

12615999



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: 8/15/2025
Invoice No: 12615999
Unit #: 03000.580898
Customer Ref #: 25-43187-R

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

RE: Buyer: Woltz & Associates
Property: 1610 Cove Road,
Roanoke, VA 24017
County/Parcel: 2450207
Burrell Street Northwest,
Roanoke, VA 24012
County/Parcel: 2041409

1403 Burrell Street Northwest,
Roanoke, VA 24012
County/Parcel: 2041410

Seller: Gerry Moorman
Notes: THREE PARCELS

Date	Code	Product Description	Liability	Charge Amount
8/15/2025	5500	Search and Exam VA	\$0.00	\$397.00
Invoice Total:				\$397.00

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: 8/15/2025
Invoice No: 12615999
Unit #: 03000.580898
Contact: Acquisition Title and
Settlement Agency, Inc.
Check # _____
Amount Enclosed _____

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

Thank you!

LIMITATIONS OF LIABILITY

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

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

TITLE SEARCH REPORT

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

CASE NO: 12615999 CUSTOMER

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

The Estate of Joseph C. Moorman

*see other matters

☐ tfe w/s ☐ jft w/s ☐ t/c ☐ no tenancy ☐ prtnshp ☐ corp ☐ lic

☐ UNDER THE FOLLOWING DEED:

Grantor(s):

Dated:

Recorded:

Deed Book & Pg./Inst. No:

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

Deceased tenant died pursuant to information at/in

☐ UNDER THE WILL OF:

Date of Death:

Date of Probate:

Will Book & Pg./Inst. No:

☒ BY INHERITANCE FROM:

Date of Death:

Heirs determined by:

Joseph C. Moorman

8-18-20

Amended L.H. CWF/Inst# 200000465

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: L.H. of Martha Ann Moorman
in will 33-568

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

BRIEF LEGAL DESCRIPTION:

Lot 2 Block 2 Lincoln Court

☐ Use description on attached page(s) marked "description" in brackets "I J"

☒ Use description in DBS recorded in/as DBPG 865-246

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

DEEDS OF TRUST: ☒ None

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

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

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

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

☒ None

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

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

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

☐ See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):
Walter and Theresa 173506- LIENS FOUND: None ✓

UCC/FINANCING STATEMENTS:

Filed _____

☒ None

Debtor: _____

as Financing Statement No. _____

Secured Party: _____

☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION:

INFORMATION & PRESENT NOT WARRANTED, CONTACT TREASURER TO CONFIRM

Assessed Owner: Walter Moorman Jr. and Joseph C. Moorman

Assessed Description: Lot 2, Block 2 Lincoln Court

Tax Map/ID# 2041409

Land \$ 12,300

Improvements \$ 0

Bill # _____

Total \$ 12,300

Annual Amt \$ 300.14 Taxes Payable on: 10051405

Taxes Paid Thru: 2nd 12 2425 fiscal

Delinquent Taxes: None ✓

Taxes a Lien, Not Yet Due: None ✓

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: POSS SUPR T-X

Property Address (not warranted): 0 Burrell St.

11 new construction

RESTRICTIONS AND/OR DECLARATIONS:

☒ None

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

Amendments at: _____

Contain Reverter: ☐ Yes ☐ No

Contain Easements (not shown on subd. plat): ☐ Yes ☐ No

Contain Minimum Building Line not shown on subd. plat: ☐ Yes ☐ No

Contain Assessments: ☐ Yes ☐ No

Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS:

☒ NONE

From: _____

To: _____

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: _____



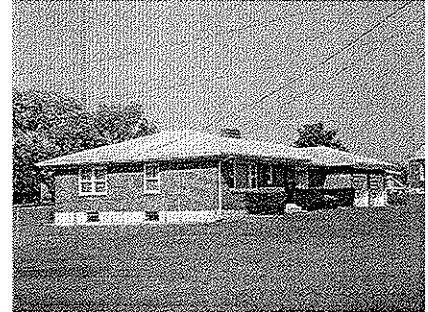
The City of Roanoke, VA

Parcel Id: 2450207

Property Address:

1610 COVE RD NW

ROANOKE, VA 24017



SUMMARY:

Mailing Address:

55 OTTER AVE APT 64

SALEM, VA 24153

Zoning: R-7

Property Acreage: 0.8166

Property Sq. Footage: 35572

Property Frontage: 311

Property Depth: 240.00

Neighborhood: 492 - Hershberger South

Property Class: 200-SingleFamily

Legal Description: LOT 7 BLK 18 VILLA HGTS

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0161G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
2020-08-18	\$0.00	MOORMAN GERRY - ETALS	MOORMAN JOSEPH C & MARY D	200000465
1999-11-19	\$0.00	MOORMAN JOSEPH C & MARY D	MOORMAN JOSEPH C (Inactive)	0000011938
N/A	\$0.00	MOORMAN JOSEPH C (Inactive)		

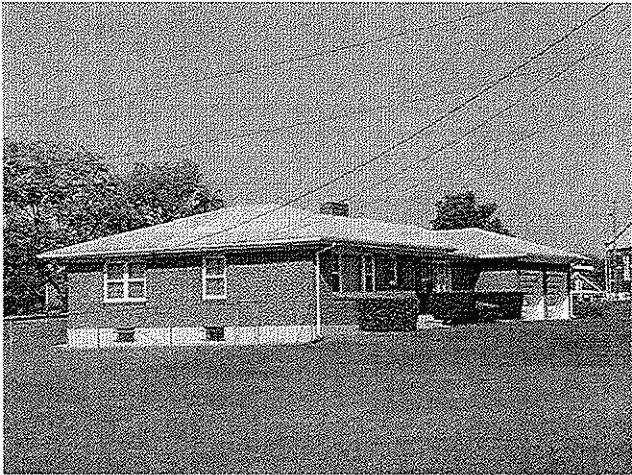
ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2025-01-01	\$40,600.00	\$240,000.00	\$280,600.00
2024-01-01	\$32,600.00	\$220,800.00	\$253,400.00
2023-01-01	\$24,800.00	\$184,900.00	\$209,700.00

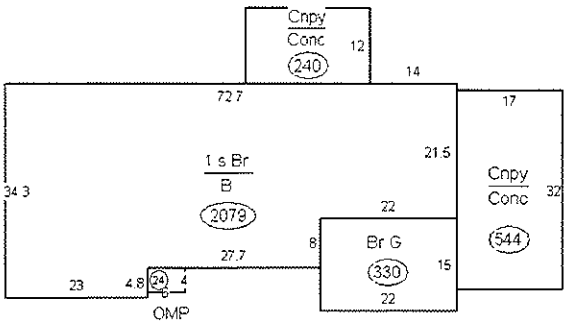
2022-01-01	\$17,100.00	\$149,500.00	\$166,600.00
2021-01-01	\$17,100.00	\$131,700.00	\$148,800.00

RESIDENTIAL DWELLING DETAIL:

Primary Photo:



Primary Sketch:



IMPROVEMENTS:

IMPROVEMENT 1

1.0 Story

Structure:

Year Built:	1965
Number of Stories:	1.0
Construction Exterior:	Brick veneer
Foundation:	Full Bsmt
Structure:	Wood frame
Size S/F:	2079
Lower Split Level/Foyer:	0
Lower Finished:	0
Total Bedrooms:	3
Total Rooms:	6

Attic:

Attic S/F:	None
------------	------

Roof:

Roof Style:	Hip
Roof Cover:	Comp sh to 235#

Plumbing:

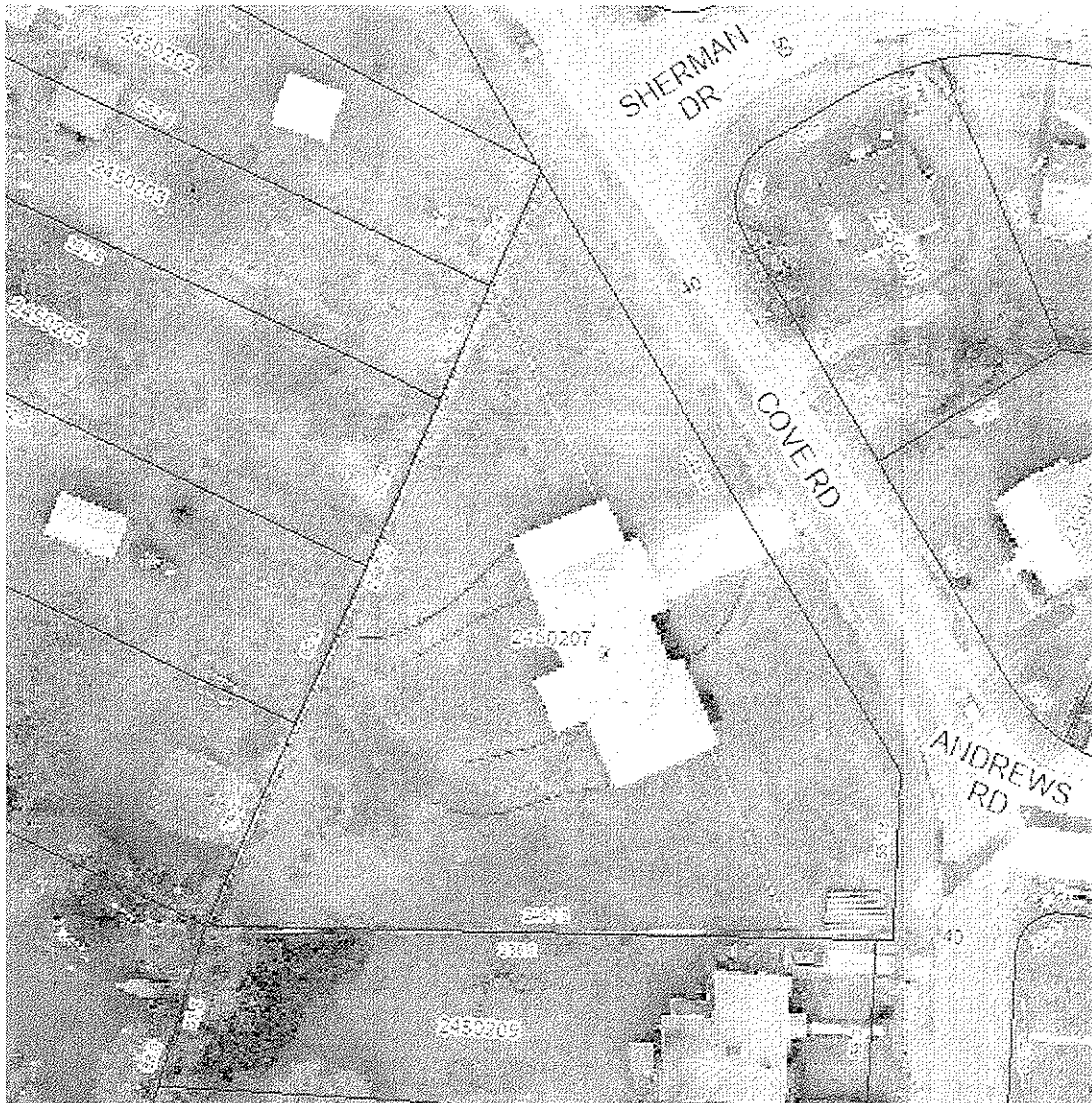
2 Fixture:	1
3 Fixture:	2
4 Fixture:	0
5 Fixture:	0

