

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

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- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I – Requirements;
- f. Schedule B, Part II – Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- i. comply with the Schedule B, Part I – Requirements;
- ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
- iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

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- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

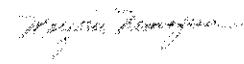
8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023


By: _____
President


By: _____
Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Acquisition Title and Settlement Agency, Inc.
Issuing Office: 3140 Chaparral Drive, C-107
Roanoke, VA 24018

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: 25-43445-R

Issuing Office File Number: 25-43445-R

Property Address: 0 Grove Lane, Roanoke, VA 24012

Revision Number: 3

SCHEDULE A

1. Commitment Date: November 6, 2025 at 08:00 AM

2. Policy to be issued:

(a) 2021 ALTA Owner's Policy

Proposed Insured: **Woltz & Associates**

Proposed Amount of Insurance: **\$17,200.00**

The estate or interest to be insured: **Fee Simple**

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Cranwell Family Irrevocable Trust, and W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Ellen Taylor Naquin Cranwell Irrevocable Trust

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

**ACQUISITION TITLE AND SETTLEMENT
AGENCY, INC.**

3140 Chaparral Drive, C-107, Roanoke, VA 24018
Telephone: (540) 989-0884

Countersigned by:

J. Allen Natt, License #1042738
Acquisition Title and Settlement Agency, Inc.,
License #

FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023

By: _____
President

By: _____
Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Deed of Confirmation or quitclaim deed from William C. Cranwell Sr., Corliss Mullins Cranwell, William Clive Cranwell II, Jane Ellen Cranwell Dixon, and Kitty Lynn Robinson Branch to W. F. Mason, Jr. and Linda C. Dalton, Trustees of Cranwell Family Irrevocable Trust; and W. F. Mason, Jr. and Linda C. Dalton, Trustees of The Ellen Taylor Naquin Cranwell Irrevocable Trust

Duly authorized and executed Deed from W. F. Mason, Jr. and Linda C. Dalton, Trustees of Cranwell Family Irrevocable Trust; and W. F. Mason, Jr. and Linda C. Dalton, Trustees of The Ellen Taylor Naquin Cranwell Irrevocable Trust, to be executed and recorded at closing.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Receipt of fully completed Owners' Affidavit.
7. Payment of all taxes up to and including those for the second half of 2025, plus any penalties and interest which may accrue.
8. Certification that there are no federal judgment liens docketed against Woltz & Associates
9. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or fair market value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. A loan policy cannot be issued for less than the full principal debt secured; however, it may be issued in an amount up to but not to exceed 125% of the principal debt. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
10. Proposed Insured must be identified and if same is a corporation, partnership or limited liability company, evidence of its organization and compliance with filing requirements of its jurisdiction of origin, and the jurisdiction of the location of the property, must be furnished.
11. Certification that the Trustees have full and complete power and authority sell property pursuant to and in accordance with the terms of the Trust Agreement under which title is held and vested and further that all provisions of the Trust have been complied with concerning the transaction and that there is no violation of any of the provisions thereof and that the Trust is still in effect and has not been amended.
12. Receipt by this Company of an Affidavit from Trustee, stating that the Trust is still in existence and that he/she has

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the power to convey property to be insured under Exhibit A hereof.

13. Receipt of fully executed No Financing Affidavit from of Cranwell Family Irrev Trust and The Ellen Taylor Naquin Cranwell Irrevocable Trust
14. The Company requires receipt in writing of the name of anyone not referenced in this form who will acquire an interest in the land or who will execute a deed of trust encumbering the land herein. Additional requirements and/or exceptions may then be added.
15. Receipt and review of all corporate/entity/trust documents for subject parties as may be required under Virginia underwriting guidelines.

