

APPALACHIAN TITLE COMPANY, INC.
P.O. BOX 564
STUART, VA 24171

REPORT OF TITLE

TO: Rogers Realty & Auction Company, Inc.
420 Woodland Drive
Stuart, VA 24171

Via e-mail: keithgunter@rogersrealty.com

RE: 4514-()- -9- and 4514-()- -8-

CO: **Melvin Elmo Hubbard and Iola Massey Hubbard (Life Estate) and Teresa Williams, Melvin Elmo Hubbard, Sr., Kandy Hubbard DeShazo and Annette Jane Handy (Remainder interest)** – Containing 4 acres, more or less and 2.99 acres, more or less, and being the remainder of 9 acres shown on plat of survey recorded in Plat Book 8, page 40, lying and being in the Blue Ridge Magisterial District of Patrick County, Virginia, acquired by Deed recorded as Instrument Number 200002068.

<u>Tax Map #:</u>	<u>Account #:</u>	<u>County Taxes</u>
4514-()- -9- (4 acres)	96027	\$ 183.96 year
4514-()- -8- (2.99 ac)	96026	\$ 186.88 “

<u>Assessments:</u>	<u>4 acres</u>	<u>2.99 acres</u>
Land:	\$ 25,200	\$ 23,900
Improv:	<u>0</u>	<u>1,700</u>
Total:	\$ 25,200	\$ 25,600

The undersigned hereby reports that based on an examination of the public land records of the Patrick County Circuit Court Clerk's Office as well as the tax records contained in the respective applicable offices of the Treasurer and Commissioner of Revenue, I am of the opinion that, subject only to the liens, encumbrances, and other objections hereinafter noted, the marketable fee simple title to the real property described above is, as of the date and time of this report, vested as indicated above, is free of material objections of record, save and except the following, to-wit:

1. Real estate taxes for the second ½ of 2023, a lien not yet due and payable, and subsequent years (Taxes are paid through June, 2023).
2. **Life Estate** interest reserved by Melvin Elmo Hubbard and Iola Massey Hubbard in Deed dated November 18, 202, recorded as Instrument Number 200002067.

3. Easement to Central Telephone Company, dba Centurylink, dated November 14, 2014, recorded as Instrument Number 150001240.
4. Easement to Appalachian Power Company dated November 14, 2014, recorded as Instrument Number 150000582.
5. Deed conveying 2.01 acres and easement to the Commonwealth of Virginia, dated November 21, 2014, recorded as Instrument Number 150000122.

The following are general exceptions and exclusions from this title opinion: Mechanic's liens covering labor performed or materials furnished for any buildings on said property within a period of one hundred twenty (120) days prior to the date of this report. Any inaccuracies and discrepancies, which an accurate survey and inspection of the premises might disclose. Accuracy of surveys and descriptions, boundary lines, or acreage within recorded descriptions and subject to any errors in the records or the indexing thereof as may be revealed in said Clerk's Office. Possession or unrecorded leases. Federal judgments and proceedings filed only in Federal Courts. Any matters, which may defeat or impair title which do not appear on the record. Matters occurring prior to and subsequent to the inclusive dates of this examination. The undersigned expressly excludes giving any opinion that the owners and their predecessors or collaterals in title are in compliance with any local, county, state or federal governmental law or regulations relative to zoning, subdivision, occupancy, use, construction, development and environmental hazards and restrictions, including but not limited to radiation and hazardous material on this property and all environmental regulations now in effect or hereafter in effect that may affect the use and enjoyment of this property as applied by any governmental body or agency. This title opinion is based on a search of the above records covering a period of time from **November 11, 1972 at 11:50 a.m. until October 20, 2023 at 9:00 a.m.** and this opinion covers that time period only.

APPALACHIAN TITLE COMPANY, INC.

By: 
CARMEN N. PUCKETT

Appalachian Title Company, Inc.

P. O. Box 564
Stuart, Virginia 24171

October 30, 2023

TO: Rogers Realty & Auction Company, Inc.
420 Woodland Drive
Stuart, VA 24171

Via e-mail: keithgunter@rogersrealty.com

RE: 4514-()- -9- and 4514-()- -8-

CO: **Melvin Elmo Hubbard and Iola Massey Hubbard (Life Estate) and Teresa Williams, Melvin Elmo Hubbard, Sr., Kandy Hubbard DeShazo and Annette Jane Handy (Remainder interest)** – Containing 4 acres, more or less and 2.99 acres, more or less, and being the remainder of 9 acres shown on plat of survey recorded in Plat Book 8, page 40, lying and being in the Blue Ridge Magisterial District of Patrick County, Virginia, acquired by Deed recorded as Instrument Number 200002068.