Heating / Air:

Heating Type:	Baseboard
Central Air:	N
Fireplaces:	YES

Attic Fin S/F: 0		Porches:	
Basement:		Enclosed Porch:	0
Basement S/F:	2079	Open Porch:	24
Basement Fin S/F:	0	Wood Deck:	0
Other Improvements			
Garage			
Attached Garage: 330			
Detached Garage:			
Attached Carport:			
Basement Garage:			

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 2041410

Property Address:

1403 BURRELL ST NW

ROANOKE, VA 24012



SUMMARY:

Mailing Address:

% GERRY MOORMAN

SALEM, VA 24153

Zoning: RM-1

Property Acreage: 0.1088

Property Sq. Footage: 4742

Neighborhood: 202 - Northwest/Hurt Park

Property Frontage: 70

Property Class: 200-SingleFamily

Property Depth: 80.00

Legal Description: LOT 1 BLK 2 LINCOLN
COURT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0162G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
1999-11-19	\$0.00	MOORMAN JOSEPH C & MARY D	MOORMAN WALTER (Inactive)	0000011371
N/A	\$0.00	MOORMAN WALTER (Inactive)		

ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2025-01-01	\$12,300.00	\$61,500.00	\$73,800.00
2024-01-01	\$8,900.00	\$56,300.00	\$65,200.00
2023-01-01	\$6,300.00	\$50,400.00	\$56,700.00
2022-01-01	\$5,000.00	\$42,900.00	\$47,900.00

2021-01-01

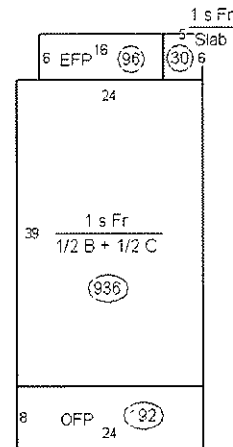
\$4,100.00

\$39,100.00

\$43,200.00

RESIDENTIAL DWELLING DETAIL:**Primary Photo:****Primary Sketch:**

shed pers prop

**IMPROVEMENTS:****IMPROVEMENT 1****1.0 Story****Structure:**

Year Built: 1925

Number of Stories: 1.0

Construction Exterior: Alum siding

Foundation: 1/2 Bsmt, 1/2 Crawl

Structure: Wood frame

Size S/F: 966

Lower Split Level/Foyer: 0

Lower Finished: 0

Total Bedrooms: 2

Total Rooms: 4

Attic:

Attic S/F: None

Roof:

Roof Style: Gable

Roof Cover: Comp sh to 235#

Plumbing:

2 Fixture: 0

3 Fixture: 1

4 Fixture: 0

5 Fixture: 0

Heating / Air:

Heating Type: Forced hot air-oil

Central Air: N

Fireplaces: NO

Porches:

Attic Fin S/F: 0	Enclosed Porch: 96
Basement:	Open Porch: 192
Basement S/F: 468	Wood Deck: 0
Basement Fin S/F: 0	
Other Improvements	
Garage	
Attached Garage:	
Detached Garage:	
Attached Carport:	
Basement Garage:	

PROPERTY MAP:





The City of Roanoke, VA

Parcel Id: 2041409

No Photo Available

Property Address:

0 BURRELL ST NW

ROANOKE, VA



SUMMARY:

Mailing Address:

% GERRY MOORMAN

SALEM, VA 24153

Zoning: RM-1

Property Acreage: 0.0858

Property Sq. Footage: 3739

Property Frontage: 40

Property Depth: 94.00

Neighborhood: 202 - Northwest/Hurt Park

Property Class: 100-Vacant Land

Legal Description: LOT 2 BLK 2 LINCOLN
COURT

FLOOD ZONE INFORMATION:

Special Flood Hazard Area:

Firm Panel: 51161C0162G

Floodway:

OWNERSHIP HISTORY:

Sale Date	Sale Amount	Grantee	Grantor	Document Number
N/A	\$0.00	MOORMAN WALTER JR & JOSEPH C		

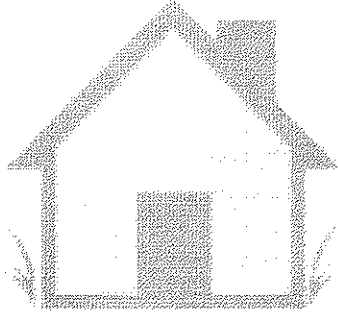
ASSESSMENTS:

Valuation Date	Land Value	Improvement Value	Total Value
2025-01-01	\$12,300.00	\$0.00	\$12,300.00
2024-01-01	\$8,900.00	\$0.00	\$8,900.00
2023-01-01	\$6,300.00	\$0.00	\$6,300.00
2022-01-01	\$5,000.00	\$0.00	\$5,000.00
2021-01-01	\$4,100.00	\$0.00	\$4,100.00

RESIDENTIAL DWELLING DETAIL:

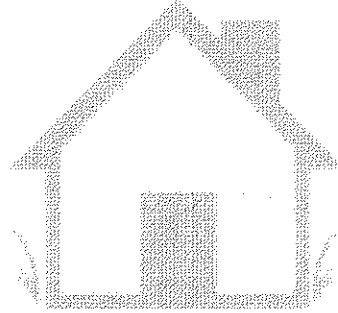
Primary Photo:

No Photo Available



Primary Sketch:

No Photo Available



IMPROVEMENTS:

PROPERTY MAP:



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

TITLE SEARCH REPORT

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

CASE NO: 12615999 CUSTOMER

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

The Estate of Joseph C. Moorman

* see other matters

☐ t/e w/s ☐ jlt w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ l/c

☐ UNDER THE FOLLOWING DEED:

Grantor(s): _____

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

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

Deceased tenant died _____ pursuant to information at /in _____

☐ UNDER THE WILL OF: _____

Date of Death: _____

Date of Probate: _____

Will Book & Pg./Inst. No: _____

☒ BY INHERITANCE FROM: Joseph C. Moorman

Date of Death: 8-18-20

Heirs determined by: Amended L-4 CWF Inst# 200000465

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: Survivorship of D.C. in Inst#

000011937

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

BRIEF LEGAL DESCRIPTION:

Lot 1 Section 2 Lincoln Court☐ Use description on attached page(s) marked "description" in brackets "[]"☒ Use description in 26 recorded in/as 1251# 000011937Appurtenant easements examined: ☒ NO ☐ YES See add'l info in Other Matters.DEEDS OF TRUST: ☒ None

1. Grantor(s): _____

Trustee(s): _____

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

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

2. Grantor(s): _____

Trustee(s): _____

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

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

3. Grantor(s): _____

Trustee(s): _____

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

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

JUDGMENTS (not including purchaser(s) which are found on next page): ☒ None

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

☐ See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S): Wolfe and Moser

LIENS FOUND: None

UCC/FINANCING STATEMENTS:

Filed None

☒ None

as Financing Statement No. _____

Debtor: _____

Secured Party: _____

☐ See additional Financing Statements attached

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

Assessed Owner: Joseph C. and Mary R. Moorman

Assessed Description: Lot 1, Block 2 Lincoln Court

Tax Map/ID: 2041410

Bill # _____

Land \$ 12,300

Improvements \$ 61,500

Total \$ 73,800

Annual Amt \$ 2,158.32

Taxes Payable on: 1605' 40.5

Taxes Paid Thru: 2nd 1/2 2012

Delinquent Taxes: None

Taxes a Lien, Not Yet Due: None

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: PA: Thayer & Prop

Property Address (not warranted): 1403 Burrell St.

RESTRICTIONS AND/OR DECLARATIONS: ☒ None

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

Amendments at: _____

Contain Reverter: ☐ Yes ☐ No

Contain Easements (not shown on subd. plat): ☐ Yes ☐ No

Contain Minimum Building Line not shown on subd. plat: ☐ Yes ☐ No

Contain Assessments: ☐ Yes ☐ No

Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS:

☒ NONE

From: _____

To: _____

Location: _____

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

From: _____

To: _____

Location: _____

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

From: _____

To: _____

Location: _____

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as PR/PG 300-301 ☒ None
 1. _____
 2. _____
 3. _____
 4. _____

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

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

OTHER MATTERS: ☐ None * See Order in Inst # 25000351
in which is to determine the heirs of Joseph C. Moorman. See Settlement Agreement attached to said order. The sole heir is Kyung Hui Kim aka Kyung Hui Moorman. Garry Moorman is Administrator of the Estate of Joseph C. Moorman and is instructed to have
 SEARCH TYPE: ☐ Current Owner ☐ Two Owner
☐ Standard Residential ☐ Commercial
☐ Other: _____

BACK TITLE INFO RELIED UPON IS Policy/Case # None Items to be picked up
 from this policy affecting the property listed on page 1 are as follows: Property auctioned
Note: Court Case
files not examined

EFFECTIVE DATE: 8-09-25 @ 8:00 A.M.

SEARCHER: J. Taylor (Clarendon Twp, NC)

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

② No Will found for Walter Moorman Sr. in the Land Records for the City and County of Roanoke, VA. Property may have vested in his wife Mary Ann Moorman and passed to Joseph C. Moorman L-4 WB-PG 33-568.

000001 APR 28 25

**AMENDED
LIST OF HEIRS**

COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No.: 200000465

Roanoke City Circuit Court

JOSEPH CORNELIUS MOORMAN
NAME OF DECEDENT

August 18, 2020
DATE OF DEATH

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

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Walter Moorman	(deceased as of 2/28/1985)	Brother	
Kyong Hui Kim aka Kyong Hui Moorman	3020 Colthurst Pl Richmond, VA 23233	Niece	Adult

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

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

- ☐ Proponent(s) of the will (no qualification)
☒ Personal representative(s) of the decedent's estate
☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this twenty eighth day of April, 2025
DATE

Gerry Moorman
PRINTED NAME OF SUBSCRIBER

✓ Gerry Moorman
SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

State of Virginia

City/County of Roanoke City, to-wit:

Subscribed and sworn to before me this twenty eighth day of April, 2025 by Gerry Moorman.

Jennifer Taylor

[] CLERK [] DEPUTY CLERK [] NOTARY PUBLIC

My commission expires

Registration No.

