement \$173,500

Original Bill: \$934.18 Value:

Last Transaction Date: 10/01/2025 Acres: 48.71

Penalty Paid: \$0.00 Payments: \$0.00

Amount Owed: \$934.18 Interest Paid: \$0.00

Penalty: \$0.00 Total Owed: \$934.18

Interest: \$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25 entries

Date	Type	Transaction No.	Amount	Balance
10/01/2025	Charge		0	\$ 934.18

004554

MULLIGAN JENNIFER

4842 CRAIG VALLEY DR

5

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 86 A

Printed 6/5/2025

Card No. 1 of 1

PARCEL NUMBER

004554

MULLIGAN JENNIFER

4842 CRAIG VALLEY DR

NEW CASTLE VA 24127

TRANSFER OF OWNERSHIP

Parent Parcel Number

CRAIG CK

48.715 AC

DB 83/324

Date

05/14/1992 JAMES CUSTER

Doc #:

\$93600

Property Address

4842 CRAIG VALLEY DR

Neighborhood

0

AGRICULTURAL

		VALUATION RECORD				
Assessment Year		01/01/2012		12/20/2012	01/01/2018	01/01/2024
Reason for Change						
VALUATION		L	110500	130700	120500	185800
0		B	190700	173200	137200	173500
		T	301200	303900	293700	359300

Site Description

Topography: Rolling

Public Utilities: Electric, Water

Street or Road: Paved

Neighborhood: Static

Zoning: A-1 Agricultural Ltd

Legal Acres: 48.7150

COM1: RT 311

COM2: -6.409 AC 06 R FRTH

COM3: ADD CHG 05-10 T/O

LAND: 1 AC- BOTTOM LAND SOME RD FRTG

12.591 AC- ADJ CRAIGS CREEK/ LONG FRTG

35.124 AC- ROW QUIT-CL 91/321

OVERGROWN SITE 2017

LAND DATA AND CALCULATIONS

Land Type	Rating	Soil ID	Measured Acres	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 9 Homesite			1.0000			1.00	35000.00	35000.00		35000
2 31 Rural Land			12.5910			1.00	5000.00	5000.00		63000
3 6 Woodland			35.1240			1.00	2500.00	2500.00		87800

Supplemental Cards

MEASURED ACREAGE

48.7150

TRUE TAX VALUE

185800

Supplemental Cards

TOTAL LAND VALUE

185800

PHYSICAL CHARACTERISTICS

Style: 111 Contemporary

Occupancy: Single family

Story Height: 1.0

Finished Area: 2081

Attic: None

Basement: None

ROOFING

Material: Asphalt shingles

Type: Gable

Framing: Std for class

Pitch: Medium 5/12-8/12

FLOORING

Sub and joists: 1.0

Hardwood-std oak: 1.0

EXTERIOR COVER

Wood board & batten: 1.0

INTERIOR FINISH

Drywall: 1.0

ACCOMMODATIONS

Finished Rooms: 6

Bedrooms: 2

Fireplaces:

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air

Lower: Full

Part: Upper

Upper: Upper

Air Cond: 0 2081 0 0

PLUMBING

3 Fixt: 2 6

Baths: 1 1

Kit Sink: 1 1

Water Heat: 1 1

TOTAL: 8

REMODELING AND MODERNIZATION

Amount: Date:

IMPROVEMENT DATA

004554

Property Class: 5

4842 CRAIG VALLEY DR

Finished

Construction	Base Area	Floor	Area Sq Ft	Value
1 Wood frame	2081	1.0	2081	240500
	2043	Crawl		0
TOTAL BASE				240500
Row Type Adjustment				1.00%
SUB-TOTAL				240500
Interior Finish				10990
Ext Lvg Units				0
Basement Finish				0
Fireplace(s)				3920
Heating				0
Air Condition				4620
Frame/Siding/Roof				6370
Plumbing Fixt: 8				6502
Other Features				16338
SUB-TOTAL ONE UNIT				289240
SUB-TOTAL 0 UNITS				289240
Exterior Features				
Description	Value	Garages		
OFF	6910	0 Integral		0
WOOD-R	4870	0 Att Garage		0
OFF-S	14940	0 Att Carports		0
		0 Bsm Garage		0
Ext Features				26720
SUB-TOTAL				315960
Quality Class/Grade				
GRADE ADJUSTED VALUE				347560
(LCM: Something goes here)				

SPECIAL FEATURES

Description	Value
D : 10FSFP	3920
SWL-PRIV	16338

SUMMARY OF IMPROVEMENTS

ID	Use	Stry	Const	Year	Eff	Base	Feat	Adj	Size or	Computed	Phys	Obsol	Market	%	Value
		Hgt	Type	Grade	Constr	Rate	ures	Rate	Area	Value	Depr	Depr	Adj	Comp	
0 DWELL		0.00		C+10	1998	1998	F	0.00	Y	0.00	0	347560	35	35	0 100 158100
01 POLEBARN		0.00	1	C		1492	F	0.00	N	5.00	1664	8320	0	0	SV 100 8300
02 LIV AREA		0.00	1	C		1492	F	0.00	N	10.00	12x	5760	0	50	SV 100 2900
											48				
03 SLAB		0.00	1	C		1492	F	0.00	N	1.50	48x	860	0	0	SV 100 900
											12				
04 POLESHEED		0.00	1	C		1492	F	0.00	N	4.00	23x	3310	0	0	SV 100 3300
											36				

Data Collector/Date

CG 08/17/2023

Appraiser/Date

CG 08/17/2023

Neighborhood

Neigh 0 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

173500

SELECTED SEARCH CRITERIA

Jurisdiction: 045 - 07/01/2025 08:36AM

From Date

To Date

Available:

Detail Search

Search Date: -

MULLIGAN, JENNIFER

MULLIGAN, JENNIFER M

MULLIGAN, JENNIFER; ETAL

LR 220000276 Type: **RELRFR 5/17/2022** Pages: 3

Description: **SEE DESCRIPTION**

File: **1** Change: **0**

Book: Page:

Name Type: **Grantor**

Pin or Map: **86-A-610**

Reverse Party: **UNDERWOOD, ROBERT ELLIS**

JD 180000002 Type: **JD 1/3/2018** Pages: 1

Description: **18230.44 IN 1040 TAXES**

File: **1** Change: **0**

Book: Page:

Name Type: **Defendant**

Pin or Map:

Reverse Party: **INTERNAL REVENUE SERVICE**

LR 170000058 Type: **NLP 1/30/2017** Pages: 3

Description: **48.715 ACRES, CRAIG CREEK**

File: **1** Change: **0**

Book: **203** Page: **344**

Name Type: **Grantor**

Pin or Map: **86-A-61B**

Reverse Party: **THE COUNTY OF CRAIG, VIRGINIA**

LR 140000359 Type: **DOT 7/28/2014** Pages: 1

Description: **DEED BOOK 140 PAGE 541**

File: **1** Change: **0**

Book: **193** Page: **343**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TR**

JD 130000009 Type: **JD 1/14/2013** Pages: 1

Description: **1112.01 WITH 6% INTEREST FROM DOJ COST 58.00**

File: **1** Change: **0**

Book: Page:

Name Type: **Defendant**

Pin or Map:

Reverse Party: **CARILION MEDICAL CENTER**

LR 090000793 Type: **CS 10/29/2009** Pages: 3

Description: **DB 118 PAGE 295**

File: **1** Change: **0**

Book: **176** Page: **501**

Name Type: **Grantor**

Pin or Map: **86-A-61B**

Reverse Party: **MULLIGAN, JENNIFER**

LR 090000793 Type: **CS 10/29/2009** Pages: 3

Description: **DB 118 PAGE 295**

File: **1** Change: **0**

Book: **176** Page: **501**

Name Type: **Grantee**

Pin or Map: **86-A-61B**

Reverse Party: **COX, THADDEUS R**

JD 06-59R Type: **JD 9/25/2006** Pages: 3

Description: **RELEASE OF JUDGMENT**

File: **1** Change: **0**

Book: **8** Page: **361**

Name Type: **Defendant**

Pin or Map:

Reverse Party: **COMMONWEALTH OF VIRGINIA**

JD 06000075 Type: **JD 9/12/2006** Pages: 2

Description: **136.00 IN COURT COST IN CRIMINAL CASE**

File: **1** Change: **0**

Book: **8** Page: **361**

Name Type: **Defendant**

Pin or Map:

Reverse Party: **COMMONWEALTH OF VIRGINIA**

LR 060000694 Type: **CPS 8/8/2006** Pages: 1

Description: **DB 140 PAGE 541**

File: **1** Change: **0**

Book: **157** Page: **137**

Name Type: **Grantor**

Pin or Map: **86-A-61B (PART)**

Reverse Party: **MULLIGAN, JENNIFER M**

LR 060000694 Type: **CPS 8/8/2006** Pages: 1

Description: **DB 140 PAGE 541**

File: **1** Change: **0**

Book: **157** Page: **137**

Name Type: **Grantee**

Pin or Map: **86-A-61B (PART)**

Reverse Party: **COX, THADDEUS R; TR**

LR 060000630 Type: **PM 7/20/2006** Pages: 4
Description: **TRACT D 6.409 ACRES**
File: **1** Change: **0** Book: **156** Page: **749**
Name Type: **Grantor** Pin or Map: **86-A-61B**
Reverse Party: **MULLIGAN, JENNIFER**

LR 060000630 Type: **PM 7/20/2006** Pages: 4
Description: **TRACT D 6.409 ACRES**
File: **1** Change: **0** Book: **156** Page: **749**
Name Type: **Grantee** Pin or Map: **86-A-61B**
Reverse Party: **MULLIGAN, JENNIFER**

LR 060000628 Type: **DBS-PL 7/20/2006** Pages: 2
Description: **TR D 6.409 AC CRAIG CK DIST**
File: **1** Change: **0** Book: **156** Page: **747**
Name Type: **Grantor** Pin or Map: **86-A-61B**
Reverse Party: **FRITH, RONALD E; JR**

LR 040000080 Type: **CS 2/9/2004** Pages: 1
Description: **DB 131 PAGE 264**
File: **1** Change: **0** Book: **141** Page: **320**
Name Type: **Grantee** Pin or Map: **86-A-61B**
Reverse Party: **DENSMORE, DOUGLAS W; TR**

LR 040000080 Type: **CS 2/9/2004** Pages: 1
Description: **DB 131 PAGE 264**
File: **1** Change: **0** Book: **141** Page: **320**
Name Type: **Grantor** Pin or Map: **86-A-61B**
Reverse Party: **MULLIGAN, JENNIFER**

LR 030001329 Type: **DOT 12/16/2003** Pages: 5
Description: **55.124 AC MULLIGAN DIVISION**
File: **1** Change: **0** Book: **140** Page: **541**
Name Type: **Grantor** Pin or Map: **86-A-61B**
Reverse Party: **COX, THADDEUS R; TR**

