

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

Archie J. Tracy and Darlene J. Tracy, h/w as t/e

Under the following Deed:

Grantor(s): F. E. "Tripp" Isenhour, III, Executor, Robert J. Walls and Christine S. Walls, as heirs dated June 28, 2022 and recorded July 7, 2022 in Instrument No. 220004440

THE PROPERTY LIES IN THE COUNTY OF CAMPBELL, VIRGINIA. Recording references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

Legal Description:

PARCEL 1

All that certain tract or parcel of real estate, together with all improvements thereon, and the privileges, and appurtenances thereunto belonging, lying and being in the Patrick Henry Magisterial District of Campbell County, Virginia, fronting on U.S. Route No. 651, also known as Bear Creek Road, containing 87.00 acres, and being shown on a plat of survey made by William W. Dickerson, Jr., L.S. dated January 20, 2004, which plat is recorded in the Clerk's Office of the Circuit Court of Campbell County, Virginia, in Plat Cabinet B, Slide 349, Page 2397.

PARCEL 2

All that certain tract or parcel of real estate, together with all improvements thereon, and the privileges, and appurtenances thereunto belonging, lying and being in the Patrick Henry Magisterial District of Campbell County, Virginia, fronting on U.S. Route No. 651, also known as Bear Creek Road, Mollie's Creek running through said parcel, containing 25.00 acres, and being shown on a plat of survey made by William W. Dickerson, Jr., L.S. dated January 20, 2004, and divided June 8, 2004, which plat is recorded in the Clerk's Office of the Circuit Court of Campbell County, Virginia, in Plat Cabinet B, Slide 349, Page 2398.

DEED OF TRUST: NONE

JUDGMENTS: NONE

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S): -  
--NO LIENS FOUND IN SEARCH FOR: N/A

UCC/FINANCING STATEMENTS: NONE

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

ASSESSED OWNER: Archie J. Tracy and Darlene J. Tracy

PARCEL 1

ASSESSED DESCRIPTION: Parent Farm Sub Sec 2, 87.00 acres

TAX MAP/ID#60-7-1

Total = \$794,800

ANNUAL AMOUNT \$3,576.60

TAXES PAYABLE ON: June 5 and Dec. 5

TAXES PAID THRU: June 30, 2024

TAXES A LIEN, NOT YET DUE: due December 5, 2018 = \$1,788.30

PARCEL 2

ASSESSED DESCRIPTION: Mollys Creek, 25.00 acres

TAX MAP/ID#60-A-19A

Total = \$67,500

ANNUAL AMOUNT \$302.74

TAXES PAYABLE ON: June 5 and Dec. 5

TAXES PAID THRU: June 30, 2024

TAXES A LIEN, NOT YET DUE: due December 5, 2018 = \$151.87

Town Taxes, Exemptions, Rollbacks, Supplements, Stormwater Fees, Etc.: NONE

PROPERTY ADDRESS (not warranted): 7845 Bear Creek Rd., Gladys, VA 24554.

RESTRICTIONS AND/OR DECLARATIONS: NONE

DEEDED EASEMENTS:

- Easement granted to Transcontinental Pipeline recorded in Instrument No. 020010133.
- Easement granted to Southern Telephone Company recorded in Deed Book 491, at Page 190.
- Easement granted to the Commonwealth of Virginia recorded in Deed Book 384, at Page 635.

PARCEL 1

ITEMS SHOWN ON PLAT recorded in Plat Cabinet B, Slide 349, Page 2397: Saw Mill Branch flows along a portion of the Western rear lot line, and the rights of others in and to the uninterrupted flow of water from that portion of the Branch that flows through the bounds of the lot.

PARCEL 2

ITEMS SHOWN ON PLAT recorded in Plat Cabinet B, Slide 349, Page 2398: Mollies Creek flows along a portion of the Southwestern lot line and thru a southern portion of the lot, and the rights of others in and to the uninterrupted flow of water from that portion of the Creek that flows through the bounds of the lot.

ACCESS: Bear Creek Rd.

OTHER MATTER: Terms and provisions of Order of Distribution recorded in Instrument NO. 220004440.

SEARCH TYPE: Full Acreage commercial.

BACK TITLE INFO RELIED UPON: Fidelity National Title policy for information prior to June 28, 2022.

EFFECTIVE DATE: 11/12/2024 @ 8:00 A.M./

SEARCHER: JAMES J. INABINETT, JR.

THIS REPORT CONSISTS OF 2 PAGES, excluding document copies, adverse sheets, etc.

#### 24 MONTH CHAIN OF TITLE

By deed to Archie J. Tracy and Darlene J. Tracy, h/w as t/e, grantees, from F. E. "Tripp" Isenhour, III, Executor, Robert J. Walls and Christine S. Walls, as heirs, grantors, dated June 28, 2022 and recorded July 7, 2022 in Instrument No. 220004440.