VIRGINIA: In the Clerk's Office of the Roanoke City Circuit Court this twenty eighth day of April, 2025
the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: Brenda S. Hamilton
CLERK

by: Jennifer Taylor, Deputy Clerk

FORM CC-1611 MASTER 10/12

Sra

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Roanoke City Circuit Court

Court File No.: 200000465

000001 SEP 22 '20

JOSEPH CORNELIUS MOORMAN
NAME OF DECEDENT

August 18, 2020
DATE OF DEATH

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

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Sterling Moorman II	1206 Lafayette Blvd NW Roanoke, VA 24017	Cousin	Adult
Gerry Moorman	4833 Rutgers St Apt 65 Roanoke, VA 24012	Cousin	Adult
Detria Moorman	1206 Lafayette Blvd NW Roanoke, VA 24017	Cousin	Adult
Todd Moorman	Unknown	Cousin	Adult
Ronnie Moorman	Unknown	Cousin	Adult
Larry Moorman	2049 9th St Apt 320 Roanoke, VA 24016	Cousin	Adult
Rosa Moorman	Roanoke, VA	Cousin	Adult
Margarite Moorman	Alta Vista, VA	Cousin	Adult

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

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

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

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

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

Given under my/our hand this twenty second day of September, 2020
DATE

Gerry Moorman
PRINTED NAME OF SUBSCRIBER

[Signature]
SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

State of Virginia

City/County of Roanoke City, to-wit:

Subscribed and sworn to before me this twenty second day of September, 2020 by Gerry Moorman

[Signature]

[] CLERK [X] DEPUTY CLERK [] NOTARY PUBLIC

My commission expires

Registration No.

VIRGINIA: In the Clerk's Office of the Roanoke City Circuit Court this twenty second day of September, 2020 the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: BRENDA S. HAMILTON
CLERK

by: [Signature], Deputy Clerk

FORM CC-1611 MASTER 10/12

Sra

000011937

PG0001 SP118

DEED

THIS DEED OF GIFT, made and entered into this the 19th day of November, 1999 between JOSEPH C. MOORMAN, party of the first part, Grantor and JOSEPH C. MOORMAN and MARY D. MOORMAN, husband and wife party of the second part, Grantees whose address is 1610 Cove Road, N.W., Roanoke, Virginia;

WITNESSETH

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged by the party of the first part, Grantor does hereby give, grant, and convey with COVENANTS OF THE GENERAL WARRANTY OF TITLE, unto Joseph C. Moorman and Mary D. Moorman, as tenants by the entireties with full rights of survivorship as at Common Law and not as tenants in common, all of the following lots or parcels of land situate, lying and being in Roanoke City, Virginia, and more particularly described as follows:

BEGINNING at a point at the Northeasterly corner of Douglass Avenue and Burrell Street North 29 degs. 26' West 54.7 feet to a point; thence leaving Burrell Street North 77 degs. 35' East 87.1 feet to an alley; thence along the alley South 12 degs. 25' East 70.2 feet to Douglass Avenue; thence along Douglass Avenue North 88 degs. 15' West 73.2 feet to the place of BEGINNING, and being known and designated as Lot No. One (1) Section Two (2), as shown on a certain plat of lots known as "Lincoln Court", a map of which is of record in the Clerk's Office of the Circuit Court of Roanoke County, VA to which map reference is hereby made.

BEING the same property conveyed to Walter Moorman, by deed dated July 13, 1926 from Williamson Groves Corporation, a Virginia Corporation recorded in the office of the Clerk of the Circuit Court of the County of Roanoke, Virginia, in Deed Book 154 at Page 439.

2041410
~~2453309~~
TM# 020104

RENA G. BERRY, ESQ.
306 FIRST ST., STE. 720
ROANOKE, VA 24011-1914
(540) 342-9388

Sra

PG.0002 SP.118
THIS CONVEYANCE shall convey all rights, easements, rights of way, or other privileges concerning the land described herein, not otherwise excepted or reserved, which the party of the first part has by virtue of his ownership of this property, whether acquired by deed, adverse possession or otherwise.

THIS CONVEYANCE is subject to all easements, conditions and restrictions, if any there be, to the extent that they are binding on the property hereby conveyed and upon the party of the first part.

THIS CONVEYANCE is made pursuant to 58.1-811D of the 1950 Code of Virginia, as amended, whereby no recordation tax is required for this instrument.

THE PREPARER OF THIS DEED HAS NOT EXAMINED THE TITLE TO THE PREMISES HEREIN CONVEYED AND MAKES NO REPRESENTATIONS AS TO THE STATE OF TITLE THERETO.

WITNESS the following signature and seal:

 (SEAL)
JOSEPH C. MOORMAN

STATE OF VIRGINIA, AT LARGE, to-wit:

I, Vicki L. Richardson, a Notary Public in and for the State aforesaid, do hereby certify that JOSEPH C. MOORMAN who has signed his name to the foregoing Deed bearing the date the 19th day of November, 1999 this 19th

RENA G. BERRY, ESQ.
308 FIRST ST., STE. 729
ROANOKE, VA 24011-1814
(540) 943-9358

P60003 SP 11 8

day of November, 1999, acknowledged the same before me in my jurisdiction
aforesaid.

My commission expires: June 30, 2003

Vicki L. Richardson
NOTARY PUBLIC

Name and address of Grantees:
Joseph C. and Mary D. Moorman
1610 Cove Road NW
Roanoke, VA

INSTRUMENT #000011937
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE CITY ON
SEPTEMBER 11, 2000 AT 08:57AM
ARTHUR B. CRUSH, CLERK

BY: [Signature] (DC)

RENA G. BERRY, ESQ.
305 FIRST ST., STE. 720
ROANOKE, VA. 24011-1914
(540) 343-9358

TMM 204/14/10

① 000011937 16 111959

\$ 1.00

Joseph C. Moorman

D=154-439

to

CWP/ML

Joseph C. Moorman and Mary D. Moorman

sig OK

actn 111959

recd 9-11-00

L-1 SEC2

Lincoln Court

CWP
TEACL

200000465-2H

DOD 81820

- - - Amended

2500003513 - OBAR

② 154-439 DBS 71326 Rk10

Williamson Groves Corp

to

CWP

ML

sig OK

actn 71326

recd 71626

Walter Moorman

Lot 1 SEC2

Lincoln Court

ACL

154-439 FIP MR

156-213 FIP MR

224-370 TE LR NO CLS EXPEND

154-439 AOL

✓

Rk City from 1949 →

33-568
Lt
Martha Ann
Mourner

26-1444 Lt
Walt Mourner, Jr.

24 Month Chain of Title
PMN 204/410

① Grantor Joseph C. Moorman
Grantee Joseph C. Moorman and Mary D. Moorman
dated 11-19-99
recd 9-1-00
inst# 000011937
Lot 1 Sec 2
Lincoln Court
Hwy 74

② Grantor Williamson Groves Corp.
Grantee Walter Moorman
dated 7-13-26
recd 7-16-26
inst# 154-439
Rke Co.

[illegible]

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

TITLE SEARCH REPORT

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

CASE NO: 12615999 CUSTOMER _____

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

The Estate of Joseph C. Moorman

☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☒ l/c See other matters

☐ UNDER THE FOLLOWING DEED:

Grantor(s): _____

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

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

Deceased tenant died _____ pursuant to information at /in _____

☐ UNDER THE WILL OF: _____

Date of Death: _____ Date of Probate: _____

Will Book & Pg./Inst. No: _____

☒ BY INHERITANCE FROM: Joseph C. Moorman

Date of Death: 8-18-20

Heirs determined by: Amended L.H. in curf Inst # 200000465

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: Survivorship of DG. in
Inst # 000011938

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

BRIEF LEGAL DESCRIPTION:

Lot 7 Sec 18 Villa Heights

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

☒ Use description in DC recorded in/as Inst # 000011938

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

DEEDS OF TRUST:

☒ None

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

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

☒ None

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

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

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

☐ See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):
Waltz and Assoc. LIENS FOUND: None

UCC/FINANCING STATEMENTS:

Filed

☒ None

as Financing Statement No. _____

Debtor: _____

Secured Party: _____

☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION:

INFORMATION & PRINTOUT NOT WARRANTED, CONTACT TREASURER TO CONFIRM

Assessed Owner: Gerry Moorman Et-AlsAssessed Description: Lot 7, Block 18 Villa HeightsTax Map/ID: 2450207Land \$ 40,600Improvements \$ 240,000

Bill # _____

Total \$ 280,600Annual Amt \$ 3,155.70Taxes Payable on: 1005 405Taxes Paid Thru: 2nd 1/2 2425 fiscal yrDelinquent Taxes: NoneTaxes a Lien, Not Yet Due: NoneTown Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc. pd. through 2nd 1/2 2425 fiscal yrProperty Address (not warranted): 1610 Cove Rd.

RESTRICTIONS AND/OR DECLARATIONS:

☒ None

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

Amendments at: _____

Contain Reverter: ☐ Yes ☐ NoContain Easements (not shown on subd. plat): ☐ Yes ☐ NoContain Minimum Building Line not shown on subd. plat: ☐ Yes ☐ NoContain Assessments: ☐ Yes ☐ NoParty Walls: ☐ Yes ☐ No

DEEDED EASEMENTS:

☐ NONEFrom: Joseph C. and Mary D. Moorman - HwTo: City of Rte VADated: 8-7-15

Recorded: _____

Deed Book & Pg./Inst. No: 150008134

From: _____

To: _____

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

From: _____

To: _____

Dated: _____

Recorded: _____

Deed Book & Pg./Inst. No: _____

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as Map of Village Heights - Survey No 112
 1. _____
 2. _____
 3. _____
 4. _____

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

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

OTHER MATTERS: ☐ None ☒ Sec order in Inst # 250003513

in which is to determine the heirs of Joseph C. Moorman. The settlement agreement attached to said order. The sole heir is determined to be Kyong Hui Kim AKA Kyong Hui Moorman. Gerry Moorman is Administrator of the Estate of Joseph C. Moorman and is instructed to have property auctioned. Per terms of said Settlement Agreement. Note: Court Case Files not examined.

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

BACK TITLE INFO RELIED UPON IS Policy/Case # None
 from this policy affecting the property listed on page 1 are as follows: _____
 EFFECTIVE DATE: 8-09-25 @ 8:00 A.M.

SEARCHER: J. D. Pugh Cloutland Title, Inc.

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

② Martha Ann Moorman died 5-14-67, vesting title in her son, Joseph C. Moorman, by operation of law of Surv. property. W386-33-868. ③ No DOD found for Mary D. Moorman in the Land Records for the City. Title vested in Joseph C. Moorman, by operation of law of Surv. property.