LR 030000430 Type: **CS 5/1/2003** Pages: 1
Description: **DB 91 PAGE 273**
File: **1** Change: **0** Book: **135** Page: **355**
Name Type: **Grantor** Pin or Map:
Reverse Party: **UNDERWOOD, ROBERT ELLIS**

LR 030000429 Type: **CS 5/1/2003** Pages: 1

Description: **DB 91 PAGE 283**

File: **1** Change: **0**

Book: **135** Page: **354**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MOEN, MARQUERITE COOK**

LR 020001014 Type: **DOT 10/2/2002** Pages: 7

Description: **PARCELS CUSTER SUBD**

File: **1** Change: **0**

Book: **131** Page: **264**

Name Type: **Grantor**

Pin or Map: **86-A-61**

Reverse Party: **DENSMORE, DOUGLAS W; TR**

LR 000000333 Type: **CS 5/16/2000** Pages: 1

Description: **DB 115 PG 614**

File: **1** Change: **0**

Book: **118** Page: **338**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 000000333 Type: **CS 5/16/2000** Pages: 1

Description: **DB 115 PG 614**

File: **1** Change: **0**

Book: **118** Page: **338**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TR**

LR 000000321 Type: **DOT 5/10/2000** Pages: 7

Description: **PAR CUSTER'S FIRST DIVISION PLAT**

File: **1** Change: **0**

Book: **118** Page: **295**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **DENSMORE, DOUGLAS W; TR**

LR 990000817 Type: **DOT 9/8/1999** Pages: 9

Description: **REFINANCE D/T DB 108 PG 586**

File: **1** Change: **0**

Book: **115** Page: **614**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TR**

LR 990000811 Type: **CS 9/8/1999** Pages: 1

Description: **DB 108 PG 586**

File: **1** Change: **0**

Book: **115** Page: **607**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TR**

LR 990000811 Type: **CS 9/8/1999** Pages: 1

Description: **DB 108 PG 586**

File: **1** Change: **0**

Book: **115** Page: **607**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 98000317 Type: **CS 4/23/1998** Pages: 1

Description: **DB 83 PG 326**

File: **1** Change: **0**

Book: **108** Page: **670**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; EA TRS**

LR 98000317 Type: **CS 4/23/1998** Pages: 1

Description: **DB 83 PG 326**

File: **1** Change: **0**

Book: **108** Page: **670**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 98000297 Type: **DOT 4/17/1998** Pages: 5

Description: **55.124 AC CRAIG CREEK A DIST**

File: **1** Change: **0**

Book: **108** Page: **586**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TRS**

LR 95000407 Type: **AGM 6/2/1995** Pages: 2

Description: **MODIFY D/T DB 83 PG 326**

File: **1** Change: **0**

Book: **95** Page: **876**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **FARMERS & MERCHANTS BANK OF CC**

LR 95000407 Type: **AGM 6/2/1995** Pages: 2

Description: **MODIFY D/T DB 83 PG 326**

File: **1** Change: **0**

Book: **95** Page: **876**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **FARMERS & MERCHANTS BANK OF CC**

LR 94000450 Type: **DQC 6/21/1994** Pages: 2

Description: **INTEREST IN DIRT ROADS A DIST**

File: **1** Change: **0**

Book: **91** Page: **321**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 94000440 Type: **CPS 6/16/1994** Pages: 1
Description: **DB 83 PG 326**
File: **1** Change: **0** Book: **91** Page: **291**
Name Type: **Grantor** Pin or Map:
Reverse Party: **MULLIGAN, JENNIFER**

LR 94000440 Type: **CPS 6/16/1994** Pages: 1
Description: **DB 83 PG 326**
File: **1** Change: **0** Book: **91** Page: **291**
Name Type: **Grantee** Pin or Map:
Reverse Party: **COX, THADDEUS ROBERT; EA TRS**

LR 94000439 Type: **CPS 6/16/1994** Pages: 1
Description: **DB 83 PG 326**
File: **1** Change: **0** Book: **91** Page: **290**
Name Type: **Grantor** Pin or Map:
Reverse Party: **MULLIGAN, JENNIFER**

LR 94000439 Type: **CPS 6/16/1994** Pages: 1
Description: **DB 83 PG 326**
File: **1** Change: **0** Book: **91** Page: **290**
Name Type: **Grantee** Pin or Map:
Reverse Party: **COX, THADDEUS ROBERT; EA TRS**

LR 94000436 Type: **DBS 6/15/1994** Pages: 6
Description: **5.00 AC M/L MULLIGAN SUBD A DIST**
File: **1** Change: **0** Book: **91** Page: **277**
Name Type: **Grantor** Pin or Map:
Reverse Party: **MOEN, MARGUERITE COOK; ETVIR**

LR 94000434 Type: **DBS 6/15/1994** Pages: 7
Description: **5.217 AC MULLIGAN SUBD A DIST**
File: **1** Change: **0** Book: **91** Page: **266**
Name Type: **Grantor** Pin or Map:
Reverse Party: **UNDERWOOD, ROBERT ELLIS**

LR 94000433 Type: **AGM 6/15/1994** Pages: 4
Description: **ROAD MAINTENANCE AGREEMENT A DIST**
File: **1** Change: **0** Book: **91** Page: **262**
Name Type: **Grantor** Pin or Map:
Reverse Party: **MOEN, MARGUERITE COOK; ETAL**

LR 94000433 Type: **AGM 6/15/1994** Pages: 4

Description: **ROAD MAINTENANCE AGREEMENT A DIST**

File: **1** Change: **0**

Book: **91** Page: **262**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **MOEN, MARGUERITE COOK; ETAL**

LR 94000432 Type: **PM 6/15/1994** Pages: 4

Description: **MULLIGAN SUBDIVISION A DIST**

File: **1** Change: **0**

Book: **91** Page: **258**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 94000432 Type: **PM 6/15/1994** Pages: 4

Description: **MULLIGAN SUBDIVISION A DIST**

File: **1** Change: **0**

Book: **91** Page: **258**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 92000338 Type: **DOT 5/14/1992** Pages: 7

Description: **65.341 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **83** Page: **326**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; EA TRS**

LR 92000338 Type: **DOT 5/14/1992** Pages: 7

Description: **65.341 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **83** Page: **326**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; EA TRS**

LR 92000337 Type: **DBS 5/14/1992** Pages: 2

Description: **65.341 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **83** Page: **324**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 92000337 Type: **DBS 5/14/1992** Pages: 2

Description: **65.341 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **83** Page: **324**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

SELECTED SEARCH CRITERIA

Jurisdiction: 045 - 07/02/2025 01:03PM

From Date

To Date

Available:

Detail Search

Search Date: 9/1/1989 - 7/31/1994

CUSTER, JAMES R

CUSTER, JAMES R

CUSTER, JAMES R; ETUX

CUSTER, JAMES R; SR ETUX

CUSTER, JAMES ROBERT; SR

CUSTER, JAMES ROBERT; SR ETUX

LR 94000450 Type: **DQC 6/21/1994** Pages: 2

Description: **INTEREST IN DIRT ROADS A DIST**

File: **1** Change: **0**

Book: **91** Page: **321**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 93000932 Type: **AGM 11/30/1993** Pages: 2

Description: **MODIFY D/T DB 81 PG 204**

File: **1** Change: **0**

Book: **89** Page: **414**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TRS**

LR 93000932 Type: **AGM 11/30/1993** Pages: 2

Description: **MODIFY D/T DB 81 PG 204**

File: **1** Change: **0**

Book: **89** Page: **414**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TRS**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **83** Page: **333**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **83** Page: **333**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; TRS**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **83** Page: **333**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **83** Page: **333**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; TRS**

LR 92000337 Type: **DBS 5/14/1992** Pages: 2

Description: **65.341 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **83** Page: **324**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 92000337 Type: **DBS 5/14/1992** Pages: 2

Description: **65.341 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **83** Page: **324**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 92000325 Type: **PM 5/7/1992** Pages: 4

Description: **A DIST**

File: **1** Change: **0**

Book: **83** Page: **280**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER'S FIRST DIVISION**

LR 92000325 Type: **PM 5/7/1992** Pages: 4

Description: **A DIST**

File: **1** Change: **0**

Book: **83** Page: **280**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **CUSTER'S FIRST DIVISION**

LR 92000325 Type: **PM 5/7/1992** Pages: **4**

Description: **A DIST**

File: **1** Change: **0**

Book: **83** Page: **280**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER'S FIRST DIVISION**

LR 92000325 Type: **PM 5/7/1992** Pages: **4**

Description: **A DIST**

File: **1** Change: **0**

Book: **83** Page: **280**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **CUSTER'S FIRST DIVISION**

LR 91000611 Type: **CS 10/16/1991** Pages: **1**

Description: **DB 74 PG 689**

File: **1** Change: **0**

Book: **81** Page: **301**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER, BRENDA S; ETVIR**

LR 91000611 Type: **CS 10/16/1991** Pages: **1**

Description: **DB 74 PG 689**

File: **1** Change: **0**

Book: **81** Page: **301**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COSTANZO, LORIN A; ETAL TRS**

LR 91000585 Type: **DOT 10/1/1991** Pages: **6**

Description: **PARCELS RT 311 A DIST**

File: **1** Change: **0**

Book: **81** Page: **204**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; TRS**

LR 91000352 Type: **DE 6/25/1991** Pages: **2**

Description: **A DIST**

File: **1** Change: **0**

Book: **80** Page: **331**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **APPALACHIAN POWER CO**

LR 90000882 Type: **DBS 12/12/1990** Pages: **2**

Description: **1.47 AC RT 311 A DIST**

File: **1** Change: **0**

Book: **78** Page: **788**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COMMONWEALTH OF VIRGINIA**

SELECTED SEARCH CRITERIA

Jurisdiction: 045 - 07/02/2025 12:52PM

From Date

To Date

Available:

Detail Search

Search Date: -

CUSTER, BRENDA

CUSTER, BRENDA C

CUSTER, BRENDA C; ETVIR

CUSTER, BRENDA S

CUSTER, BRENDA S; ETVIR

CUSTER, BRENDA; ETVIR

LR 080000927 Type: **AG 10/31/2008** Pages: 2

Description: **AGREEMENT**

File: **1** Change: **0**

Book: **171** Page: **811**

Name Type: **Grantor**

Pin or Map: **86-A-61G**

Reverse Party: **APPALACHIAN POWER COMPANY**

LR 080000927 Type: **AG 10/31/2008** Pages: 2

Description: **AGREEMENT**

File: **1** Change: **0**

Book: **171** Page: **811**

Name Type: **Grantee**

Pin or Map: **86-A-61G**

Reverse Party: **APPALACHIAN POWER COMPANY**

LR 080000560 Type: **CS 6/18/2008** Pages: 1

Description: **DB 81 PAGE 45**

File: **1** Change: **0**

Book: **170** Page: **45**

Name Type: **Grantee**

Pin or Map: **86-A-61G**

Reverse Party: **COX, THADDEUS R; TR**

LR 080000560 Type: **CS 6/18/2008** Pages: 1

Description: **DB 81 PAGE 45**

File: **1** Change: **0**

Book: **170** Page: **45**

Name Type: **Grantor**

Pin or Map: **86-A-61G**

Reverse Party: **CUSTER, BRENDA C**

LR 050000802 Type: **ST 9/27/2005** Pages: 2

Description: **SUB/ TRUSTEE DB 144 PAGE 528**

File: **1** Change: **0**

Book: **151** Page: **603**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TR**