TITLE SEARCH \$ 175.00

2002068
2002068

DO NOT PUBLISH

THIS DEED WAS PREPARED WITHOUT EXAMINATION
OF TITLE AND THE PREPARER HAS NO KNOWLEDGE
OF ANY TITLE INSURANCE.

<u>Tax Parcel ID:</u>	<u>Account Number:</u>	<u>THIS INSTRUMENT WAS PREPARED BY:</u>
4514-0-9-	12166	Wren M. Williams, Esq
4514-0-8-	12165	Schneider & Williams, P.C.
		125 Slusher Street, P.O. Box 396
		Stuart, Virginia 24171

This deed is exempt from recordation taxes pursuant to Section 58.1-811(D) of the Code of Virginia, 1950, as amended.

THIS DEED OF GIFT is made and entered into this 18th day of November, 2020, by and between MELVIN ELMO HUBBARD and IOLA MASSEY HUBBARD, as Grantors herein; and TERESA WILLIAMS, MELVIN ELMO HUBBARD, JR., KANDY HUBBARD DESHAZO, ANNETTE JANE HANDY, as Grantees herein, whose address is 1573 Mountain View Road, Meadows of Dan, Virginia 24120.

WITNESSETH:

In consideration of a GIFT, the Grantors do hereby grant and convey, in fee simple with general warranty and English covenants of title, unto the Grantees, as joint tenants with the right of survivorship as at common law, the following described property, together with any improvements thereon and appurtenances thereunto belonging, lying and being in the Blue Ridge Magisterial District located in the County of Patrick, Virginia (the "Property"):

TRACTS ONE AND TWO: All of that certain tract or parcel of land containing 9.00 acres, more or less, beginning at a driven iron stake on the West side of U. S. Route

#58, a new corner; thence a new dividing line S. 80 deg. 20 min. 30 sec. W. 1449.63 feet to a driven iron stake in a fence row, a corner to Dr. Campbell; thence leaving the Plaster line and with the Campbell line N. 25 deg. 00 min. W. 372.71 feet to a Locust in the line of Tommy Cockram; thence with the Cockram line N. 89 deg. 49 min. E. 479.33 feet to a hickory, a corner to Joseph Ilass; thence leaving the Cockram line and with the Ilass and Rita Gay McCulloch lines N. 84 deg. 15 min. E. 1045.07 feet to a new corner iron stake on the West side of said U. S. Route #58; thence with the right of way line of said U. S. Route #58 S. 18 deg. 34 min. E. 211.85 feet back to the point of the beginning, and

BEING all of that same tract or parcel of land conveyed to Melvin E. Hubbard and Iola M. Hubbard from Rosa L. Plaster and John C. Plaster by deed dated September 29, 1972 of record in the aforementioned Clerk's Office in Deed Book 175, at Page 504, less and except a fifty (50) foot easement over the property hereinabove conveyed which split this single tract into two tracts containing 4.0 acres and 2.99 acres, respectively, granted to the Commonwealth of Virginia from Melvin E. Hubbard and Iola M. Hubbard by deed dated February 4, 1983 of record in the aforementioned Clerk's Office in Deed Book 250, at Page 497;

RESERVATION OF A LIFE ESTATE: The said grantors herein, Melvin Elmo Hubbard and Iola Massey Hubbard, do hereby reserve and except, for and unto themselves, for and during their natural lives, a life estate in and to the land hereinabove conveyed.

Reference is hereby expressly made to the aforementioned deeds for a more particular description and derivation of title of the land herein conveyed.

This conveyance is made subject to easements, conditions, and restrictions of record insofar as they may lawfully affect the Property.

WITNESS the following signature(s) and seal(s):

Melvin Hubbard (SEAL)

COMMONWEALTH OF VIRGINIA,

COUNTY OF PATRICK, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that MELVIN ELMO HUBBARD, whose name is signed to the foregoing deed, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 10th day of November, 2020.

Haley C. Johnson
NOTARY PUBLIC

My Commission expires: MARCH 31, 2022

Registration Number: 7785007



Iola M. Hubbard (SEAL)

COMMONWEALTH OF VIRGINIA,

COUNTY OF PATRICK, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that IOLA MASSEY HUBBARD, whose name is signed to the foregoing deed, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 18th day of November, 2020.