Sra

PG000098

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A - COVER SHEET CONTENT

Instrument Date: 4/28/2025

Instrument Type: ODAR

Number of Parcels: 3 Number of Pages: 9

☒ City ☐ County ROANOKE CITY
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

☐ Grantor: _____

☐ Grantee: _____

Business/Name

1 X Grantor: GERRY MOORMAN, ADM. OF ESTATE OF JOSEPH CORNELIUS MOORMAN

2 Grantor: MOORMAN, JOSEPH CORNELIUS

1 Grantee: KIM, KYONG HUI

2 Grantee: MOORMAN, KYONG HUI

Grantee Address

Name: KYONG HUI KIM

Address: 3020 COLTHURST PLACE

City: RICHMOND State: VA Zip Code: 23233

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-303(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: _____ Original Page No.: _____ Original Instrument No.: _____

Prior Recording At: ☒ City ☐ County ROANOKE Percentage In This Jurisdiction: 100%

Book Number: 121 Page Number: 150 Instrument Number: 000011938

Parcel Identification Number/Tax Map Number: 2450207

Short Property Description: LAND & IMPROVEMENTS

Current Property Address: 1610 COVE ROAD

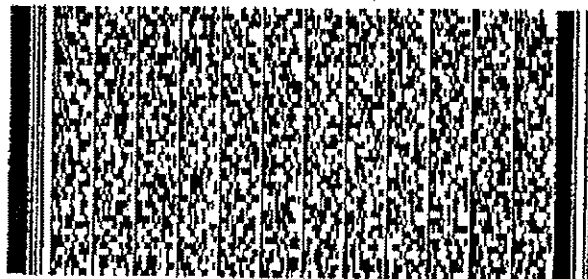
City: ROANOKE State: VA Zip Code: 24017

Instrument Prepared By: HARRY W. BROWN Recording Paid By: BROWN & BROWN

Recording Returned To: HARRY W. BROWN, ESQ.

Address: C/O BROWN & BROWN ATTORNEYS, 4911 BRAMBLETON AVENUE

City: ROANOKE State: VA Zip Code: 24018



Sra

VIRGINIA LAND RECORD COVER SHEET
Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C - ADDITIONAL PARCELS

Instrument Date: 4/28/2025

Instrument Type: ODAR

Number of Parcels: 3 Number of Pages: 9

☒ City ☐ County ROANOKE CITY
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

☒ City ☐ County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number: 000011937

Parcel Identification Number (PIN)/Tax Map Number: 2041410

Short Property Description: LAND & IMPROVEMENTS

Current Property Address: 1403 BURRELL STREET

City: ROANOKE State: VA Zip Code: 24017

Prior Recording At:

☒ City ☐ County Percentage In This Jurisdiction: 100%

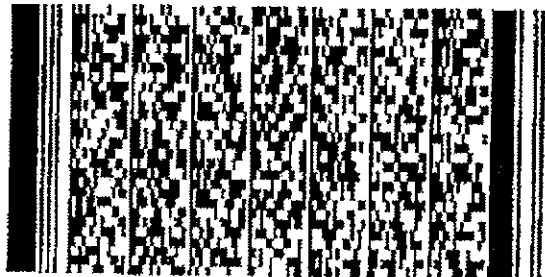
Book Number: Page Number: Instrument Number: UNKN

Parcel Identification Number/Tax Map Number: 2041409

Short Property Description: LAND

Current Property Address: 0 BURRELL STREET

City: ROANOKE State: VA Zip Code: 24017



Sra

00000000

VIRGINIA: IN THE CIRCUIT COURT FOR THE CITY OF ROANOKE

IN RE: THE ESTATE OF JOSEPH CORNELIUS
MOORMAN

GERRY MOORMAN, ADMINISTRATOR OF THE
ESTATE OF JOSEPH CORNELIUS MOORMAN

Plaintiff,

v.

KYONG HUI MOORMAN, et al.,

Defendant.

Case No: CL 24-000965-00

CONSENT DECREE

CAME THIS DAY, the Plaintiff, Gerry Moorman, Administrator of the Estate of Joseph Cornelius Moorman, by counsel, the Defendant, Kyong Hui Moorman, by counsel, and Stephanie P. Cook, Esquire, Guardian *ad litem* for unknown heirs who was appointed Guardian *ad litem* by the Court's Order entered July 31, 2024, and informed the Court that they have resolved the Plaintiff's Petition for Aid and Guidance and requested entry of this Consent Decree.

It appears that the only named Defendant who appeared and filed responsive pleadings is Kyong Hui Moorman. The Guardian *ad litem* for the unknown heirs appeared at the hearing where the foregoing Parties presented this Consent Decree to the Court for consideration.

At the hearing, Counsel for Kyong Hui Moorman, also informed the Court that Kyong Hui Moorman's married name is Kyong Hui Kim, and her maiden name is Kyong Hui Moorman.

sec

PG0000101

Counsel for the Plaintiff, and counsel for Kyong Hui Kim a/k/a Kyong Hui Moorman presented a Settlement Agreement reached by those parties, a copy of which is attached hereto as Exhibit A and requested the Court to approve the settlement.

The Guardian *ad litem* reported that she consents to approval of the settlement, as Guardian *ad litem* for any unknown heirs, as it would be in the interests of any unknown heirs for the matter to be resolved, to preserve and avoid additional expenses to the Estate to litigate the matter.

Upon the request of the Plaintiff, the Defendant, Kyong Hui Kim, a/k/a Kyong Hui Moorman, the consent of the Guardian *ad litem*, and the Settlement Agreement presented to the Court, and finding that notice of the proceedings has been duly given upon all parties, accordingly, it is **ORDERED** and **DECREED** as follows:

1. The evidence presented by the documents appended by Plaintiff to the Petition for Aid and Guidance, and those appended to Kyong Hui Moorman's Answer is sufficient to establish that Kyong Hui Kim a/k/a Kyong Hui Moorman is the sole heir at law of the decedent, Joseph Cornelius Moorman, and it is **ORDERED** and **DECREED** that Kyong Hui Kim, a/k/a Kyong Hui Moorman is the sole heir of the Estate of Joseph Cornelius Moorman; and

2. The Settlement Agreement entered into by the Plaintiff, Gerry Moorman, Administrator of the Estate of Joseph Cornelius Moorman, and the Defendant, Kyong Hui Kim, a/k/a Kyong Hui Moorman, which has been consented to by the Guardian *ad litem* for any unknown heirs, is hereby approved and the Estate will be administered and distributed in accordance with that Settlement Agreement; and

Jcc

Sra

PG0000102

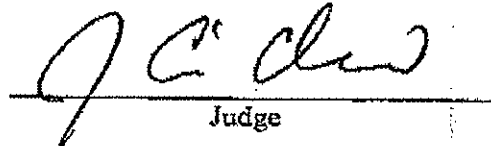
3. The Administrator shall file with the Clerk's Office a corrected List of Heirs consistent with this Consent Decree identifying Defendant, Kyong Hui Kim, a/k/a Kyong Hui Moorman as the sole heir at law of the Estate of Joseph Cornelius Moorman.

4. The Clerk is directed to record a certified copy of this Decree among the land records and to index it under the name of Joseph Cornelius Moorman.

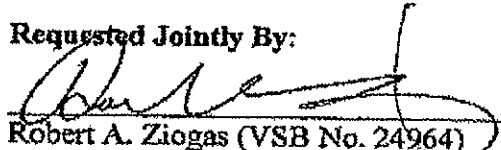
There being nothing further remaining to be done on the Plaintiff's Petition for Aid and Guidance, it is hereby **ORDERED** that this proceeding is ended and stricken from the docket.

The Clerk is directed to certify a copy of this Consent Decree to counsel for the Plaintiff, counsel for the Defendant, Kyong Hui Min, a/k/a Kyong Hui Moorman and the Guardian *ad litem* at the addresses on the signature blocks below.

Enter this 25th Day of April, 2025.


Judge

Requested Jointly By:


Robert A. Ziogas (VSB No. 24964)

Email: rziogas@spilmanlaw.com

Jennifer A. Baker (VSB No. 84838)

Email: jbakera@spilmanlaw.com

Spilman Thomas & Battle, PLLC.

310 First Street, Suite 1100

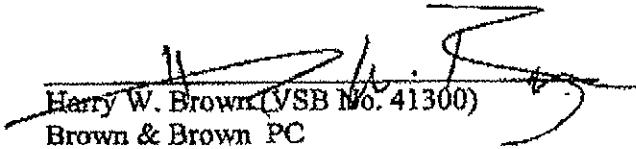
Roanoke, Virginia 24011

Telephone: (540) 512-1800


Facsimile: (540) 342-4480

Counsel for Kyong Hui Moorman, a/k/a Kyong Hui Kim

PG000103


Harry W. Brown (VSB No. 41300)
Brown & Brown PC
4911 Brambleton Ave.
Roanoke, Virginia 24018
Telephone: (540) 345-0200
Facsimile: (540) 345-4049
Harry@hblawoffice.roacoxmail.com
Counsel for Plaintiff Gerry Moorman, Administrator

Seen and Agreed To:


Stephanie Pitsenberger Cook (VSB No. 48188)
25 E. Main Street, Suite C
Salem, VA 24153
Telephone: (540) 266-7575
Facsimile: (540) 266-7886
Guardian ad litem for unknown heirs

See

Sra

P-
m.

CIRCUIT COURT

Received Order From

LKC ☐
DBC ☐

JCC ☒
CND ☐

On APR 28 2025

By Matthew Smith
Deputy Clerk
City of Roanoke

Regarding the decree or order to which
this stamp affixed, I certify that on

April 2nd, 2025
I delivered a certified copy to:

Harry W. Brown and Stephanie P. Cook

Matthew Smith
Deputy Clerk Circuit Court, City of Roanoke

PG000104

SETTLEMENT AGREEMENT

This agreement dated for identification March 21, 2025, is by and between Gerry Moorman, Administrator of the Estate of Joseph Cornelius Moorman ("Gerry Moorman" or the ("Administrator"), and Kyong Hui Kim f/k/a Kyong Hui Moorman ("Kyong") (collectively the "Parties").