LR 050000727 Type: **ST 9/6/2005** Pages: 2

Description: **SUB/TRUSTEE DB 144 PAGE 528**

File: **1** Change: **0**

Book: **151** Page: **295**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TR**

LR 040001129 Type: **CPS 12/21/2004** Pages: 2

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **146** Page: **813**

Name Type: **Grantee**

Pin or Map: **86-A-61G**

Reverse Party: **COX, THADDEUS R; TR**

LR 040001129 Type: **CPS 12/21/2004** Pages: 2

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **146** Page: **813**

Name Type: **Grantor**

Pin or Map: **86-A-61G**

Reverse Party: **CUSTER, BRENDA C**

LR 040000741 Type: **CS 8/23/2004** Pages: 1

Description: **DB 134 PAGE 811**

File: **1** Change: **0**

Book: **144** Page: **839**

Name Type: **Grantor**

Pin or Map: **86-A-61**

Reverse Party: **CUSTER, BRENDA C**

LR 040000741 Type: **CS 8/23/2004** Pages: 1

Description: **DB 134 PAGE 811**

File: **1** Change: **0**

Book: **144** Page: **839**

Name Type: **Grantee**

Pin or Map: **86-A-61**

Reverse Party: **COX, THADDEUS R; TR**

JD 04000117 Type: **JD 7/27/2004** Pages: 2

Description: **3701.08 WITH 9% INTEREST FROM DOJ UNTIL PAID**

File: **1** Change: **1 -Chg**

Book: **8** Page: **280**

Name Type: **Defendant**

Pin or Map:

Reverse Party: **CARILION MEDICAL CENTER**

JD 04000117 Type: **JD 7/27/2004** Pages: 2

Description: **3701.08 WITH 9% INTEREST FROM DOJ UNTIL PAID**

File: **1** Change: **0 -Orig**

Book: **8** Page: **280**

Name Type: **Defendant**

Pin or Map:

Reverse Party: **CARILION MEDICAL CENTER**

LR 030000339 Type: **PA 4/10/2003** Pages: 3

Description: **GENERAL POWER OF ATTORNEY**

File: **1** Change: **0**

Book: **134** Page: **805**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER, JAMES R; SR**

LR 030000335 Type: **DOT 4/10/2003** Pages: 10

Description: **TR RT 311**

File: **1** Change: **0**

Book: **134** Page: **811**

Name Type: **Grantor**

Pin or Map: **86-A-61**

Reverse Party: **COX, THADDEUS R; TR**

LR 030000334 Type: **PA 4/10/2003** Pages: 3

Description: **GENERAL POWER OF ATTORNEY**

File: **1** Change: **0**

Book: **134** Page: **808**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **CUSTER, JAMES R; SR**

LR 95000541 Type: **CPS 7/17/1995** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **96** Page: **455**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; EA TRS**

LR 95000541 Type: **CPS 7/17/1995** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: **0**

Book: **96** Page: **455**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 95000348 Type: **DBS-PL 5/16/1995** Pages: 7

Description: **TR D 5.06 AC CUSTER'S SECOND DIV RT 311 A DIS**

File: **1** Change: **0**

Book: **95** Page: **653**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **FRITH, DELORES L; ETVIR**

LR 94000807 Type: **CPS 10/12/1994** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: 0

Book: **93** Page: **325**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 94000807 Type: **CPS 10/12/1994** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: 0

Book: **93** Page: **325**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TRS**

LR 94000805 Type: **DBS-PL 10/12/1994** Pages: 7

Description: **5.00 AC RT 311 A DIST**

File: **1** Change: 0

Book: **93** Page: **313**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **BOOTH, ERNEST MARK; ETUX**

LR 94000450 Type: **DQC 6/21/1994** Pages: 2

Description: **INTEREST IN DIRT ROADS A DIST**

File: **1** Change: 0

Book: **91** Page: **321**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **MULLIGAN, JENNIFER**

LR 93000932 Type: **AGM 11/30/1993** Pages: 2

Description: **MODIFY D/T DB 81 PG 204**

File: **1** Change: 0

Book: **89** Page: **414**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TRS**

LR 93000932 Type: **AGM 11/30/1993** Pages: 2

Description: **MODIFY D/T DB 81 PG 204**

File: **1** Change: 0

Book: **89** Page: **414**

Name Type: **Grantor**

Pin or Map:

Reverse Party: **COX, THADDEUS R; TRS**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1

Description: **DB 81 PG 204**

File: **1** Change: 0

Book: **83** Page: **333**

Name Type: **Grantee**

Pin or Map:

Reverse Party: **COX, THADDEUS ROBERT; TRS**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1
Description: **DB 81 PG 204**
File: **1** Change: **0** Book: **83** Page: **333**
Name Type: **Grantee** Pin or Map:
Reverse Party: **COX, THADDEUS ROBERT; TRS**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1
Description: **DB 81 PG 204**
File: **1** Change: **0** Book: **83** Page: **333**
Name Type: **Grantor** Pin or Map:
Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 92000339 Type: **CPS 5/14/1992** Pages: 1
Description: **DB 81 PG 204**
File: **1** Change: **0** Book: **83** Page: **333**
Name Type: **Grantor** Pin or Map:
Reverse Party: **CUSTER, BRENDA C; ETVIR**

LR 92000337 Type: **DBS 5/14/1992** Pages: 2
Description: **65.341 AC RT 311 A DIST**
File: **1** Change: **0** Book: **83** Page: **324**
Name Type: **Grantor** Pin or Map:
Reverse Party: **MULLIGAN, JENNIFER**

LR 92000337 Type: **DBS 5/14/1992** Pages: 2
Description: **65.341 AC RT 311 A DIST**
File: **1** Change: **0** Book: **83** Page: **324**
Name Type: **Grantor** Pin or Map:
Reverse Party: **MULLIGAN, JENNIFER**

LR 91000611 Type: **CS 10/16/1991** Pages: 1
Description: **DB 74 PG 689**
File: **1** Change: **0** Book: **81** Page: **301**
Name Type: **Grantor** Pin or Map:
Reverse Party: **CUSTER, BRENDA S; ETVIR**

LR 91000611 Type: **CS 10/16/1991** Pages: 1
Description: **DB 74 PG 689**
File: **1** Change: **0** Book: **81** Page: **301**
Name Type: **Grantee** Pin or Map:
Reverse Party: **COSTANZO, LORIN A; ETAL TRS**

CERTIFICATE OF EXTENSION OF DEED OF TRUST

VA. CODE § 8.01-241

Craig County, Virginia Circuit Court is the location of the following record referenced by this certificate:

December 11, 2013	140	541	1329
DATE, DEED OF TRUST/MORTGAGE/OTHER LIEN	DEED BOOK NO.	PAGE NO.	INSTRUMENT NO.
\$ 320,000.00	and	December 11, 2006	
ORIGINAL AMOUNT SECURED		LAST SCHEDULED PAYMENT DATE	

(Note: an extension must be filed before 10 years have elapsed from the last payment due date of the original obligation)

Jennifer M. Mulligan
NAME(S) OF GRANTOR(S)

Thaddeus R. Cox
NAME(S) OF TRUSTEES

Pursuant to the provisions of Va. Code § 8.01-241, the present holders of the beneficial title to the above described property encumbered by the above described lien, hereby extend(s) the right to enforce the lien for 10 years from the date of this endorsement.

Given under my/our hand(s) on

July 25, 2014



Sandra K. Dudding
Sandra K. Dudding, CEO
The Farmers & Merchants Bank of Craig County

[] BENEFICIAL TITLE HOLDER(S) [•] AGENT [] ATTORNEY [] ATTORNEY IN FACT

NOTARIES OF BENEFICIAL TITLE HOLDERS, IF DIFFERENT FROM ORIGINAL TRUSTEES, ABOVE

Craig

CITY/COUNTY Virginia:

The forgoing instrument was acknowledged, subscribed and sworn to before me on

7/25/2014

by *Sandra K. Dudding, CEO, The Farmers & Merchants Bank of Craig*
NAME, TITLE, ETC.

Jessica R. Belcher
NOTARY PUBLIC
(My commission expires: 12/31/16) Registration No. 7520405

This instrument was admitted to record on July 28, 2014 at 1:19 PM

DATE

TIME

_____, Clerk by *Sharon F. Oliver*
INSTRUMENT RECORDED IN THE CLERK'S OFFICE
COUNTY OF CRAIG ON
JULY 28, 2014 AT 01:19PM

FORM CC-1525 MASTER 07/08

SHARON F. OLIVER, CLERK
RECORDED BY: RNS

2200

Parcel Number: TAX MAP # 86-A-61B

This document was prepared by: THE FARMERS & MERCHANTS BANK 306 MAIN STREET; P. O. BOX 400 NEW CASTLE, VA

Commonwealth of Virginia

Space Above This Line For Recording Data

THIS IS A CREDIT LINE DEED OF TRUST

(With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Credit Line Deed of Trust (Security Instrument) is 12-11-2003 and the parties, their addresses and tax identification numbers, if required, are as follows:

GRANTOR: JENNIFER M. MULLIGAN
HC34 BOX 244
NEW CASTLE, VA 24127

☐ If checked, refer to the attached Addendum incorporated herein, for additional Grantors, their signatures and acknowledgments.

TRUSTEE: THADDEUS R. COX, ATTORNEY AT LAW
P. O. BOX 284
NEW CASTLE, VA 24127-0284

LENDER: THE FARMERS & MERCHANTS BANK
OF CRAIG COUNTY
ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF VIRGINIA
306 MAIN STREET; P. O. BOX 400 NEW CASTLE, VA 24127-0400

2. **CREDIT LINE DEED OF TRUST.** THIS IS A CREDIT LINE DEED OF TRUST within the meaning of Section 55-58.2 of the Code of Virginia (1950), as amended. For purposes of such section, (i) the name of the noteholder secured by this Security Instrument is THE FARMERS & MERCHANTS BANK, OF CRAIG COUNTY (ii) the address at which communications may be mailed or delivered to the noteholder is 306 MAIN STREET; P. O. BOX 400, NEW CASTLE, VA 24127-0400, and (iii) the maximum aggregate principal amount to be secured is 320,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
3. **CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, the following described property: REFER TO EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE PART HEREOF.