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27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Real estate taxes, other public charges (including, but not limited to, assessments by any county, municipality, Metropolitan District or Commission) and the balance of any such charges payable on an annual basis which are not yet due and payable.
3. Rights or claims of parties other than the Insured in actual possession of any or all of the property. (OWNER'S POLICY ONLY)
4. Easements, or claims of easements, not shown by the public records. (OWNER'S POLICY ONLY)
5. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would have been disclosed by an accurate and complete land title survey of the Land. (OWNER'S POLICY ONLY)
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (OWNER'S POLICY ONLY)
7. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in Deed Book 706, page 27, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Easement granted to Roanoke Regional Airport Commission dated 2-01-2006 and recorded in Instrument Number 20000107.
9. Easement granted to Appalachian Power Company dated 3/4/1969 and recorded in Book 872, page 609.
10. Easement granted to Appalachian Power Company dated 11/11/1982 and recorded in Deed Book 1188, page 1071.
11. The following matters shown on plat recorded in Plat Book 7, page 27:
 - a) Carvins Creek flows through lot
 - b) 25' drainage easement along side lot line
 - c) 10' public utility easement along front and side lot line
 - d) 15' side drainage easement crossing small portion of front lot line

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12. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration dated October 4, 1968, recorded in Plat Book 7, Page 27; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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EXHIBIT "A"

The Land referred to herein below is situated in the City of Roanoke, Commonwealth of Virginia and is described as follows:

The following described real property lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule B hereto:

Lot 23, Block 13, according to the Map of Section 2, Captain's Grove Estates, dated October 4, 1968, prepared by T.P. Parker, S.C.E., and of record in Plat Book 7, at page 27, in the Clerk's Office of the Circuit Court of Roanoke County.

It being the same property conveyed to W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Cranwell Family Irrevocable Trust, and W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Ellen Taylor Naquin Cranwell Irrevocable Trust by Deed from William C. Cranwell, Sr. and Corliss Mullins Cranwell, William Clive Cranwell, II, Jane Ellen Cranwell Dixon (formerly known as Jane Ellen Cranwell Andrews), and Kitty Lynn Robinson Branch dated June 25, 2018, recorded July 27, 2018 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia as Instrument No. 201807144.

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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: 11/13/2025
 Invoice No: 12790170
 Unit #: 03000.580898
 Customer Ref #: 25-43445-R

TO: Acquisition Title and Settlement Agency, Inc.

Hope Yearout
 3140 Chaparral Drive, SW
 Roanoke, VA 24018

RE: Buyer: Woltz & Associates

Property: 0 Grove Lane,
 Roanoke, VA 24012
 County/Parcel: 038.05-02-07.00-
 0000

Seller: Cranwell Family Irrev Trust

Notes:

Date	Code	Product Description	Liability	Charge Amount
11/13/2025	5500	Search and Exam VA	\$0.00	\$145.00
Invoice Total:				\$145.00

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: 11/13/2025
 Invoice No: 12790170
 Unit #: 03000.580898
 Contact: Acquisition Title and
 Settlement Agency, Inc.
 Check # _____
 Amount Enclosed _____

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

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: 12790170 CUSTOMER

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN: W.F. Mason, Jr. and Linda C. Dalton, Trustees of the Cravell Family Revocable Trust and W.F. Mason, Jr. and Linda C. Dalton - Trustee of the Ellen Taylor Naguin Cravell
 wife joint wife t/c no tenancy partnshp corp t/c revocable trust

UNDER THE FOLLOWING DEED:

Grantor(s): William C. Cravell, Jr. (stat); Corheis Mullins Cravell 1/
 Dated: 6-25-18 Recorded: 7-27-18 Deed Book & Pg./Inst. No. 201807144 William C. Jr. Cravell & Jane Ellen Cravell Dixon

Current owner is surviving tenant of survivorship tenancy created in the above deed. FKT, Darlene Cravell, Andrew S. and Kitty Lynn Robinson Brant
 Deceased tenant died _____ pursuant to information at line _____

UNDER THE WILL OF:

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

BY INHERITANCE FROM:

Date of Death: _____
 Heirs determined by: _____

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: _____

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

BRIEF LEGAL DESCRIPTION:

Lot 23, Block 13 Sec 2 Captains Grove Estate

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

Use description in DB recorded in/as Inst # 201807144

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 _____

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):
 Woltz and Amp Mfg LLC LIENS FOUND: None