WHEREAS Joseph Cornelius Moorman died intestate on August 18, 2020, unmarried (his wife having predeceased him) and without issue, and was not survived by parents but had one brother, Walter Moorman, who had predeceased him; and

WHEREAS on September 22, 2020 Gerry Moorman qualified as the administrator of the estate of Joseph Cornelius Moorman, and has filed a Petition For Aid and Guidance in the Circuit Court for the City of Roanoke, Virginia Case No. 24-000965-00 (the "Action") seeking aid and guidance from the Court and to obtain a judicial determination as to who the heirs of the estate are and to whom he should distribute the proceeds of the estate, to which Petition Gerry Moorman attached as Exhibit B a family tree of Joseph Cornelius Moorman; and

WHEREAS by service of process and publication of notice Gerry Moorman as Plaintiff in the Civil Action served all persons, known and unknown, who may have had an interest in the estate to appear before the Court on the Petition; and

WHEREAS after service and such publication, no other persons have appeared or filed pleadings except for Kyong, who by her pleadings, she alleges that the decedent's brother Walter Moorman would be the sole beneficiary of Joseph Cornelius Moorman had he survived, (as reflected in the family tree), and that Walter Moorman, adopted her, (Kyong Hui Lee a/k/a/ Kyong Hui Moorman) as established by the Korean Family Census Register for the Buk-Ku Ward Office Incheon City, Korea issued on February 22, 1973. Further that Walter Moorman died intestate prior to the death of Joseph Cornelius Moorman, as a widower, thus leaving Kyong as his only heir at law and, therefore, she is the only beneficiary of the decedent's estate; and

WHEREAS Kyong in her Answer in the Action seeks an order of the Court finding that she is the only beneficiary entitled to the proceeds of the estate of Joseph Cornelius Moorman by virtue of the foregoing; and



1

PG000105

WHEREAS, the Petition is set for hearing on May 1, 2025, and Kyong and Gerry Moorman, Administrator of the Estate of Joseph Cornelious Moorman desire to settle the issues in the Petition For Aid & Guidance in an effort to avoid additional litigation expenses to Kyong and to the Estate;

NOW THEREFORE, the Parties Agree to resolve the Petition as follows:

1. The foregoing recitals are agreed by the Parties to be true and correct.
2. The Parties agree to seek a consent decree in the form attached as **Exhibit A** hereto from the Court providing that the Administrator and Kyong agree that the evidence presented by the documents in the Administrator's possession appended to the Petition, and the documents and arguments presented in Kyong's responsive pleadings are sufficient to establish that she is the sole heir of the estate of Joseph Cornelious Moorman, and so finding.
3. Kyong and the Administrator agreed to settle the Action in order to avoid further litigation, costs and further depletion of the estate's assets to litigate issues in the Petition For Aid and Guidance and to resolve all potential allegations concerning potential improper actions of the Administrator in his official capacity;
4. Gerry Moorman may remain as Administrator and:
 - i. will make no further disbursements except as agreed by the parties in writing or by order of the Court. Such writing may be in the form of an e-mail confirmation/communication by counsel for the Parties;
 - ii. will promptly, and no later than 30 days after entry of the foregoing consent decree, engage an auctioneer to put all estate property for sale by a well-advertised public auction, with Kyong having the opportunity to approve the auctioneer and auction process;
5. Prior to hiring an auctioneer, if an interested person, who may otherwise claim to be an heir, wants to buy any or all estate property, such person shall reimburse the Administrator for the cost of an independent appraisal, and the Administrator then, with the prior approval of Kyong, will engage a well qualified appraiser to appraise the selected property. The interested person may then purchase the appraised assets at the fair market value based on such appraisals. Selection of any such appraiser shall be no later than 30 days after entry of the above consent decree with the sale to close no later than 15 days after the appraisal is received;

PG000106

6. Upon sale of estate assets, the proceeds of the sale, along with all other bank depository, investment, or other estate accounts, and estate cash shall be distributed by the Administrator as follows:
 - i. 50% to Kyong ;
 - ii. To the extent allowed by the Commissioner of Accounts, Kyong will not object to, and agrees to, the Administrator being allowed and receiving an Administrator fee/commission of 2% of the sales proceeds for his administration of the estate;
 - iii. The balance of such proceeds and accounts in the hands of the Administrator shall be shared by Gerry Moorman and/or Sterling Moorman and/or any others claiming to be beneficiaries as they may agree after the payment of costs and expenses of administration.
7. Upon accepting this settlement, Kyong agrees to the expenses and charges incurred and paid by the administrator up to March 18, 2025 which the Administrator certifies are correctly accounted for, and to the accounts and balances on hand, which the Administrator also certifies are correct, all as reflected in the Accounting dated Feb 1, 2025 a copy of which is attached hereto as Exhibit B; See
8. Upon implementation of this settlement including, but not limited to, approval by the Court, entry of the consent decree, and the diligent and proper execution by the Administrator of the property sales and distribution to Kyong of her share of the proceeds, Kyong agrees to provide a written waiver and release of all claims that she may have against the Administrator for actions taken and expenses incurred in his official capacity as Administrator to the time of receipt of her distribution.
9. The Parties agree to seek entry of the foregoing consent decree and Court approval of this Settlement prior to the May 1, 2025 hearing date, depending on the Court's availability to entertain the request for approval prior to that date, and no later than the May 1 hearing date;
10. The Administrator agrees to cooperate with the Guardian Ad Litem appointed by the Court to protect the interests of unknown heirs, to obtain her consent to this settlement agreement and her joinder in making a recommendation to the Court to approve it and to enter the consent decree.
11. In the event that the Court does not approve this settlement as agreed to by the Parties, but imposes any requirements of a non-material nature, the Parties will in good faith negotiate to come to an agreement to meet any such requirements. If the Court disapproves of the settlement, or conditions it on additional terms that materially affect the material terms of this agreement, then the agreement shall be null and void.

PG000107

Witness the following Signatures and Seals:

Gerry Moorman, Administrator of the Estate of Joseph Cornelius Moorman

By: Gerry Moorman
Administrator

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Roanoke, TO WIT:

The foregoing instrument was acknowledged before me this 24th day
of April, 2025 by Gerry Moorman, Administrator of the Estate of
Joseph Cornelius Moorman.

Alicia Bennett
Notary Public

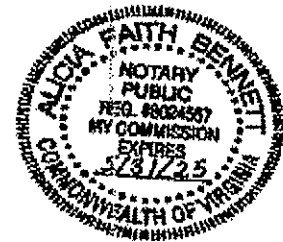
My commission expires: May 31, 2026

(SEAL)

Registration No. #8024557

Kong Hui Moorman Kim K. H. K

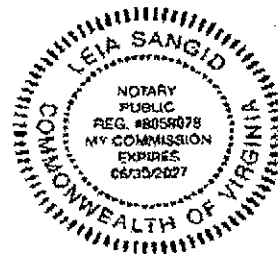
By: Kong Hui Moorman
Kong Hui Moorman Kim K. H. K



COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Henrico, TO WIT:

The foregoing instrument was acknowledged before me this 25th day
of April, 2025 by Kong Hui Kim.

[Signature]



4

Sra

000011938

P60004 SP 118

DEED

THIS DEED OF GIFT, made and entered into this the 19th day of November, 1999 between JOSEPH C. MOORMAN, party of the first part, Grantor and JOSEPH C. MOORMAN, and MARY D. MOORMAN, husband and wife party of the second part, Grantees whose address is 1610 Cove Road, N.W., Roanoke, Virginia;

WITNESSETH

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged by the party of the first part, Grantor does hereby give, grant, and convey with COVENANTS OF GENERAL WARRANTY OF TITLE, unto Joseph C. Moorman and Mary D. Moorman, husband and wife, as tenants by the entireties with full rights of survivorship as at Common Law and not as tenants in common, all of the following lots of parcels of land situate, lying and being in Roanoke City, Virginia, and more particularly described as follows, to-wit:

Lot Seven, Section 18, Villa Heights Corporation Map, Survey Number Two.

BEING the same property conveyed to Martha Ann Moorman and Joseph C. Moorman, mother and son as tenants by the entireties with the right of survivorship by deed dated July 11, 1962 from Nettie B. Cooper, widow recorded in the office of the Clerk of the Circuit Court of the City of Roanoke, Virginia, in Deed Book 121 at Page 150. Martha Ann Moorman having died in May 1967.

THIS CONVEYANCE shall convey all rights, easements, rights of way, or other privileges concerning the land described herein, not otherwise

245027
TM#000000

RENA G. BERRY, ESQ.
708 FIRST ST., STE. 720
ROANOKE, VA 24011-1914
(540) 343-9356

PG0005 SP118

excepted or reserved, which the party of the first part has by virtue of his ownership of this property, whether acquired by deed, adverse possession or otherwise.

THIS CONVEYANCE is subject to all easements, conditions and restrictions, if any there be, to the extent that they are binding on the property hereby conveyed and upon the party of the first part.

THIS CONVEYANCE is made pursuant to 58.1-811D of the 1950 Code of Virginia, as amended, whereby no recordation tax is required for this instrument.

THE PREPARER OF THIS DEED HAS NOT EXAMINED THE TITLE TO THE PREMISES HEREIN CONVEYED AND MAKES NO REPRESENTATIONS AS TO THE STATE OF TITLE THERETO.

WITNESS the following signature and seal:

 (SEAL)
JOSEPH C. MOORMAN

STATE OF VIRGINIA, AT LARGE, to-wit:

I, Vicki L. Richardson, a Notary Public in and for the State aforesaid, do hereby certify that JOSEPH C. MOORMAN who has signed his name to the foregoing Deed bearing the date the 19th day of November, 1999 this 19th day of November, 1999, acknowledged the same before me in my jurisdiction aforesaid.

RENA G. BERRY, ESQ.
308 FIRST ST., STE. 720
ROANOKE, VA 24011-1914
(540) 343-5388

Sra

PG0006 SP118

My commission expires: June 30, 2003

Vicki L. Richardson
NOTARY PUBLIC

Name and address of Grantees:
Joseph C. and Mary D. Moorman
1610 Cove Road, NW
Roanoke, VA

INSTRUMENT #000011938
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE CITY ON
SEPTEMBER 11, 2000 AT 08:59AM
ARTHUR B. CRUSH, CLERK

BY: [Signature] (BC)

RENA G. BERRY, ESQ.
303 FIRST ST., STE. 720
ROANOKE, VA 24011-1514
(640) 343-9380

Sra

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: 8/19/2015
Instrument Type: DE-PL
Number of Parcels: 1 Number of Pages: 7
☒ City ☐ County

ROANOKE CITY

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor:
☒ Grantee: SB.1-811(C)(4)
Consideration: \$4,072.00
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

Percentage In This Jurisdiction: 100.00000%

BUSINESS / NAME

1 ☐ Grantor: MOORMAN, JOSEPH C
2 ☐ Grantor: MOORMAN, MARY D
1 ☒ Grantee: CITY OF ROANOKE, VIRGINIA
☐ Grantee:

GRANTEE ADDRESS

Name: CITY OF ROANOKE, VIRGINIA

Address:

City:

State: VA Zip Code:

Book Number:

Page Number:

Instrument Number:

Parcel Identification Number (PIN):

Tax Map Number: 2450207

Short Property Description: 20' DRAINAGE EASEMENT

Current Property Address: 1610 COVE ROAD

City: ROANOKE

State: VA Zip Code: 24015

Instrument Prepared By: DAVID L. COLLINS

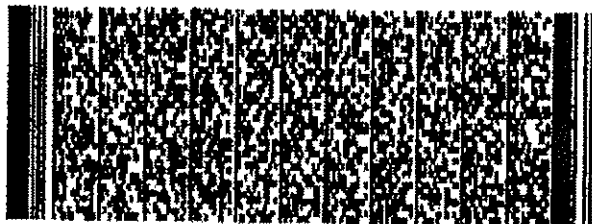
Recording Paid By: CITY OF ROANOKE, VIRGINIA

Recording Returned To: DAVID L. COLLINS, ASST CITY ATTORNEY

Address: 215 CHURCH AVE, SW, ROOM 484

City: ROANOKE

State: VA Zip Code: 24011



FORM CC-1570 Rev: 7/15

Page 1 of 1

Cover Sheet A

§§ 17.1-223, 17.1-227.1, 17.1-249

Copyright © 2014 Office of the Executive Secretary, Supreme Court of Virginia. All rights reserved.