The property is located in CRAIG at HC34 BOX 244
(County (or City))
NEW CASTLE Virginia 24127
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and you should include the final maturity date of such debt(s).)

REAL ESTATE LOAN # 131225 IN THE NAME OF JENNIFER M. MULLIGAN DATED DECEMBER 11, 2003 IN THE AMOUNT OF \$ 320,000.00

- B. All future advances from Lender to Grantor or other future obligations of Grantor to Lender under any promissory note, contract, guaranty, or other evidence of debt executed by Grantor in favor of Lender after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Grantor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Grantor, or any one or more Grantor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not yet be advanced. All future advances and other future obligations are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
- C. All other obligations Grantor owes to Lender, which may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Grantor and Lender.
- D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Grantor's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the debts referenced in paragraph A of this Section).

5. **DEED OF TRUST COVENANTS.** Grantor agrees that the covenants in this section are material obligations under the Secured Debt and this Security Instrument. If Grantor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Grantor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

Payments. Grantor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

Prior Security Interests. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees to make all payments when due and to perform or comply with all covenants. Grantor also agrees not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

Claims Against Title. Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

Property Condition, Alterations and Inspection. Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor shall not commit or allow any waste, impairment, or deterioration of the Property. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Grantor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection.

Authority to Perform. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument.

Leaseholds; Condominiums; Planned Unit Developments. Grantor agrees to comply with the provisions of any lease if this Security Instrument is on a leasehold. If the Property includes a unit in a condominium or a planned unit development, Grantor will perform all of Grantor's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

Condemnation. Grantor will give Lender prompt notice of any pending or threatened action, by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

Insurance. Grantor shall keep Property insured against loss by fire, flood, theft and other hazards and risks reasonably associated with the Property due to its type and location. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Grantor subject to Lender's approval, which shall not be unreasonably withheld. If Grantor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Security Instrument.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "loss payee clause." Grantor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Grantor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Grantor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Grantor.

Unless otherwise agreed in writing, all insurance proceeds shall be applied to the restoration or repair of the Property or to the Secured Debt, whether or not then due, at Lender's option. Any application of proceeds to principal shall not extend or postpone the due date of the scheduled payment nor change the amount of any payment. Any excess will be paid to the Grantor. If the Property is acquired by Lender, Grantor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.

Financial Reports and Additional Documents. Grantor will provide to Lender upon request, any financial statement or information Lender may deem reasonably necessary. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and Lender's lien status on the Property.

6. **WARRANTY OF TITLE.** Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

7. **DUE ON SALE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This right is subject to the restrictions imposed by federal law (12 C.F.R. 591), as applicable.
- NOTICE - THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY CONVEYED.**
8. **DEFAULT.** Grantor will be in default if any of the following occur:
- Fraud.** Any Consumer Borrower engages in fraud or material misrepresentation in connection with the Secured Debt that is an open end home equity plan.
- Payments.** Any Consumer Borrower on any Secured Debt that is an open end home equity plan fails to make a payment when due.
- Property.** Any action or inaction by the Borrower or Grantor occurs that adversely affects the Property or Lender's rights in the Property. This includes, but is not limited to, the following: (a) Grantor fails to maintain required insurance on the Property; (b) Grantor transfers the Property; (c) Grantor commits waste or otherwise destructively uses or fails to maintain the Property such that the action or inaction adversely affects Lender's security; (d) Grantor fails to pay taxes on the Property or otherwise fails to act and thereby causes a lien to be filed against the Property that is senior to the lien of this Security Instrument; (e) a sole Grantor dies; (f) if more than one Grantor, any Grantor dies and Lender's security is adversely affected; (g) the Property is taken through eminent domain; (h) a judgment is filed against Grantor and subjects Grantor and the Property to action that adversely affects Lender's interest; or (i) a prior lienholder forecloses on the Property and as a result, Lender's interest is adversely affected.
- Executive Officers.** Any Borrower is an executive officer of Lender or an affiliate and such Borrower becomes indebted to Lender or another lender in an aggregate amount greater than the amount permitted under federal laws and regulations.
9. **REMEDIES ON DEFAULT.** In addition to any other remedy available under the terms of this Security Instrument, Lender may accelerate the Secured Debt and foreclose this Security Instrument in a manner provided by law if Grantor is in default. In some instances, federal and state law will require Lender to provide Grantor with notice of the right to cure, or other notices and may establish time schedules for foreclosure actions.
- At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter. Lender shall be entitled to, without limitation, the power to direct the Trustee to execute the trust created hereby and in so doing exercise all of the powers as set forth in Va. Code Section 55-59 and 55-59.1 through 55-59.4, as in effect on the date of this Security Instrument.
- If there is a default, Trustee shall at the request of the Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash at such time and place as Trustee designates. Trustee shall give notice of sale including the time, terms and place of sale and a description of the Property to be sold as required by the applicable law in effect at the time of the proposed sale. Advertisement required: Advertisement shall be sufficient if published in a newspaper having a general circulation in the County or City where the Property or some part thereof is located either (a) once a week for two weeks, or (b) once a day for three days, which may be consecutive days.
- Upon any sale of the Property, Trustee will make and deliver a special or limited warranty deed that conveys the property sold to the purchaser or purchasers. Under this special or limited warranty deed, Trustee will covenant that Trustee has not caused or allowed a lien or an encumbrance to burden the Property and that Trustee will specially warrant and defend the Property's title of the purchaser or purchasers at the sale against all lawful claims and demand of all persons claiming by, through or under Trustee. The recitals in any deed of conveyance will be prima facie evidence of the facts set forth therein.
- Upon sale of the Property, Trustee shall apply the proceeds in the order prescribed by law. Lender may purchase the Property.
- The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require complete cure of any existing default. By not exercising any remedy on Grantor's default, Lender does not waive Lender's right to later consider the event a default if it happens again.
10. **SECTION 55-60 OF THE CODE OF VIRGINIA.** This Security Instrument shall be construed to impose and confer upon the parties hereto, and the beneficiaries hereunder, all duties, rights and obligations prescribed in Section 55-60 of the Code of Virginia (1950), as amended, and in effect on the date of this Security Instrument, and the following provisions of that section are incorporated in this Security Instrument by short form reference:
- A. Exemptions waived.
 - B. Subject to call upon default.
 - C. Renewal, extension or reinstatement permitted.
 - D. Any Trustee may act.
 - E. Substitution of Trustees permitted.
11. **EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS.** If Grantor breaches any covenant in this Security Instrument, Grantor agrees to pay all expenses Lender incurs in performing such covenants or protecting its security interest in the Property. Such expenses include, but are not limited to, fees incurred for inspecting, preserving, or otherwise protecting the Property and Lender's security interest. These expenses are payable on demand and will bear interest from the date of payment until paid in full at the highest rate of interest in effect as provided in the terms of the Secured Debt. Grantor agrees to pay all costs and expenses incurred by Lender in collecting, enforcing or protecting Lender's rights and remedies under this Security Instrument. This amount may include, but is not limited to, attorneys' fees, court costs, and other legal expenses. To the extent permitted by the United States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debt as awarded by any court exercising jurisdiction under the Bankruptcy Code. This Security Instrument shall remain in effect until released. Grantor agrees to pay for any recordation costs of such release.
12. **ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES.** As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), and all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substances," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.
- Grantor represents, warrants and agrees that:
- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
 - B. Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are, and shall remain in full compliance with any applicable Environmental Law.

- C. Grantor shall immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Grantor shall take all necessary remedial action in accordance with any Environmental Law.
- D. Grantor shall immediately notify Lender in writing as soon as Grantor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.

13. **ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.
14. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Grantor signs this Security Instrument but does not sign an evidence of debt, Grantor does so only to mortgage Grantor's interest in the Property to secure payment of the Secured Debt and Grantor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Grantor, Grantor agrees to waive any rights that may prevent Lender from bringing any action or claim against Grantor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Grantor and Lender.
15. **SEVERABILITY; INTERPRETATION.** This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
16. **SUCCESSOR TRUSTEE.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor or successors to any trustee without any other formality than the designation in writing. The successor or any successors to any trustee, without conveyance of the Property, shall succeed to all the title, power and duties conferred upon Trustee by this Security Instrument and applicable law.
17. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one grantor will be deemed to be notice to all grantors.
18. **WAIVERS.** Except to the extent prohibited by law, Grantor waives the benefit of the homestead exemption as to this obligation and any rights of appraisal and reinstatement.
- GRANTOR HEREBY EXPRESSLY WAIVES AND RELEASES ANY REQUIREMENT OR OBLIGATION THAT THE LENDER OR THE TRUSTEE PRESENT EVIDENCE OR OTHERWISE PROCEED BEFORE ANY COURT, CLERK, OR OTHER JUDICIAL OR QUASI-JUDICIAL BODY BEFORE EXERCISE OF THE POWERS OF SALE CONTAINED IN THIS SECURITY INSTRUMENT AND IN SECTION 55-59 AND SECTIONS 55-59.1 THROUGH 55-59.4 OF THE CODE OF VIRGINIA (1950), AS AMENDED.
19. **LINE OF CREDIT.** The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
20. **APPLICABLE LAW.** This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.
21. **RIDERS.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.


[Check all applicable boxes]

☐ Assignment of Leases and Rents ☐ Other

22. ☐ **ADDITIONAL TERMS.**


SIGNATURES: By signing below, Grantor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Grantor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

Witness the following signatures and seals.

 12/11/03
 (Signature) JENNIFER M. MULLIGAN (Date) (Signature) (Date)

ACKNOWLEDGMENT:

(Individual) COMMONWEALTH OF VIRGINIA COUNTY (OR CITY) OF CRAIG } ss.
 This instrument was acknowledged before me this 11TH day of DECEMBER, 2003
 by JENNIFER M. MULLIGAN
 My commission expires: 04-30-2007
 (Seal)


 SCOTT W. JONES (Notary Public)

ATTACHMENT

RE: Jennifer Mulligan (a/k/a Jennifer M. Mulligan)
Tax Map #: 86-A-61B

NEW TRACT C, containing 55.124 acres as shown on that certain plat prepared by Balzer and Associates, entitled "Mulligan Division", dated May 9, 1994, and recorded in the Clerk's Office of the Circuit Court for the County of Craig, Virginia, in Deed Book 91, page 258; and

BEING a part and parcel of the same property conveyed to Jennifer Mulligan by deed from James R. Custer, Sr., et ux, dated May 14, 1992, and recorded in the aforesaid Clerk's Office in Deed Book 83, page 324.