Hailey C. Johnson
NOTARY PUBLIC

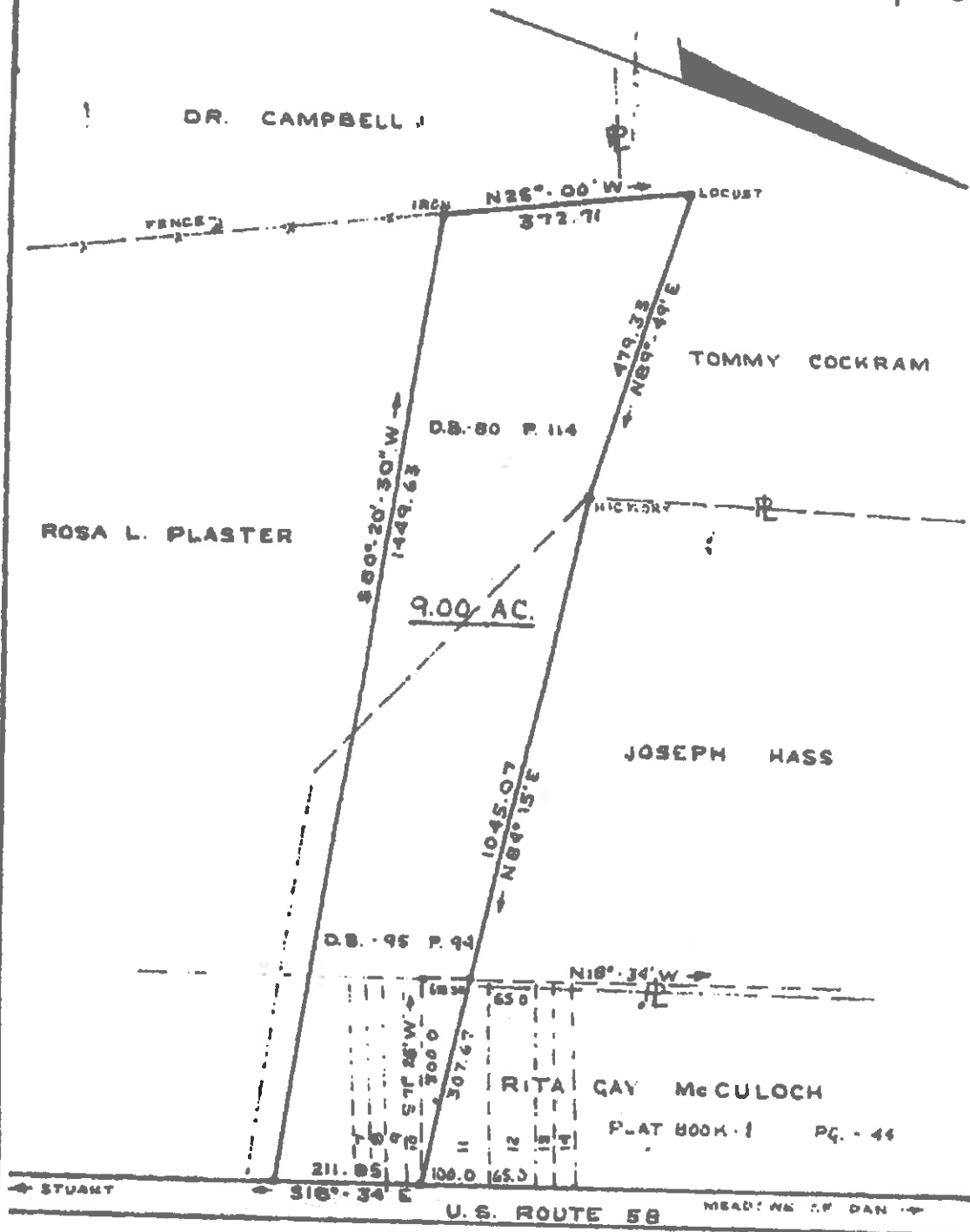
My Commission expires: MARCH 31, 2022

Registration Number: 77851007



INSTRUMENT 200002068
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY CIRCUIT COURT ON
NOVEMBER 18, 2020 AT 04:11 PM
SHERRI M. HAZLEWOOD, CLERK
RECORDED BY: ANH

PB 8/40



PLAT FOR

MELVIN E. HUBBARD

SITUATED IN THE BLUE RIDGE DISTRICT
PATRICK COUNTY, VIRGINIA.