PG 0110 002715

Prepared by:
David L. Collins
Assistant City Attorney
VSB #42673
Office of the City Attorney
Noel C. Taylor Municipal Building
215 Church Avenue, S.W., Room 464
Roanoke, VA 24011

Exemption claimed: Grantee is exempted from recordation taxes
and fees pursuant to §58.1-811(C)(4), Code of Virginia.

Official Tax Map No. 2450207
Property Owners: Joseph C. and Mary Moorman

Consideration: \$4,072.00

THIS DEED OF EASEMENT, is entered into this 19th day of August, 2015,
by JOSEPH C. MOORMAN AND MARY D. MOORMAN, husband and wife (collectively
"Grantor"), and the CITY OF ROANOKE, VIRGINIA, a municipal corporation organized and
existing under the laws of the Commonwealth of Virginia ("Grantee"),

WITNESSETH:

WHEREAS, Grantor is the owner of property located in the City of Roanoke, Virginia,
designated as Tax Map No. 2450207, located adjacent to Cove Road ("Property"),

WHEREAS, the City of Roanoke, Virginia ("City") needs to acquire drainage easements
from property owners located along the Cove Road corridor to facilitate drainage of storm water, in
connection with the Andrews Road Cove Road Drainage Improvement Project ("Project"); and

WHEREAS, the Grantor desires to convey a permanent drainage easement to Grantee in

PG 0111 AU 27 15

connection with the Project, upon the terms and conditions stated below.

NOW THEREFORE, THAT, FOR AND IN CONSIDERATION of the sum of **FOUR THOUSAND SEVENTY TWO AND NO/100 DOLLARS (\$4,072.00)**, cash in hand paid by the Grantee to Grantor, receipt of which is hereby acknowledged, and of the benefits to accrue to Grantor from the construction of public improvements with respect to Grantor's real estate, and the above recitals which are incorporated herein, Grantor does hereby **GRANT AND CONVEY** to Grantee, a permanent drainage easement, for the purpose of constructing and installing and thereafter maintaining, operating, relaying and, if necessary, replacing a public storm system, with all necessary appurtenances thereto, and Grantor does hereby assign, transfer and set over any and all right, title and interest it may have in and to said existing or future system, facilities and all necessary appurtenances thereto, installed by Grantee within the easement area, said easement being over, through and across real estate lying in the City of Roanoke, Virginia, bearing Official Tax Map No.2450207, and being more particularly described as follows:

Tax Map No. 2450207

A PERMANENT 20' DRAINAGE EASEMENT, containing 3,481 sq. ft., more or less, designated as "Proposed 20' Drainage Easement 3,481 sq. ft." as shown on the attached plat entitled "Andrews/Cove Road Stormwater Drainage Improvements, Plat Showing a Permanent 20' Drainage Easement and Temporary 5' Construction Easement to be Acquired from Joseph C. and Mary D. Moorman Lot 7, Block 18 Villa Heights City of Roanoke, Virginia", dated November 24, 2014, prepared by Draper Aden Associates, on file in the Office of the Roanoke City Engineer, a copy of which plat is attached hereto and incorporated by reference herein, and

TOGETHER WITH A 5' TEMPORARY CONSTRUCTION EASEMENT, containing 1,044 sq. ft., more or less, designated as "Proposed 5' Temporary Construction Easement 1044 sq. ft." as shown on the attached plat, for the purpose of constructing and installing a public storm system, such temporary construction easement to expire upon completion of the Project.

PG 0112 AU 2715

Grantor acknowledges that Grantee shall have the foregoing rights within the area of the permanent easement, in connection with the easement herein conveyed:

1. To perform excavation and removal and disposal of excavation soil in accordance with all local, state and federal laws.
2. To clear brush, trees, debris, undergrowth and remove other obstructions.
3. To install and place sections of piping, and thereafter maintaining, repairing, and replacing such sections of piping as needed.
4. To remove and replace existing fencing and replace such fencing with materials made of like kind and construction.
5. To perform any additional activities reasonably related to installation, placement, and maintenance of a storm drain system.

Grantee further acknowledges that it will restore any of Grantor's Property disturbed or damaged as a result of Grantee's work within the area of the easements to the same condition in which the Property existed immediately prior to each time the Grantee performed work within the area of the easements, at Grantee's expense. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable to the condition at the time the easement was granted, and that the Grantor, at no cost to Grantor, will cooperate with the Grantee in effectuating such restoration.

Grantor acknowledges that it will take no action to obstruct the easements herein granted, and that Grantor shall not construct or build any structure within the area of the easement.

This easement burdens the Property and is for the benefit of the City of Roanoke, Virginia, and the general public, and shall constitute a covenant running with the land forever.

Sra

PG 0113 AU 2715

Pursuant to Ordinance No. 40105-111714, adopted by Roanoke City Council on November 17, 2014, the City of Roanoke, Virginia, by and through its duly authorized City manager, accepts this conveyance in accordance with Section 15.2-1803 of the Code of Virginia (1950) as amended.

Approval of this instrument as to form by the Office of the Roanoke City Attorney, along with recordation of this deed, constitutes Grantee's acceptance of the property interests conveyed herein.

WITNESS the following signatures and seals:

GRANTOR:

Joseph C. Moorman (SEAL)
Joseph C. Moorman

Mary D. Moorman (SEAL)
Mary D. Moorman

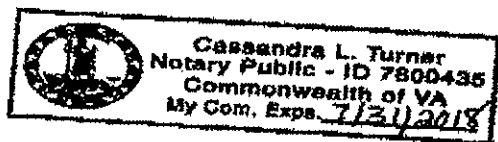
COMMONWEALTH

CITY OF ROANOKE

To-wit:

The foregoing instrument was acknowledged before me this 19th day of August, 2015, by Joseph C. Moorman.

My Commission expires: July 31, 2018



Cassandra L. Turner
Notary Public

Registration No. 7600435

4

Sra

PG 0114 AU 27 15

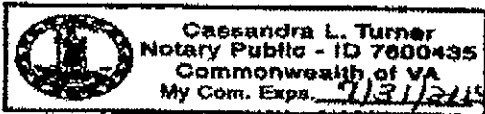
COMMONWEALTH

CITY OF ROANOKE

To-wit:

The foregoing instrument was acknowledged before me this 19th day of August, 2015, by Mary D. Moorman.

My Commission expires: July 31, 2018



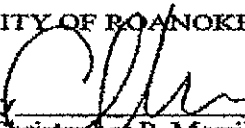
Cassandra L. Turner
Notary Public

Registration No. 7600435

5

PG 0115 AU 2715

CITY OF ROANOKE, VIRGINIA

By  (SEAL)
Christopher P. Morrill, City Manager

COMMONWEALTH OF VIRGINIA

To-wit:

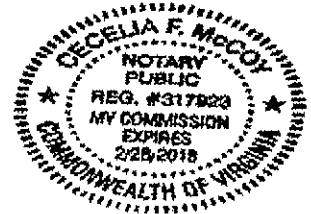
CITY OF ROANOKE

The foregoing instrument was acknowledged before me this 24th day of August, 2015, by Christopher P. Morrill, the City Manager for the City of Roanoke, Virginia, for and on behalf of the City.

My Commission expires: February 28, 2018


Notary Public

Registration No. 317923



Approved as to Form


City Attorney

Sra

PG 0116 AU 2715

NOTES:

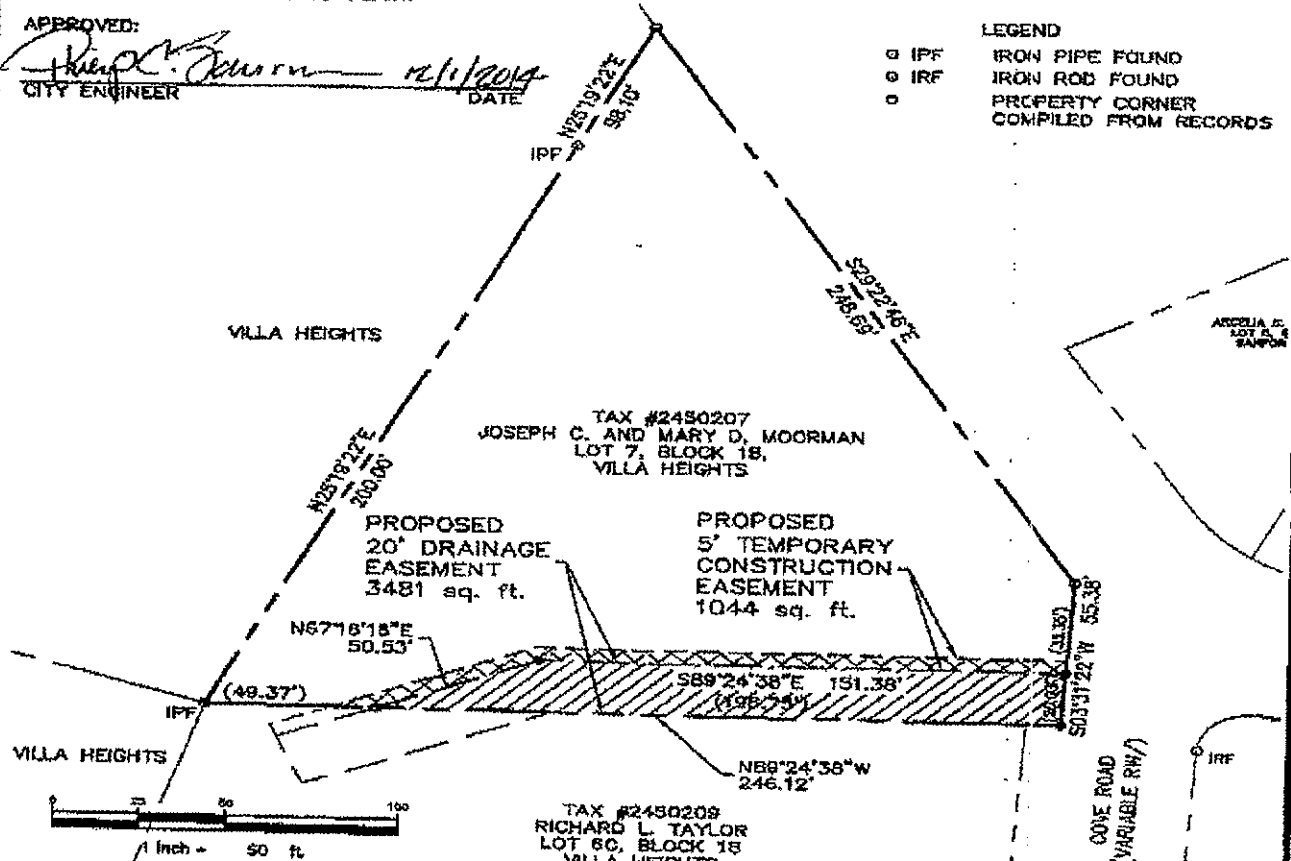
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY BE ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY.
2. THE CURRENT PROPERTY OWNER IS JOSEPH C. AND MARY D. MOORMAN. REFERENCE INSTRUMENT No. 0000011938.
3. THE PURPOSE OF THIS PLAT IS TO CREATE A PERMANENT 20' DRAINAGE EASEMENT OF 3481 sq. ft. AND A 5' TEMPORARY CONSTRUCTION EASEMENT OF 1044 sq. ft. AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. FOR CLARITY NOT A PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN ON THIS PLAT.
5. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY.
6. ACCORDING TO FEMA PANEL No. 51181C0161G THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.