December 13th of Trust 11/21 A
480.00
160.00 1329
14.50 Peggy Boston
1.50 Kathy Martin
TFF 3.00

**Craig County Virginia – Zoning Guidelines
County Administrator's Office
P.O. Box 308, New Castle, Va 24127 (540)864-5010**

Zoning District A-1 Agriculture Limited

- A. Minimum lot size per residential unit is 5 acres
- B. Minimum frontage of lot or parcel of land on road is 200 feet
- C. Minimum front, structure shall be located 50 feet or more from the front property line or easement line.
- D. Minimum side yard is 25 for each side yard
- E. Minimum rear yard is 50 feet

[illegible]

BALZER AND ASSOCIATES, INC., 1208 CORPORATE CIRCLE

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ROANOKE, VIRGINIA 24018

GENERAL POWER OF ATTORNEY

I, Brenda C. Custer, SSN [REDACTED], of 7480 Bending Oak Drive, Catawba, Virginia, do hereby appoint James R. Custer, Sr. of 7480 Bending Oak Drive, Catawba, Virginia to serve as my agent under this general power of attorney, hereby authorized to exercise the following powers in my behalf:

- (1) To request, receive, sue for and recover from all persons, corporations, associations, or other entities
- (i) each and every parcel of realty and article of personalty that I own or am entitled to possess and
- (ii) each and every sum of money, claim or right, due and owing, or that may become due and owing, to me or any and every account, contract or tort; or, in my agent's discretion, to arbitrate or compromise therefor.
- (2) To satisfy, or reject and defend against, claims that may be asserted against me or against any of my property or interests; or, in my agent's discretion, to arbitrate or compromise therefor.
- (3) To withdraw from or close my accounts or deposits in banks or other financial institutions.
- (4) To sign any deed, contract, court order, pleading, tax return (including the consent required by under IRC 2513), disability or retirement election or any other paper.
- (5) To borrow money in my name on such terms as my agent may deem appropriate and to execute notes and any documents necessary to give any lender a security interest in any or all of my real and/or personal property in connection with any loan.
- (6) To purchase any real or personal property, or any interest in such property, wherever situated, upon such terms as my agent may deem appropriate; and to make all necessary contracts and deeds therefor, with all necessary covenants, warranties and assurances, and to sign, seal, acknowledge and deliver the same.
- (7) To sell or lease any part or parts of my real or personal estate, or any interest which I may have in any real or personal estate wherever situated, upon such terms as my agent may deem appropriate, and to make all necessary deeds and conveyances therefor, with all necessary covenants, warranties and assurances, and to sign, seal, acknowledge and deliver the same.

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- (8) To buy or sell stocks, bonds, treasury securities or other investments on my behalf without limitation.
- (9) To enter any safe deposit box of which I may be the lessee or otherwise entitled to enter and to remove or add to its contents.
- (10) To borrow against or obtain the cash surrender value of any of my life insurance policies and to transfer the ownership of any policies to the primary beneficiary(s) names therein.
- (11) To create and to add inter vivos trusts for my benefit.
- (12) To make gifts to any beneficiaries and to make gifts to beneficiaries names in my will by way of total or partial satisfaction of bequests, legacies or devises made to such beneficiaries in my will, as written at the time of such gifts.
- (13) To do all such other acts, matters and things in relation to all or part of, or interest in, my property, affairs or business or any kind or description in the State of Virginia, or elsewhere, that I could do if acting personally.

This power of attorney shall not terminate on my disability. This power may be revoked at any time by the recording of an instrument of revocation in the office where deeds to real estate are recorded for the jurisdiction where I reside at the time of the execution of this power, which residence is stated above.

WITNESS the following signature and seal this 9th day of April, 2003.

Brenda Custer (SEAL)

STATE OF VIRGINIA)
COUNTY OF CRAIG)

The foregoing instrument was acknowledged before me this 9th day of April, 2003, by Brenda C. Custer.

My commission expires: November 30, 2006.

Andrew H. Coddling
Notary Public

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WISCONSIN

In the office of the Clerk of the Circuit Court of Outagamie County the 10th day of April 1908 this deed 20A was presented and with the Certificate thereon issued in accordance with the provisions of the laws imposed by Sec. 55.54 55.54.1 & 55.54.2 of the Code of Wisconsin have been paid.

State Tax \$ _____

Local Tax _____

Add. Tax _____

Transfer Fee _____

Clerk Fee 14.50

MSLF 1.50

TPR 3.00

Taxer:

Not # 339

By Pease & Elmore Clerk

By Kathy Martin Deputy Clerk

GENERAL POWER OF ATTORNEY

I, James R. Custer, Sr., SSN [REDACTED], of 7480 Bending Oak Drive, Catawba, Virginia, do hereby appoint Brenda C. Custer, of 7480 Bending Oak Drive, Catawba, Virginia to serve as my agent under this general power of attorney, hereby authorized to exercise the following powers in my behalf:

- (1) To request, receive, sue for and recover from all persons, corporations, associations, or other entities each and every parcel of realty and article of personalty that I own or am entitled to possess and (i) each and every sum of money, claim or right, due and owing, or that may become due and owing, to me or any and every account, contract or tort; or, in my agent's discretion, to arbitrate or compromise therefor.
- (2) To satisfy, or reject and defend against, claims that may be asserted against me or against any of my property or interests; or, in my agent's discretion, to arbitrate or compromise therefor.
- (3) To withdraw from or close my accounts or deposits in banks or other financial institutions.
- (4) To sign any deed, contract, court order, pleading, tax return (including the consent required by under IRC 2513), disability or retirement election or any other paper.
- (5) To borrow money in my name on such terms as my agent may deem appropriate and to execute notes and any documents necessary to give any lender a security interest in any or all of my real and/or personal property in connection with any loan.
- (6) To purchase any real or personal property, or any interest in such property, wherever situated, upon such terms as my agent may deem appropriate; and to make all necessary contracts and deeds therefor, with all necessary covenants, warranties and assurances, and to sign, seal, acknowledge and deliver the same.
- (7) To sell or lease any part or parts of my real or personal estate, or any interest which I may have in any real or personal estate wherever situated, upon such terms as my agent may deem appropriate, and to make all necessary deeds and conveyances therefor, with all necessary covenants, warranties and assurances, and to sign, seal, acknowledge and deliver the same.

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- (8) To buy or sell stocks, bonds, treasury securities or other investments on my behalf without limitation.
- (9) To enter any safe deposit box of which I may be the lessee or otherwise entitled to enter and to remove or add to its contents.
- (10) To borrow against or obtain the cash surrender value of any of my life insurance policies and to transfer the ownership of any policies to the primary beneficiary(s) names therein.
- (11) To create and to add inter vivos trusts for my benefit.
- (12) To make gifts to any beneficiaries and to make gifts to beneficiaries names in my will by way of total or partial satisfaction of bequests, legacies or devises made to such beneficiaries in my will, as written at the time of such gifts.
- (13) To do all such other acts, matters and things in relation to all or part of, or interest in, my property, affairs or business or any kind or description in the State of Virginia, or elsewhere, that I could do if acting personally.

This power of attorney shall not terminate on my disability.

This power may be revoked at any time by the recording of an instrument of revocation in the office where deeds to real estate are recorded for the jurisdiction where I reside at the time of the execution of this power, which residence is stated above.

WITNESS the following signature and seal this 9 day of April, 2003.

James R. Custer (SEAL)

STATE OF VIRGINIA)
COUNTY OF CRAIG)

The foregoing instrument was acknowledged before me this 9th day of April, 2003, by James R. Custer, Sr..

My commission expires: Nov. 30, 2006.

Sandra K. Dabney
Notary Public

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WITNESSES:

In the office of the Clerk of the Circuit Court, County of 10th April 2022 the Court P.O.A. 1:26 P.M. the Court
Certified the said 1:26 P.M. the Court
Inspected by said 50-01 50-04.1 & 50-05.1 of the State of Virginia have been paid.

State Tax \$ _____

Local Tax _____

Adm. Tax _____

Transfer Fee _____

Clerk Fee 14.55

VSLF 1.50

TPF 3.00

Taxes

Ind. # 334

By _____ Clerk
By _____ Deputy Clerk

Form 668 (Y)(c) (Rev. February 2004)	16600	Department of the Treasury - Internal Revenue Service
Notice of Federal Tax Lien		

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050	Serial Number 290927617	For Optional Use by Recording Office
--	--------------------------------	--------------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JENNIFER M MULLIGAN

Residence 4842 CRAIG VALLEY DR
NEW CASTLE, VA 24127-8585

VIRGINIA
IN THE CLERK'S OFFICE OF
COUNTY OF CRAIG CIRCUIT COURT
January 3, 2018 AT 01:44 PM
JUDGMENT/RELEASE #180000002 WAS DOCKETED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD.
THE FEE IMPOSED BY SEC. 17.1-275(17)
OF THE VIRGINIA CODE, HAS BEEN PAID.
RCPT: 1800000004 BK: PG:

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release of the lien in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2012	XXX-XX-3656	08/31/2015	09/30/2025	2851.40
1040	12/31/2013	XXX-XX-3656	04/17/2017	05/17/2027	15379.04

Place of Filing Clerk of the Circuit Court Craig County New Castle, VA 24127-0185	Total	\$ 18230.44
--	-------	-------------

This notice was prepared and signed at BALTIMORE, MD, on this,
the 22nd day of December, 2017.

Signature <i>Jose Caban</i> for JOSE CABAN	Title REVENUE OFFICER (305) 982-5045 23-15-1403
---	--

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

ABSTRACT OF JUDGMENT

CASE NUMBER: GV12010985-00

1953320

ROANOKE CITY GENERAL DISTRICT COURT

PLAINTIFF(S)	V	DEFENDANT(S)
CARILION MEDICAL CENTER	NO SSN	JENNIFER M MULLIGAN
DBA CARILION ROANOKE MEMORIAL HOSPITAL	NO DOB	4842 CRAIG VALLEY DR
PO BOX 11566		NEW CASTLE VA 24127
ROANOKE VA 24022		

THIS IS TO CERTIFY THAT A JUDGMENT WAS RENDERED IN THIS COURT IN

PLAINTIFF(S) AGAINST DEFENDANT(S) CONTAINING THE FOLLOWING

DATE OF JUDGMENT: 11/15/12

AMOUNT OF JUDGMENT: \$1,112.01

OTHER AMOUNT: \$24.48

HOMESTEAD EXEMPTION WAIVED: () YES () NO () CANNOT BE DEMANDED

ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED: N/A

INTEREST: 6 % FROM DOJ

CDSTS: \$58.00 ATTORNEY'S FEES:

ATTORNEY:

OTHER AWARDED:

I CERTIFY THE ABOVE TO BE A TRUE ABSTRACT OF A JUDGMENT RENDERED IN THIS COURT

DATE 11.15.12

FORM DC-465 4/90 (11/16/12)

PAGE: 28

VIRGINIA
IN THE CLERK'S OFFICE OF
COUNTY OF CRAIG
JANUARY 14, 2013 AT 10:14AM
JUDGMENT/RELEASE #130000009 WAS DOCKETED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD.
THE FEE IMPOSED BY SEC. 17.1-275(17)
OF THE VIRGINIA CODE, HAS BEEN PAID.
RCPT: 13000000076 BK: PG:
TESTE: SHARON P OLIVER, CLERK

RECORDED BY: KAM

AP x) CLERK) JUDGE

VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

203 1344

Instrument Date: 1/26/2017
Instrument Type: NLP
Number of Parcels: 1 Number of Pages: 2
☐ City ☒ County

CRAIG

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor:

☐ Grantee:

Consideration: \$0.00

Existing Debt: \$0.00

Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At: ☐ City ☒ County

CRAIG

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 ☐ Grantor: MULLIGAN, JENNIFER

1 ☒ Grantee: COUNTY OF CRAIG, VIRGINIA

☐ Grantee:

GRANTEE ADDRESS

Name: COUNTY OF CRAIG, VIRGINIA

Address: P.O. BOX 57

City: NEW CASTLE

State: VA Zip Code: 24127

Book Number: 83

Page Number: 324

Instrument Number:

Parcel Identification Number (PIN): 004554

Tax Map Number: 86-A-61B

Short Property Description: 48.715 ACRES, CRAIG CREEK

Current Property Address: 4842 CRAIG VALLEY DRIVE

City: NEW CASTLE

State: VA Zip Code: 24127

Instrument Prepared By: N. REID BROUGHTON, ESQ.