UCC/FINANCING STATEMENTS: Filed None

Debtors: _____ as Financing Statement No. _____

Secured Party: _____

See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: INFORMATION & PAYMENT NOT WARRANTED. CONTACT REASER TO CONFIRM

Assessed Owner: Cranwell Family Inv. Trust
 Assessed Description: Lot 33 Block 13 Lec 2 Captains Grove Estates
 Tax Map/ID# 38-05-02-07
 Land \$ 17,200 Improvements \$ 0 Bill #
 Annual Amt \$ 177.16 Taxes Payable on: 605, 1205 Total \$ 17,200
 Taxes Paid Thru: 2011/2 2025 Definquent Taxes: None
 Taxes a Lien, Not Yet Due: None
 Town Taxes, Exemptions, Rollback Supplements, Stormwater Fees, Etc: Pass 5000 Tax
 Property Address (not warranted): 0 Grove Ln ct. rev construction

RESTRICTIONS AND/OR DECLARATIONS: None

Dated: 10/04/68 Recorded: _____

Amendments at: _____ Deed Book & Pg/Inst. No: RB 70627

Contain Reverter: Yes No

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

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

Contains Assessments: Yes No

Party Walls: Yes No

DEEDED EASEMENTS: NONE

From: Particula A. Baily To: De Regional Airport Comm Location: NE 10
 Dated: 2010 Recorded: _____ Deed Book & Pg/Inst. No: 200006107

From: R.W. Bowers et al To: APCO Location: NE 10
 Dated: 3-04-69 Recorded: _____ Deed Book & Pg/Inst. No: 872-809

From: William C. and Stella N. Cranwell - th To: APCO Location: _____
 Dated: 11-11-82 Recorded: _____ Deed Book & Pg/Inst. No: 1168-1071

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as *PB 7 Pb 27*: None
 1. *Carvin Creek Thru front lot*
 2. *1725' DE along side lot line*
 3. *1710' DE along front and side lot line.*
 4. *15' SDE crossing small portion of front lot line.*

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

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

OTHER MATTERS: None

*(1) Rec Doc in Inst 2018071401
 for percentage of ownership in Captured property
 (2) Rec Cert. of Trust in Inst 201316140. (3) Stella Rose
 Crandall died intestate on 1-22-10, vesting title in her husband,
 William C. Crandall, 59, by operation of law of S.C. property*

SEARCH TYPE: Current Owner
 Standard Residential
 Other:

Two Owner
 Commercial

BACK TITLE INFO RELIED UPON *Policy/Case # 82306-8368071* Items to be picked up
 from this policy affecting the property listed on page 1 are as follows: _____

EFFECTIVE DATE: *1/06-25*

@ 8:00 A.M.

SEARCHER: *J. Ralph Cleveland Title, Inc.*

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

Real Estate Bill Details



Real Estate

[View Bill](#)

[View bill image](#)

As of

Bill Year 2025

Bill 25010186

Owner CRANWELL FAMILY IRREV TRUST

Parcel ID 038050207000000

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	6/5/2025	\$88.58	\$88.58	\$0.00	\$0.00	\$0.00
2	12/5/2025	\$88.58	\$88.58	\$0.00	\$0.00	\$0.00
TOTAL		\$177.16	\$177.16	\$0.00	\$0.00	\$0.00

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Real Estate Assessments



Real Estate Assessment

Owner CRANWELL FAMILY IRREV TRUST
Parcel ID 038050207000000
Bill Year 2025

Assessment Values

	Gross Assessment
Land	\$17,200.00
Building	\$0.00
Total	\$17,200.00

	Class	Description	Area	Deferments	Net Assessment
LAND	0100	SFRU	1.0000 Acres	\$0.00	\$17,200.00
Total					\$17,200.00

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Real Estate Tax Charges



Real Estate Charges

Owner CRANWELL FAMILY IRREV TRUST
Parcel ID 038050207000000
Bill Year 2025

Tax Charges

	Taxable Value	Tax Rate	Amount
COUNTY RE 1ST HALF BASE	8,600	1.03000000	\$88.58
COUNTY RE 2ND HALF BASE	8,600	1.03000000	\$88.58
Total			\$177.16

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**TITLE SEARCH REPORT
ISSUED BY
TitleWave Real Estate Solutions**

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'THE AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED BY THE AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES AND ENDORSEMENTS.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting manual and bulletins issued by the Company. The Agent is responsible for obtaining proper "High-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Company's guidelines. The Agent is responsible for any errors, omissions, defect, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of the Company's commitment, policy or endorsement.