APPROVED:

Richard L. Taylor 12/1/2014
CITY ENGINEER DATE

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- PROPERTY CORNER COMPILED FROM RECORDS



ANDREWS/COVE ROAD
STORMWATER DRAINAGE IMPROVEMENTS

PLAT SHOWING A PERMANENT
20' DRAINAGE EASEMENT AND TEMPORARY
5' CONSTRUCTION EASEMENT
TO BE ACQUIRED FROM JOSEPH C.
AND MARY D. MOORMAN
LOT 7, BLOCK 18 VILLA HEIGHTS
CITY OF ROANOKE, VIRGINIA



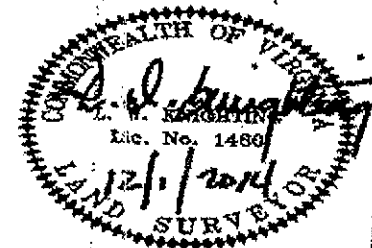
Draper Aden Associates
Engineering • Surveying • Environmental Services

2208 South Main Street
Blacksburg, VA 24060
540-552-0444 Fax: 540-552-0291

Richmond, VA
Charlottesville, VA
Hampton Roads, VA
Covington, NC

DRAWN: JFF SCALE: 1" = 50'
CHECKED: LWK DATE: 11-24-14

PROJECT: B13179B-01S



Sra

PG 0117 AU 27 15

INSTRUMENT #150008134
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE CITY ON
AUGUST 27, 2015 AT 02:31PM
BRENDA S. HAMILTON, CLERK
RECORDED BY: CLE

Town
2450207

① D-6- 000011938
11-19-99

D- 112-149

#1-00

an

ML

Si, OK

ack 11-14-99

recd 9-11-00

Joseph C. Moorman

to

Joseph C. Moorman and Mary D. Moorman
HW-T

Lot 7 & C 18
Villa Heights
Surv no 2

THIS

Moorman Title
Wotz and Assoc

ITL

~~030020162~~ T=CP 9-19-03 TRSR- \$76,388.3

~~20164~~ T=CP 9-19-03 TRSR- \$24,000

~~050017273~~ T=CP 10-04-05 TRSR- \$78,911.26

18747- CLS(030020162)

080001249- CLS(050017273)

~~1416~~ T=CP 10-30-08 TRSR- \$77,161.47

4505- MOD(030020164)

~~100006562~~ T=CP 7-12-10 TRSR- \$17,800

07954 CLS(080001416)

110009988- CLS(000011938) should be 100000562

* 150008134 DE-

200000465- LH Joseph C. Moorman
DOD- 8-19-20

000011938 AOL cont.

200012812- CLS (030020164)

- - - 465- Ann 2. H.

250003513 OPAR

Added

080002524 SUB (030020164)

(2) 1121-149 DCS 7-1-62

Nettie B. Cooper - widow
to

SJ OK
ackn 7-12-62
recd 8-01-62

Martina Ann Moorman and Joseph E Moorman
mother-son
Jhuson
Lot 7 Sec. 18
Villa Heights Corp.

AOL
~~1189-304~~ F- (P 10-18-65) MW \$14,000

1452-309- CLS (1189-304)

~~1546-1805~~ F- (01017-86) WCK \$29,000

1661-1886- MOD (1546-1805)

1755-1131 DR (1546-1805)

000011937- DB-41 S-2 Lincoln Court

11938- DB to (P LINC)

(PMN 2450207) 24 Month Chain of Title

① Grantor Joseph C. Moorman
Grantee Joseph C. Moorman and Mary D. Moorman
Dated 11-19-99
Rec'd 9-11-00
Inst# 000011938
 Lot 7
 Sec 18
 Villa Heights
 No 2

② Grantor Nettie B. Cooper
Grantee Martha Ann Moorman and Joseph C. Moorman
Dated 2-11-62
Rec'd 8-01-62
Doc# 112149
 mother-son

[illegible]

AKA

BOOK 865 PAGE 246

This deed made this 25th day of September, 1951, by and between
 Ella Ligon, formerly Ella Chandler, and Henry Ligon, her husband,
 parties of the first part, and Martha A. Moorman, party of the
 second part:

----- WITNESSETH -----

That for and in consideration of the sum of FIVE HUNDRED
 (\$500.00) DOLLARS cash in hand paid, the receipt whereof is hereby
 acknowledged, the said parties of the first part do hereby Grant,
 Bargain, Sell and Convey unto the said party of the second part,
 With General Warranty of Title, the following hereinafter described
 property:

All that certain Lot, Piece or Parcel of land situate, lying
 and being in the City of Roanoke, Virginia, and bounded and described
 as follows:

LOT NO. 2, SECTION 2, according to the
 map of the Lincoln Court Addition to the City
 of Roanoke, Virginia, said lot lying on the
 East side of Burrell Street facing 41.9 feet
 on same, and running back in parallel lines to
 an alley, said map being of record in the Clerk's
 Office of the Circuit Court for the County of
 Roanoke, Virginia, in Plat Book NO. 1, pages
 300 and 301; and,

BEING the same property which was conveyed
 to Alfred M. Chandler by the Williamson Groves
 Corporation by deed dated the 14th day of June,
 1926, and recorded in the Clerk's Office of the
 Circuit Court for the County of Roanoke, Virginia,
 in DEED BOOK 154, page 155, and by the said Alfred
 M. Chandler devised to Ella Chandler, his wife, by
 his last will and testament dated June 12, 1942, and
 probated in the Circuit Court for the County of
 Rockbridge, Virginia, on the 14th day of June, 1943,
 a copy of which was recorded in the Clerk's Office
 of the Hastings Court for the City of Roanoke,
 Virginia, on the 5th day of January, 1943, and
 spread in Hastings Will Book 9, page 361, the
 official number of the tax ticket of the said
 lot for the year of 1951, 2041409, to all of
 which reference is hereby made for a more
 particular description of the said property
 hereby conveyed.

To have and to hold unto the said Martha A. Moorman, her
 heirs and assigns forever, in fee simple.

The aforesaid grantors covenant that they have the right to convey
 the said land to the aforesaid grantees; that the said grantee shall have
 quiet possession of the said land, free from all encumbrances; that they
 have done no act to encumber the said land, and that they will execute
 such further assurances of the said land as may be requisite.

WITNESS the following signatures and seals.



Ella Ligon (SEAL)
 Ella Ligon
Henry Ligon (SEAL)
 Henry Ligon

STATE OF VIRGINIA,

BOOK 865 PAGE 247

CITY OF ROANOKE, TO-WIT:

I, Jacob L. Reid, a Notary Public in and for the City of Roanoke, Virginia, do hereby certify that Ella Ligon, formerly Ella Chandler, and Henry Ligon, her husband, whose names are signed to the writing above, bearing date on the 25th day of September, 1951, have each acknowledge the same before me in my City and State aforesaid.

My commission expires January 16th, 1954.

GIVEN under my hand this 26th day of September, 1951.

Jacob L. Reid
Notary Public.

State Tax:	Clerk's Fee:	Transfer:	Total:
\$.75	\$ 2.00	\$ 1.00	\$ 3.75

In the Clerk's Office of the Hastings Court of the City of Roanoke, Virginia, this instrument with the certificate of acknowledgment thereto annexed and with \$.75 Internal Revenue Documentary Stamp attached, is admitted to Record on Sept 28, 1951, at 8:35 o'clock P. M.

Teste: R. J. WATSON, Clerk,

By *William J. Watson* Deputy Clerk

4633

This Deed, Made and entered into this 14th day of September, 1951, between Jubber I. McDaniel and Thelma G. McDaniel

as "the grantor," G. L. Bohon and R. E. Quick Trustees, hereinafter designated as "the trustees" and Lester Ceaford Brower and Donnie Ellen Brower hereinafter designated as "the beneficiary."

WITNESSETH

That for and in consideration of FIVE DOLLARS (\$5.00) cash in hand paid, the receipt whereof is hereby acknowledged, "the grantor" doth grant and convey unto "the trustees" with GENERAL WARRANTY OF TITLE, the following real estate, with all the appurtenances thereto belonging, situate in the City of Roanoke, State of Virginia, and more particularly described as follows:

BEGINNING at the Northwest corner of Staunton Avenue, and 8th Street, N. W.; thence along the West line of 8th Street, N. W., N. 16 deg. 8' E. 130.58 feet to a Hub Set; thence S. 79 deg. 16' E. still with 8th Street, N. W., 3.02 feet to a point; thence continuing along the West side of 8th Street, N. W., N. 14 deg. 49' E. 87.6 feet to an old steel pin; the Southeast corner of property conveyed by Lester Ceaford Brower and wife to Oscar Dearing and wife by deed dated the 17th day of October, 1949, recorded in Deed Book 810, page 162, of the records of the Clerk's Office of the Hastings Court for the City of Roanoke, Virginia; thence along the Southern line of said Oscar Dearing property, N. 77 deg. 8' W. 105.9 feet to an old steel pin; thence along the East line of Lot F of the Muse-Taylor Map, S. 15 deg. 48' W. 91.6 feet to an old iron pipe; thence along the East line of Lot E of the Muse-Taylor Map, S. 15 deg. 48' W. 130.4 feet to an iron pin on the

361

Given under my hand this 19th day of December, 1947.

Mildred Day Ring Administratrix of said decedent.

Address: 2512 Cornwallis Avenue
Roanoke, Virginia

STATE OF VIRGINIA

CITY OF ROANOKE:

I, F. L. Seymour, Deputy Clerk of the aforesaid Court do certify that MILDRED DAY RING Administratrix of above named decedent, this day personally appeared before me, in my said office, and made oath that he has made diligent inquiry as to the names, ages and addresses of heirs of the decedent, and that the above list is true and correct.

Given under my hand this 19th day of December, 1947.