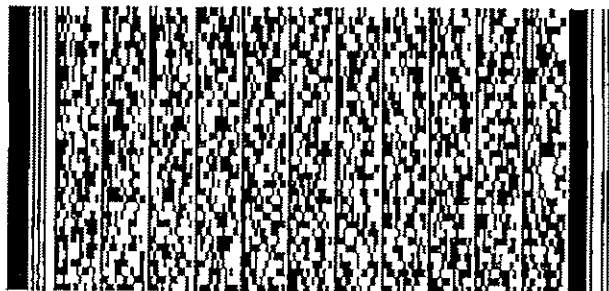
Recording Paid By: N. REID BROUGHTON, ESQ.

Recording Returned To: N. REID BROUGHTON, ESQ.

Address: SANDS ANDERSON PC P.O. BOX 2009

City: CHRISTIANSBURG

State: VA Zip Code: 24068



VIRGINIA: IN THE CIRCUIT COURT FOR THE COUNTY OF CRAIG

**THE COUNTY OF CRAIG, VIRGINIA, a political
subdivision of the Commonwealth of Virginia,**

Plaintiff,

v.

**JENNIFER MULLIGAN and THE FARMERS &
MERCHANTS BANK OF CRAIG COUNTY,**

Defendant(s).

Case No. CL17000003

MEMORANDUM OF LIS PENDENS

Know all men that the County of Craig, Virginia, Plaintiff in the cause described below, by counsel, gives notice of *lis pendens* by this Memorandum filed in the Clerk's Office of the Circuit Court of the County of Craig, Virginia, which sets forth the following:

There is now pending in the Circuit Court of Craig County, Virginia, a certain cause against the aforementioned Defendant(s), pursuant to Virginia Code § 58.1-3965, *et seq.*, the object of which is to satisfy delinquent real estate taxes in the amount of \$10,233.92, as of the date of this Memorandum, plus expenses of sale and other debts prayed for in the Complaint, through the judicial sale of the property commonly known as:

Tax Map No. 86-A-61B

Being the same property conveyed to Jennifer Mulligan from James R. Custer, Sr. and Brenda C. Custer, husband and wife, by Deed dated May 14, 1992, recorded in the Clerk's Office of the Circuit Court of the County of Craig, Virginia ("Clerk's Office") in Deed Book 83, at Page 324, and by Quit-Claim Deed dated June 3, 1994, recorded in the Clerk's Office in Deed Book 91, at Page 321.

LESS AND EXCEPT that certain tract or parcel of land conveyed to Robert Ellis Underwood from Jennifer Mulligan by Deed dated June 3, 1994, recorded in the Clerk's Office in Deed Book 91, at Page 266.

LESS AND EXCEPT that certain tract or parcel of land conveyed to Stuart Anderson Moen and Marguerite Cook Moen, husband and wife, from Jennifer Mulligan by Deed dated June 3, 1994, recorded in the Clerk's Office in Deed

Book 91, at Page 277.

LESS AND EXCEPT that certain tract or parcel of land conveyed to Ronald E. Frith, Jr. from Jennifer Mulligan by Deed dated July 18, 2006, recorded in the Clerk's Office in Deed Book 156, at Page 747.

TOGETHER WITH AND SUBJECT TO a Road Maintenance Agreement dated June 14, 1994, recorded in the Clerk's office in Deed Book 91, at Page 262, and such other restrictions, easements, rights of way, conditions, off conveyances, and other matters as may be contained in any of the foregoing or otherwise of record.

The name of the property owner(s) of record whose property is intended to be affected by the pending suit is(are): Jennifer Mulligan.

Witness my hand this the 26th day of January, 2017.

COUNTY OF CRAIG, VIRGINIA
By Counsel



James E. Cornwell, Jr. (VSB No. 13983)
N. Reid Broughton (VSB No. 38899)
Sands Anderson PC
P.O. Box 2009
Christiansburg, Virginia 24068-2009
540-260-9011 (phone)
540-260-0022 (facsimile)

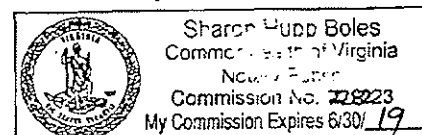
INSTRUMENT 17000058
RECORDED IN THE CLERK'S OFFICE
COUNTY OF CRAIG ON
January 30, 2017 AT 11:17 AM
SHARON P. OLIVER, CLERK
RECORDED BY: KAH

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to wit:

I, the undersigned, a Notary Public, hereby certify that N. Reid Broughton, Esq., having been duly sworn before me this the 26th day of January, 2017, states that he is counsel of record for the County of Craig, Virginia, in the above cause, that he has read the foregoing Memorandum of Lis Pendens, and that the contents thereof are true and correct based upon his knowledge, information, and belief.


Notary Public

My Commission Expires: June 30, 2019
Commission No.: 228223



Ex. 6-20-94

433

BOOK 91 PAGE 262

THIS ROAD MAINTENANCE AGREEMENT, made and entered into this the 14th day of June, 1994, by and between JENNIFER MULLIGAN, party of the first part, ROBERT ELLIS UNDERWOOD, party of the second part, STUART ANDERSON MOEN and MARGUERITE COOK MOEN, husband and wife, parties of the third part:

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

WHEREAS, the parties of the first part, second part, and third part own real estate adjoining a private roadway located and shown on the Plat of Subdivision and Survey for Jennifer Mulligan, Tax Parcel 86-((A))61 Showing the Division of a 65.341 \pm Acre Tract Creating two five acre parcels with a 55.341 \pm acre parcel remaining, situate on Virginia State Route 311, Craig County, Virginia, prepared by Balzer and Associates, Inc., John R. McAden, Certified Land Surveyor, dated May 9, 1994; and

WHEREAS, the party of the first part retains ownership of 55.341 \pm acres;

WHEREAS, a 50' wide easement for ingress and egress to all three parcels traverse the said three lots including the remaining property of Jennifer Mulligan; and

WHEREAS, the parties of the first, second and third parts desire to provide for the maintenance of said road; and

WHEREAS, all parties desire to evidence their consent to this road maintenance agreement.

NOW, THEREFORE, for and in consideration of the mutual

EUGENE M. ELLIOTT, JR.
ATTORNEY AT LAW
IRVING, VIRGINIA

benefits accruing, the parties agree as follows:

1. The parties of the first, second and third parts, their successors and assigns, agree to divide equally the cost of maintenance, repair, paving, resurfacing, and snow removal of the aforesaid private road;

2. The majority vote of the parties of the first, second and third parts, their successors and assigns shall be sufficient for the approval of graveling, maintenance, repair, resurfacing, or snow removal for the private road and payment for such services shall be made as provided in paragraphs 1 through 3;

3. All parties must consent to paving said road and the division of the cost of construction and maintenance of a paved road, provided, however, that any one or more of the parties may cause said road to be paved at their sole expense for construction and maintenance of the same; a non-participating party nevertheless shall have the right to use the paved road;

4. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns;

5. If any of the parties of the first, second and third parts, their successors or assigns, fail to pay their share of any assessment within ninety (90) days after a bill for such assessment has been mailed or delivered to them, the amount due by said landowner shall bear interest at the maximum rate

provided by law until paid. Any of the parties of the first, second and third parts, their successors or assigns, may bring an action against any of the other parties of the first, second and third parts, their successors and assigns who fail to pay their share of expense as provided in this Agreement within ninety (90) days of a bill assessment being mailed or delivered to them for the assessment amount, interest thereon, plus costs and reasonable attorney's fees.

WITNESS the following signatures and seals:

Jennifer Mulligan (SEAL)
JENNIFER MULLIGAN

Robert Ellis Underwood (SEAL)
ROBERT ELLIS UNDERWOOD

Stuart Anderson Moen (SEAL)
STUART ANDERSON MOEN

Marguerite Cook Moen (SEAL)
MARGUERITE COOK MOEN

STATE OF VIRGINIA)
CITY/COUNTY OF ROANOKE) TO-WIT:

The foregoing instrument was acknowledged before me this the 14th day of June, 1994, by Jennifer Mulligan.

My commission expires: November 30, 1995

Louanne Chazy-Turpin
NOTARY PUBLIC
I was commissioned Louanne L. Chazy

STATE OF VIRGINIA)
CITY/COUNTY OF ROANOKE) TO-WIT:

The foregoing instrument was acknowledged before me this
the 14th day of June, 1994, by Robert Ellis Underwood.
My commission expires: November 30, 1995

Loraine Chavez-Kurpin
NOTARY PUBLIC
I was commissioned Loraine L. Chavez

STATE OF VIRGINIA)
CITY/COUNTY OF ROANOKE) TO-WIT:

The foregoing instrument was acknowledged before me this
the 14th day of June, 1994, by Stuart Anderson Moen and
Marguerite Cook Moen, husband and wife.
My commission expires: November 30, 1995

Loraine Chavez-Kurpin
NOTARY PUBLIC
I was commissioned Loraine L. Chavez

mulligan rdmt agr

VIRGINIA
In the office of the Clerk of the Circuit Court of Craig County the 15th day of
June 1994 this deed agmt was presented and with the
certification thereon annexed admitted to record at 2:39 o'clock P. M. The taxes
imposed by sec. 58-64 58-51.1 & 58-65.1 of the Code of Virginia have been paid.
State Tax
Local Tax
Ass. Tax
Transfer Fee
Clerk Fee 12.00
VSLF 1.00
Teste: Rogger B. Edmunds Clerk
By W. B. Edmunds Deputy Clerk
Inst. # 433

CERTIFICATE OF PARTIAL SATISFACTION

Tax Map Number: 86-A-61B (part)

Place of Record: Clerk's Office of the Circuit Court of the County of Craig

Date of Deed of Trust: December 11, 2003

Deed Book: 140

Page: 541

Face Amount Secured: \$320,000.00

Names of Grantors: Jennifer M. Mulligan

Names of Trustees: Thaddeus R. Cox

The lien of this Deed of Trust is released insofar and insofar only as pertains to: Tract "D" which contains 6.409 acres, as described on a plat or map prepared by John D. Abbott, C.L.S., entitled "Survey for: Jennifer Mulligan, Craig Creek Magisterial District, Craig County, Virginia", dated July 5, 2006.