DEED BOOK - 80 PAGE - 114
DEED BOOK - 95 PAGE - 94

SCALE: 1" = 200' JULY 12, 1972

R.M. Ballard C.L.S. - 820

(2393)

ailed to:

elvin E. Hubbard
eadows of Dan, Va.

1-28-72

MELVIN E. HUBBARD
IOLA M. HUBBARD

From: DEED

ROSA L. PLASTER
JOHN C. PLASTER

THIS DEED, made this 29th day of September, 1972, by and between ROSA L. PLASTER and JOHN C. PLASTER, her husband, parties of the first part, and MELVIN E. HUBBARD and IOLA M. HUBBARD, his wife, JOINTLY AS TENANTS BY THE ENTIRETY WITH THE FULL RIGHT OF SURVIVORSHIP, parties of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand, and other good and valuable considerations, paid by the said parties of the second part unto the said parties of the first part, the receipt of all of which is hereby acknowledged, the said parties of the first part hereto do hereby bargain, sell, grant and convey, with covenants of General Warranty of Title, unto the said parties of the second part herein, MELVIN E. HUBBARD and IOLA M. HUBBARD, his wife, JOINTLY AS TENANTS BY THE ENTIRETY WITH THE FULL RIGHT OF SURVIVORSHIP AS AT COMMON LAW, all of that one certain lot, tract, or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, lying and being in Blue Ridge Magisterial District of Patrick County, Virginia, on the West side of U. S. Route #58, that is more particularly bounded and described as follows, to-wit:

BEGINNING at a driven iron stake on the West side of U. S. Route #58, a new corner; thence a new dividing line S. 80 deg. 20 min. 30 sec. W. 1449.63 feet to a driven iron stake in a fence row, a corner to Dr. Campbell; thence leaving the Plaster line and with the Campbell line N. 25 deg. 00 min. W. 372.71 feet to a Locust in the line of Tommy Cockram; thence with the Cockram line N. 89 deg. 49 min. E. 479.33 feet to a hickory, a corner to Joseph Hass; thence leaving the Cockram line and with the Hass and Rita Gay McCulloch lines N. 84 deg. 15 min. E. 1045.07 feet to a new corner iron stake on the West side of said U. S. Route #58; thence with the right of way line of said U. S. Route #58 S. 18 deg. 34 min. E. 211.85 feet back to the point of the BEGINNING, con-

HOWARD C. PILSON
ATTORNEY AT LAW
STUART, VIRGINIA

taining 9.00 acres by survey and map of A. M. Barnard, C. L. S., dated July 12, 1972, and being a portion of those lands that were conveyed to Rosa L. Plaster, of the first part herein, by deed of Alga D. Cliton and Geneva Clif-

dated June 19, 1944, and which said deed is of record in the aforesaid Clerk's Office in Deed Book 80, at pages 114 and 115, and reference is here made to the aforesaid deeds and the deeds therein mentioned and to the aforesaid map for any further description of the 9.00 acres, tract or parcel of land hereby conveyed.

It is further the intention of the parties of the first part hereto to convey the above-described lands to the parties of the second part herein, MELVIN E. HUBBARD and IOLA M. HUBBARD, his wife, JOINTLY AS TENANTS BY THE ENTIRETY WITH THE FULL RIGHT OF SURVIVORSHIP AS AT COMMON LAW, and as is permitted by Section 55-21 of the Code of Virginia, so that the survivor of the said parties of the second part herein shall own the above-described lands in fee simple title at the death of the other said party of the second part.

The said parties of the first part further covenant that they have the right to convey the above-described lands to the grantees; that they have done no act to encumber the same; that the said parties of the second part shall have quiet possession of said lands, free from all encumbrances; and that they, the said parties of the first part, will execute such further assurance of title to the same as shall be necessary and requisite.

WITNESS the following signatures and seals.

Rosa L. Plaster (SEAL)
Rosa L. Plaster

John C. Plaster (SEAL)
John C. Plaster

HOWARD C. PILSON
ATTORNEY AT LAW
STUART, VIRGINIA

STATE OF VIRGINIA)
(To-wit:
COUNTY OF PATRICK)

I, Henry Hill, a Notary Public in and for the County and State aforesaid, hereby certify that Rosa L. Plaster and John C. Plaster, her husband, whose names are signed to the foregoing deed bearing date on the 29th day of September, 1972, have and each has personally acknowledged the same before me in my County and State aforesaid.