F. L. Seymour, Deputy Clerk.

In the Clerk's Office of the aforesaid Court on December 19th-1947.

The foregoing list of names, ages, relationship and addresses of the heirs of the aforesaid decedent, was this day filed in said office, and upon the annexed affidavit, admitted to record.

Teste: R. J. Watson, Clerk.

By F. L. Seymour, Deputy Clerk.

COPY OF WILL OF ALFRED N. CHANDLER

Natural Bridge, Va.

June 18, 1942

I, Alfred N. Chandler will every thing to my wife Ella Chandler all that I own at Natural Bridge, Va., and at Roanoke -- I want her to be her own security.

Alfred N. Chandler

State of Virginia

In the Clerk's Office of the Circuit Court of Rockbridge County.

Before the Clerk of the said Court, June 14, 1943.

A Writing purporting to be the last will and testament of Alfred N. Chandler, deceased, was this day produced before the Clerk of the said Court, and it appearing from the said will there are no subscribing witnesses thereto. Whereupon Thos. B. Scott and Harry Sadler was duly sworn and deposed that they are well acquainted with the handwriting of the said Alfred N. Chandler, deceased, and verily believe that the whole of the said writing as well as the signature thereto are wholly in the handwriting of the said Alfred N. Chandler, deceased. And the said writing being thus proved as the true last will and testament of the said Alfred N. Chandler, deceased, it is ordered to be recorded as such. It is further ordered to be entered of record that the value of the estate passing by said will was estimated not to exceed the sum of \$2750.00 and that \$2.80 state tax was paid on the probate thereof.

A. T. Shields, Clerk Circuit Court
Rockbridge County, Virginia

A COPY:

Teste: A. T. Shields, Clerk.

KDW

Examined
MB LMY

WB-9-362

In the Clerk's Office of the Hastings Court for the City of Roanoke, Virginia, this instrument is admitted to record at 11 o'clock A.M., Jan. 5, 1948.

Teste: R. J. Watson, Clerk

By Elsie Boone, Deputy Clerk.

KDY

Examined
mB Lm

LIST OF HEIRS - LOUIS THEODORE VOIGT, JR.

The following is a list of names, ages, relationship and addresses, ascertained after diligent inquiry has been made, of the heirs of Louis Theodore Voigt, Jr., who died on Jan. 27, 1932 testate and for whose estate I have been appointed Administrators d.b.n., c.t.a., by the Hastings Court of the City of Roanoke, Va.

Names	Ages Years	Relationship	Addresses
Mary Ann Voigt	18	Grand Daughter	Roanoke, Va.
Louis A. Voigt, Jr.	13	Grand Son	" "

Given under my hand this 5th day of January, 1948.

Jas. A. Bear

Administrators, d.b.n., c.t.a.

J. W. Lindsey

of said decedent.

STATE OF VIRGINIA

Address: Roanoke, Virginia

CITY OF ROANOKE:

I, F. L. Seymour, Deputy Clerk of the aforesaid Court do certify that James A. Bear and J. W. Lindsey Administrators, d.b.n., c.t.a., of above named decedent, this day personally appeared before me, in my said office, and made oath that he has made diligent inquiry as to the names, ages and addresses of heirs of the decedent, and that the above list is true and correct,

Given under my hand this 5th day January, 1948.

F. L. Seymour, Deputy Clerk.

In the Clerk's Office of the afor said Court on January 5, 1948.

The foregoing list of names, ages, relationship and addresses of the heirs of the aforesaid decedent, was this day filed in said office, and upon the annexed affidavit, admitted to record.

Teste: R. J. Watson, Clerk.

By F. L. Seymour, Deputy Clerk.

KDY

Examined
mB Lm

LIST OF HEIRS - GEORGE EDWARD LEVICY

The following is a list of names, ages, relationship and addresses, ascertained after diligent inquiry has been made, of the heirs of George Edward Levicy, who died on Dec. 28, 1947 intestate and for whose estate I have been appointed Administratrix by the Hastings Court of the City of Roanoke, Va.

Names	Ages Years	Relationship	Addresses
Joseph Levicy	26	Son	Roanoke, Va.
Mary L. Clark	24	Daughter	Jersey City
Loretta Levicy	27	"	Roanoke, Va.
James Levicy	33	Son	" "
Helen S. Levicy	22	Daughter	" "

(7) 4th Bst Lincoln Court 204-Hog
WBPK 33-568 4th Martha Ann Moorman

DOD 5-14-67

Heirs

Walter Moorman, Jr. Adult
Joseph C. Moorman Sons

WAL

DOD 5-18-20

200000465

Ann 4th of Joseph C. Moorman

Heirs

Walter C. Moorman, Jr. - Bocty
REC 2-28-81

Kyong Hui Kim

AKA Kyong Hui Moorman

Adult
niece

WAL

200000465-4H

250003513-ODAR

(2)

154-155 DBS 6-14-26

AW
MEL

Williamson Graves Lord

to

Alfred E. Chandler

sig OK

ack 5-10-26

2-2 SEC 2

Lincoln Court

recd 6-25-26

154-155 172-

none

Rke City from 1949

⑤

WB 9-361, will of Alfred N. Chandler

DOD (none)

dev - all estate
to wife - Ella Chandler

prob. 6-14-45

172 from 1945 →

865-246-D to CMA Bank,

④

out of
order

865-246 DCS 9-25-51

lev
matElla Ligon FFA Ella Chandler and
Henry Ligon - W

to

Martha A. Moorman

si ok
ach 9-26-51
recd 9-28-51L-2 LC 2
Lincoln Court

172

WB 33-568 - LHM Martha A.
Moorman

BOOK 33 PAGE 568
FORM L-1

LIST OF HEIRS--MARTHA ANN NOORMAN

The following is a list of names, ages, relationship and addresses, ascertained after diligent inquiry has been made, of the heirs of Martha Ann Noorman, who died on May 14, 1967

Intestate and for whose estate I have been appointed Administrator
by the Court of Law and Chancery of the City of Roanoke, Va.

NAME	Age	RELATIONSHIP	ADDRESS
Walter Noorman, Jr.	44	Son	Roanoke, Virginia
Joseph C. Noorman	42	Son	Roanoke, Virginia

Given under my hand this 29th day of May, 1967

Joseph C. Noorman
1610 Cove Road, N.W., Roanoke, Va.
Address: _____

Administrator
of said decedent.

STATE OF VIRGINIA
CITY OF ROANOKE

Patsy Texterman Deputy Clerk of the aforesaid Court do certify that
Joseph C. Noorman Administrator

of above named decedent, this day personally appeared before me, in my said office, and made oath that he has made diligent inquiry as to the names, ages and addresses of heirs of the decedent, and that the above list is true and correct.

Given under my hand this 29th day May, 1967

Patsy Texterman Deputy Clerk

In the Clerk's office of the aforesaid Court on May 29, 1967

The foregoing list of names, ages, relationship and addresses of the heirs of the aforesaid decedent, was this day filed in said office, and upon the annexed affidavit, admitted to record.

Teste: WALKER R. CARTER, JR., Clerk

Patsy Texterman Deputy Clerk

Form L-1

BK 0026 PG 01444

V I R G I N I A:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE
The following is a list of names, ages, relationship and addresses,
ascertained after diligent inquiry has been made, of the heirs of,

Walter Moorman, Jr., who died on July 28, 1985
and for whose estate I have been appointed Administrator
by the Clerk of Circuit Court of the City of Roanoke, Virginia.

NAMES	AGE YEARS	RELATIONSHIP	ADDRESSES
Chae S. Moorman	Adult	Widow	1541 Lafayette Blvd. N. W. Roanoke, Virginia

Given under my hand this 19th day of September, 1985

Kyong L. Kim

Administrator
of said decedent.

Address: 5930 Plantation Rd. N. W. Roanoke, Va.

COMMONWEALTH OF VIRGINIA
CITY OF ROANOKE

I, Mildred G. Roland Deputy Clerk of the aforesaid
Court do certify that Kyong L. Kim - Administrator
of above named decedent, this day personally appeared before me, in my
said office, and made oath that he has made diligent inquiry as to the
names, ages and addresses of heirs of the decedent, and that the above
list is true and correct,

Given under my hand this 19th day of September, 1985

Mildred G. Roland

Deputy Clerk

In the Clerk's Office of the aforesaid Court on September 19,
1985

The foregoing list of names, ages relationship and addresses of
the heirs of the aforesaid decedent, was this day filed in said office,
and upon the annexed affidavit, admitted to record.

TESTE: PATSY TESTERMAN, CLERK

Bond Book 15

By Mildred G. Roland Deputy Clerk

24 Month Chain of Title

① Grant Lt of Martha Ann Moorman
 Grant to Walter Moorman Jr and Joseph C.
dated 1802 5-14-67
rec'd Moorman
 WB 86 33-568 Lt Sec 2
 Lincoln Court

② Grant Ella Lison & Mary Ella Chandler
Grant Martha Ann Moorman
dated 9-25-51
rec'd 9-28-51
 WB 86 865-7410

	<u>Grantor Index</u>	<u>Judgment Index (20 years)</u>	<u>Financing Statements</u>	<u>Adverse Lists</u>	<u>Real Estate Taxes</u>	<u>Grantee Index (Releases)</u>	<u>Wills</u>	<u>Adverse Dates</u>	
								From	To
Walter Moorman Jr.	—					—	—	5-14-67	7-28-85
Joseph C. Moorman	—	—	—		—	—	—	5-14-67	8-18-20
Martha Ann Moorman	—					—	—	9-25-51	5-14-67
Kyung Hui Kim	—	—	—		—	—	—	8-18-20	8-14-25
Kyung Hui Moorman	"	"	"		"	"	"	"	"
Arlene E. Chandler	—					—	—	6-14-26	NO DOD
Ella Chandler	—					—	—	NO DOD	9-28-51
Wolfgang Assel		✓						2005	2005

AKA



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 8/15/2025 7:48 pm

Order No.: 25-43187-R

Property Address: 1610 Cove Road, Roanoke City County, Roanoke, VA 24017 1403 Burrell Street Northwest, Roanoke City County, Roanoke, VA 24012 Burrell Street Northwest, Roanoke City County, Roanoke, VA 24012

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

The search has returned the following results:

Business Name: Woltz & Associates

****NO MATCH FOUND****

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

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

For more information:

OFAC Hotline is: (202) 622-2490.

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

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

FinCEN Hotline is: (866) 556-3974.

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

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



Fidelity National Title Insurance Company



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 8/15/2025 7:48 pm

Order No.: 25-43187-R

Property Address: 1610 Cove Road, Roanoke City County, Roanoke, VA 24017 1403 Burrell Street Northwest, Roanoke City County, Roanoke, VA 24012 Burrell Street Northwest, Roanoke City County, Roanoke, VA 24012

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: Gerry

Last Name: Moorman

****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/>



Fidelity National Title Insurance Company

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