Makers of Note: Jennifer M. Mulligan

Date of Note: May 24, 2005

Face Amount of Note: \$320,000.00

We holders of the above mentioned note secured by the above mentioned Deed of Trust do hereby certify that the same has been partially paid, and that at the time of release of the said property, The Farmers and Merchants Bank of Craig County was the legal holder of the note secured by the aforesaid Deed of Trust.

GIVEN under my hand this seventh day of August, 2006

By:

Scott W. Jones, V. P. & Senior Loan Officer

Noteholder: The Farmers & Merchants Bank of Craig County

STATE OF VIRGINIA
County of Craig, to-wit:

I, Sandra K. Dudding, a Notary Public in and for the County and State aforesaid, do hereby certify that Scott W. Jones, signing for The Farmers & Merchants Bank of Craig County did personally appear before me and affix his signature to the foregoing Certificate of Partial Satisfaction on this 7th day of August, 2006.

My Commission expires: November 30, 2010

Notary Public

VIRGINIA:

In the Office of the Clerk of the Circuit Court of Cook County, Illinois, this 0 day of August, 2006, at Chicago, Ill. C/S _____ was presented to and the Certificate therein annexed and filed and recorded at 2:09 p.m. of _____ proposed by Sgt. Brian G. Jones & Michael J. DeLoe as the _____ of the _____

State far's

Local Area ...

Fig. 2. Flow

7/17/2014 5:19 PM

Dist. Fa. 1450

SELF 150

TPP 5.00

Nov 10 22

DR- 70.5

१५५३

Page 699

[Handwritten signature]

1. Family Relationships Copy Work

C
July 7 1994
450

BOOK 91 PAGE 321

THIS QUIT-CLAIM DEED, made and entered into this 3rd day of June, 1994, by and between JAMES R. CUSTER, SR. and BRENDA C. CUSTER, husband and wife, parties of the first part; and JENNIFER MULLIGAN, party of the second part:

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

THAT FOR and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged by the parties of the first part, the parties of the first part do hereby QUIT-CLAIM, RELEASE, REMISE and CONVEY unto the said party of the second part any and all right, title and interest they may possess in and to that portion of real estate described as follows, to-wit: That portion of two dirt roads as the same leave the boundary and extend to the interior of the 65.341 acre parcel of real estate shown by Plat of Custer's First Division of Tax Parcel 86-((A))61 showing 65.341 acres prepared by Balzer and Associates, dated March 5, 1992, and recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 83, at Page 280.

It is clearly understood between the parties hereto that the parties of the first part retain the non-exclusive right to use the dirt road as the same traverses along the boundaries of the 65.341 acre tract referenced above.

WITNESS the following signatures and seals this the

EUGENE M. ELLIOTT, JR.
ATTORNEY AT LAW
GREENSBORO, VIRGINIA

20th day of June, 1994.

James R. Custer, Sr. (SEAL)
JAMES R. CUSTER, SR.

Brenda C. Custer (SEAL)
BRENDA C. CUSTER

Jennifer Mulligan (SEAL)
JENNIFER MULLIGAN

STATE OF VIRGINIA)
CITY/COUNTY OF Craig) TO-WIT:

The foregoing instrument was acknowledged before me by James R. Custer, Sr. and Brenda C. Custer, husband and wife, this the 20th day of June, 1994.

My commission expires: April 30 1998sm

Lisa V Morris
Notary Public

STATE OF VIRGINIA)
CITY/COUNTY OF Craig) TO-WIT:

The foregoing instrument was acknowledged before me by Jennifer Mulligan, this the 21st day of June, 1994.

My commission expires: 3/31/96

P. T. B. Edwards
Notary Public

VIRGINIA

In the office of the Clerk of the Circuit Court of Craig County the 21st day of June 1994 this Deed of Quitclaim was presented and with the documents thereto annexed entitled to record at 3:21 o'clock P. M. The taxes imposed by sec. 58-61 (58-61 & 58-65) of the Code of Virginia have been paid.

Sgt. Tax .15
Total Tax .05
Add. Tax _____
Transfer Fee 1.00
Clerk Fee 12.00
VSLF 1.00

Teste:

Inst. # 450

Peggy B. Edmister Clerk
By W. H. Edmister Deputy Clerk

mulligan.quitclm dd

BOOK 83 PAGE 324

This deed made this 14th day of May, 1992, by and between JAMES R. CUSTER, SR. and BRENDA C. CUSTER, husband and wife, GRANTORS, and JENNIFER MULLIGAN, unmarried, GRANTEE.

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

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantors do hereby Bargain, Sell, Grant and Convey with General Warranty and English Covenants of Title, unto the Grantee, all that certain lot or parcel of land with all appurtenances thereunto belonging, lying and being on Craigs Creek, in the County of Craig, State of Virginia, and being more particularly described as follows, to-wit:

BEING a 65.341 acre tract of land as described on a plat or map prepared by Balzer and Associates, Ronald R. Clark, C.L.S., entitled "Plat Of Custer's First Division, Tax Parcel 86-(A) 61, Craig County, Virginia, Alleghany Magisterial District, Surveyed March 5, 1992, Job Number 920370005", recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 83, page 280.

BEING a part and parcel of the same property conveyed to James Robert Custer, Sr. by deed from Ray H. Snider, et ux, dated September 14, 1989, and recorded in the aforesaid Clerk's Office in Deed Book 74, page 686.

Without reimposing any of the reservations, restrictions, easements and conditions affecting the hereinabove described property, this conveyance is made subject to all of them.

WITNESS the following signatures and seals:

James R. Custer (Seal)
JAMES R. CUSTER SR.
Brenda C. Custer (Seal)
BRENDA C. CUSTER

STATE OF VIRGINIA

COUNTY/CITY OF Craig TO-WIT:

The foregoing instrument was acknowledged before me this
14th day of May, 1992, by James R. Custer, Sr. and Brenda C.
Custer, husband and wife.

My commission expires:

April 30, 1995

James S. Harden
Notary Public

VIRGINIA

In the office of the Clerk of the Circuit Court of Craig County the 14th day of
May 1992, this Deed Book was presented and with the
Certificate thereto annexed admitted to record at 3:50 o'clock P. M. The taxes
imposed by sec. 58-54 58-54.1 & 58-55.1 of the Code of Virginia have been paid.
State Tax \$ 140.46 # 337
Local Tax 46.30
Add. Tax 94.00
Transfer fee 1.00
Clerk Fee 12.00
VSLF 1.00

Teste:

W. J. Myhrle, Jr. Clerk
By A. J. Elmore Deputy Clerk

Ex. 9-21-89

(541)

BOOK 74 DEED 686

THIS DEED, made this 14th of September, 1989, by and between RAY H. SNIDER and MILDRED A. SNIDER, individually and as husband and wife, GRANTORS, and JAMES ROBERT CUSTER, SR., GRANTEE.

WHEREAS, S. H. Arnn and Corinne Lee Arnn acquired the hereinbelow described property by deed from Corinne Lee Arnn and S. H. Arnn, her husband, dated May 28, 1971, as recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 49, page 392; and

WHEREAS, S. H. Arnn died on August 12, 1988, leaving as his heirs his wife, Corinne Lee Arnn, and his daughter, Mildred A. Snider, as recorded at Deed Book 73, page 685, in the Clerk's Office of the Circuit Court of Craig County, Virginia; and

WHEREAS, Corinne Lee Arnn died February 27, 1989, leaving as her sole heir, her daughter, Mildred A. Snider, as recorded at Deed Book 73, page 685, in the aforementioned Clerk's Office.

WHEREAS, the Grantors herein wish to sell and convey the hereinbelow described property to the Grantee here.

NOW, THEREFORE,

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

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantors do hereby Bargain, Sell,

Grant and Convey with General Warranty and English Covenants of Title, unto the Grantee, all of that certain lot or parcel of land, with all appurtenances thereunto belonging, lying and being on Craigs Creek, in the County of Craig, State of Virginia, and being more particularly described as follows, to-wit:

BEING all of the tract or tracts of land owned by S. H. Arnn and Corinne Lee Arnn on the south side of State Route 311 approximately five (5) miles south of New Castle, Virginia.

The Grantors keep and retain all of the property on the north side of State Route 311 which includes the Grantors laundromat.

BEING a part and parcel of the same property conveyed to S. H. Arnn, et ux, by deed from Corinne Lee Arnn, et vir, dated May 28, 1971, and recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 49, page 392.

This conveyance is made in gross and the property herein conveyed is believed to be approximately one hundred fifty-two (152) acres, more or less.

Without reimposing any of the reservations, restrictions easements and conditions affecting the hereinabove described property, this conveyance is made subject to all of them.

WITNESS the following signatures and seals:

Ray H. Snider (SEAL)
RAY H. SNIDER

Mildred A. Snider (SEAL)
MILDRED A. SNIDER

STATE OF VIRGINIA

COUNTY/CITY OF Craig, TO-WIT:

The foregoing instrument was acknowledged before me this 14th day of September, 1989, by Ray H. Snider, and Mildred A. Snider, husband and wife.

My commission expires:

July 14, 1991

Joel L. Shaden
Notary Public

VIRGINIA:

In the office of the Clerk of the Circuit Court of Craig County the 15th day of Sept, 1989 this Deed B-5 was presented and with the Certificate thereto annexed admitted to record at 6:45 o'clock PM. The taxes imposed by sec. 58-54 & 58-54.1 & 58-65.1 of the Code of Virginia have been paid.
State Tax \$150.00
Local Tax 50.00
Add. Tax 100.00
Transfer fee 1.00
Clerk Fee 10.00

Teste:

#541

W. D. Mitchell Clerk
By P. B. Elmore Deputy Clerk

AFFIDAVIT

The Commonwealth of Virginia,

County of Craig, to wit: _____

Mildred A. Snider

, after first being duly sworn, deposed and said as follows:

That, Sylvester Hassell (S.H.) Arnn departed this life on the 12th day of August, 19 88, intestate, seized and possessed of the following real estate lying, being and situate in the County of Craig, Virginia, described as follows: 152 Acres, 6.75 acres, 4 acres and 132.14 acres on Craig Creek, Alleghany District, Craig County, Virginia, found in the 1988 Craig County Land Book, Page 9, Lines 10, 11, 12 and 13.

That, the said Sylvester Hassell Arnn left as his/~~her~~ sole heirs at law, the following persons:

NAME	RELATIONSHIP	ADDRESS
<u>Corrine L. Arnn</u>	<u>Wife</u>	<u>Star Rt. 1, Box 49-A, New Castle, Virginia, 24127</u>

That, Corrine L. Arnn ; and _____ departed this life on the 27th day of February, 19 89, intestate, unmarried and without issue, and leaving as ~~his~~/her sole heirs at law, the following:

NAME	RELATIONSHIP	ADDRESS
<u>Mildred A. Snider</u>	<u>Daughter</u>	<u>Star Rt. 1, Box 49-A, New Castle, Virginia, 24127</u>

That, by virtue of the Statute of Descent and Distributions, Mildred A. Snider

is the true and lawful owner of the above described real estate; and

That, the above described real estate stands in the name of S. H. Arnn, etux on the land books of the said Craig County; and

That, the said Mildred A. Snider desires that the said real estate be transferred, assessed and indexed in ~~his~~/her name as provided by Section 64.1-135 of the Code of Virginia.

That the Clerk of the Circuit Court of the County of Craig, Virginia, record this instrument in his office and index the same as provided by law, and also certify an abstract of this affidavit to the Commissioner of Revenue of said county in order that the said real estate hereinabove described may be transferred on the Land Books in the name of Mildred A. Snider, and assessed as provided by law.

Mildred A. Snider, Affiant.
Heir—Personal Representative

Commonwealth of Virginia,

County of Craig, to-wit:I, Peggy B. Elmore

Notary Public

do hereby certify that Mildred A. Snider, the affiant whose name is subscribed to the foregoing affidavit, duly swore and made oath to the correctness and truth of the facts stated therein, before me in the said County Craig Commonwealth of Virginia, this 15th day of May, 1989.

Given under my hand, this 15th day of May, 1989.

Peggy B. Elmore
Notary Public—Clerk of Circuit Court.

VIRGINIA:

In the office of the Clerk of the Circuit Court of Craig County the 15th day of May 1989, this 15th day of May was presented and with the Certificate thereto annexed admitted to record at 10:10 o'clock A.M. The taxes imposed by sec. 58-54 58-54.1 & 58-65.1 of the Code of Virginia have been paid.

State Tax \$ —
Local Tax —
Add. Tax —
Transfer Fee —
Clerk Fee 10.00

Testor:

W. Mitchell Jr. Clerk
By P. B. Elmore Deputy Clerk

Form No. 209-R

AFFIDAVIT RELATING
TO REAL ESTATE OF
INTESTATE DECEDENT

to

19

Admitted to record at o'clock M.

Clerk

Court of

Recorded,

Book Page

ex 4 filed
3/11/80

orig rec'd by

8/12/82

S H Arnn

(64)

BOOK 49 PAGE 392

THIS DEED, Made and entered into this the 28th day of May, 1971, by and between Corinne Lee Arnn and S. H. Arnn, her husband, parties of the first part; and S. H. Arnn and Corinne Lee Arnn, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

WITNESSETH: That for and in consideration of Ten Dollars cash in hand paid and other good and valuable consideration paid by the parties of the second part to the parties of the first part, the receipt whereof is hereby acknowledged, the parties of the first part do hereby Bargain, Sell, Grant and Convey with General Warranty of Title unto S. H. Arnn and Corinne Lee Arnn, husband and wife, parties of the second part, as tenants by the entireties with the right of survivorship as at common law, and as recognized in and provided for in Section 55-21 of the Code of Virginia for 1950, as amended to date, the following described lands located on Craigs Creek, in Craig County, Virginia, and being the lands known as the M. P. Spessard Place, and a small tract of about six and one-half (6½) acres, known as the Maggie Woods Tract. Said lands are described as follows:

Parcel No. 1 containg two hundred sixty-five (265) acres, and more particularly described by metes and bounds as follows:

BEGINNING at four pines on the south bank of Craigs Creek, corner to the land of John Goode at 1, and running thence south 35° 56 poles to a poplar at 2; thence south 20° 30 poles to a white oak and white oak added (not found), a chestnut added, on a hillside at 3; thence south 59½° west 127 poles to a white oak (fallen down) a double maple added at 4; thence north 21° 180 poles, crossing the creek at 136 poles and crossing the great road to 2 black oaks (not found), a dogwood and black oak saplings added at 5; thence north 45° east 10 poles to a pine and hickory near

a black oak at 6; thence north 60° west 107 poles to 3 red oaks, and a black oak (all small saplings) at 7; north 48° west 17 poles to a chestnut and three black oak saplings at 8; thence north 83° west 16 poles to a white oak and chestnut oak on a branch at 9; thence North 52° east 136 poles to a chestnut oak on the east bank of Cave Run Branch at 10; thence down and with the meanderings of said branch 220 poles to its mouth at Craigs Creek at 23; thence up and with the creek south 11° 78 poles to the BEGINNING, according to a survey made by Lewis Francisco of May 27, 1881, and being the same property conveyed to John Spessard, the father of M. P. Spessard, by deed dated March 1, 1834, and recorded in the Clerk's Office of Botetourt County in deed book 20, page 392, a plat of the above described parcel of land was attached to the deed and recorded and made a part thereof, excepting, however, the mineral right heretofore sold on the above parcel.

Parcel No. 11 containing 24½ acres and more particularly described as follows:

BEGINNING at a branch near a white oak (fallen down) opposite a sycamore and running thence North 17° west 140 poles to a sugar tree on the south bank of the creek; thence up and with several courses of the creek north 62° west 16 poles to a white pine, south 57° west 11 poles to a sugar tree; thence south 4° west 12 poles to a double walnut, south 71° east 144 poles to two small gums on a slaty bank of the creek; thence leaving the creek north 54° east 25 poles to the BEGINNING, and being the same land conveyed to M. P. Spessard by J. W. Smith and wife, by deed dated the 12th day of February, 1857, and recorded in the Clerk's Office of Craig County in deed book "B", page 233.

Parcel No. 111 containing 3 acres and 49½ poles and more particularly described as follows:

BEGINNING at a stake on the line between Joseph E. Dogan and Spessard Damewood lands south 57° east 41 poles to a black oak north 43° east 13 poles to a black oak, corner to M. P. Spessard land, north 57° west 40 poles to a stake on M. P. Spessard's land, south 49° west 13 poles to the BEGINNING, and being the same land conveyed to M. P. Spessard by James E. Dogan, and wife, by deed dated the 11th day of April, 1882, and recorded in the Clerk's Office of Craig County, Virginia, in deed book "C", page 515.

Maggie Woods Tracts:

FIRST:

A tract of land containing three (3) acres, more or less, lying on the southside of New Castle and Salem Turnpike, adjoining what is known as the M. P. Spessard land.

SECOND:

A tract of land containing three and one-fourth (3-1/4) acres, more or less, adjoining the above described tract and lying on the north side of the New Castle Salem Turnpike.

The said tracts of land hereby conveyed being the same which were conveyed unto Maggie Woods by O. W. Eans and wife and G. W. Layman and wife, by deed dated August 25, 1919, which deed is of record in the office of the Clerk of the Circuit Court of Craig County, Virginia, in deed book "S", page 281; and being the same lands which were conveyed unto the said Eans and Layman by J. R. Jones and wife, by deed dated March 24, 1917, which deed is of record in said Clerk's Office in deed book "R", page 17; to both of which deeds reference is here made for a further and more particular description of the land hereby conveyed, and being the same property conveyed to W. O. Martin by Maggie Woods, by deed dated May 14, 1921, and recorded in Craig County Clerk's Office, in deed book "T", page 1.

The above land is conveyed by the boundary and not by the acre, and there is excepted therefrom the mineral rights as above described in parcel No. 1.

All of the land hereinabove conveyed being the same which was conveyed unto Spencer Abbott by W. O. Martin and Lillie Martin, his wife, by deed bearing date of March 25, 1930, and recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in deed book "X", page 409, to which deed reference is also made for further description.

The said parties of the first part also grant and convey

unto the said parties of the second part, with General Warranty of Title, all of a certain tract or parcel of land, lying and being in Craig County, Virginia, lying north and bounded by the lands of M. E. Damewood, the lands formerly owned by M. P. Spessard, and containing four (4) acres, more or less, it being the same tract or parcel of land conveyed to Mrs. E. M. Hackethorne by William T. Greenway and Virginia Greenway, his wife, by deed dated January 26, 1917, and recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in deed book "Q" page 555-556, to which reference is here made for more particular description of said land; together with all improvements situated thereon and all appurtenances belonging thereto; said land is situated on the waters of Craigs Creek, Craig County, Virginia; and being the same land conveyed to Spencer Abbott by Mrs. E. M. Hackethorne, by deed dated November 16, 1931, and recorded in said Clerk's Office in deed book "Y", page 252, to which deed reference is also made for further description.

The said Spencer Abbott departed this life testate, leaving a Will in which he bequeathed and devised to his wife, Bertha Abbott, all of his property, both real and personal, wheresoever located; a certified copy of which Will, dated March 27, 1934, is recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Will Book "E", page 246, to which reference is had.

The parties of the first part covenant that they have the right to convey the said real estate to the grantees; that they have done no act to encumber the same; that the grantees shall have quiet possession of said real estate, free from all

encumbrances, and that they, the said parties of the first part, will execute such further assurances of said real estate as may be requisite.

Witness the following signatures and seals.

S. H. Arnn (SEAL)
Corinne Lee Arnn (SEAL)

State of Virginia

County of Craig, to-wit:

I, Elridge C. Huffman,

a Notary Public in and for the County of Craig, State of Virginia, do hereby certify that Corinne Lee Arnn and S. H. Arnn, her husband, whose names are signed to the foregoing writing, hereto annexed, bearing date of May 28, 1971, have acknowledged the same before me in my County and State aforesaid.

Given under my hand this February 11, 1980.

My commission expires July 2, 1980.

Elridge C. Huffman
 Notary Public

VIRGINIA:

In the office of the Clerk of the Circuit Court of Craig County the 11th day of February 1980 this Deed was presented and with the Certificate thereto annexed annulled to record at 3:30 o'clock P. M. The taxes imposed by sec. 58-54 58-54.1 & 58-65.1 of the Code of Virginia have been paid.

State Tax \$ 24.90

Local Tax 8.30

Add. Tax 17.00

Transfer Fee _____

Clerk Fee 10.00

Test:

Walter J. Mitchell Clerk

By _____ Deputy Clerk



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 7/3/2025 4:31 pm

Order No.: 25-43061-R

Property Address: 4842 Craig Valley Drive, Craig County, New Castle, VA 24127

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: TBD

****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: 7/3/2025 4:31 pm

Order No.: 25-43061-R

Property Address: 4842 Craig Valley Drive, Craig County, New Castle, VA 24127

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: Jennifer

Last Name: Mulligan

****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