The Title Search Report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. No assurance is given as to the insurability or status of title. The Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a property information report, a guarantee of title or as any other form of guarantee or warranty of title and should not be relied upon as such.

LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE COMPANY'S COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT. IN THE EVENT THE ATTACHED TITLE SEARCH REPORT IS USED FOR ANY PURPOSE OTHER THAN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES OR ENDORSEMENTS, THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.

Fidelity National Title Insurance Company
TITLE SEARCH REPORT

Agent:

Acquisition Title and Settlement Agency, Inc.
3140 Chaparral Drive, SW, Building C, Suite 107
Roanoke, VA 24018
Phone: 540-989-0884
Fax: 540-989-0959

1. PERIOD SEARCHED:

The period covered in the search ended: November 06, 2025 at 8:00 AM

2. Policy or Policies to be issued:

ALTA Loan Policy 2021

Proposed Insured:

Amount of Insurance:

ALTA Owner's Policy 2021

Proposed Insured: Woltz & Associates

Amount of Insurance:

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Cranwell Family Irrevocable Trust, and W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Ellen Taylor Naquin Cranwell Irrevocable Trust

5. The land is described as follows:

See attached Exhibit "A"

For all questions regarding this Title Search Report
Please contact our
Virginia Search Assistance Team
vasearchhelp@fnf.com
[small logo]

**TITLE SEARCH REPORT
REQUIREMENTS**

1. The Company requires receipt in writing of the name of anyone not referenced in this form who will acquire an interest in the land or who will execute a deed of trust encumbering the land herein. Additional requirements and/or exceptions may then be added.
2. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record.
 - A. Warranty Deed from Cranwell Family Irrev Trust, vesting fee simple title in Woltz & Associates.
 - B. Deed of Trust from Woltz & Associates, securing your loan.
3. Payment of full consideration to or for the account of the grantor(s) or mortgagor(s).
4. Payment of the premiums, fees and charges for the policy/policies.
5. Payment of all taxes, charges, and assessments, levied and assessed against the subject premises, which are due and payable
6. Payment of all outstanding water, sewer and public utility charges to date of settlement.
7. The Company must be provided with an approved form of executed Owner's Affidavit and Agreement relating to, among other items, mechanics' liens and parties in possession.
8. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.
9. Settlement agent must ascertain identity of all parties executing instruments required for this transaction in compliance with Virginia statutes (eg. Section 47.1-14).
10. This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

Tax Assessment for 2025

BILL # 25010186

MAP or PARCEL ID/GPIN # 38.05-02-07

DESCRIPTION IN TAX RECORD: Lot 23, Blk 13, Sec 2, Captains Grove Estates

LAND ASSESSMENT: \$17,200.00

IMPROVEMENTS ASSESSMENT: \$0.00

TOTAL ASSESSMENT: \$17,200.00

ANNUAL TAX: \$177.16 (\$88.58 per half)

TAX PAYMENT DUE DATE(S): June 5 and December 5

TAXES HAVE BEEN PAID THROUGH: 2nd half of 2025

TAXES A LIEN, NOT YET DUE: 2026 taxes not yet assessed

Note: Possible Supplemental Tax if New Construction.

Property Address as shown in the tax records:

0 Grove Lane, Roanoke, VA 24012

11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and

TITLE SEARCH REPORT/ABSTRACT
REQUIREMENTS continued

further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

12. Payment of all HOA/POA assessments, charges, and fees, which the subject property may be subject to, plus any penalty and interest which may be due.
13. Receipt and review of all corporate/entity/trust documents for subject parties as may be required under Virginia underwriting guidelines.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

**TITLE SEARCH REPORT
EXCEPTIONS**

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created or first appearing in the public records or attaching to the title subsequent to the date of this form.
2. Taxes and special assessments due and payable after Date of Policy.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Rights or claims of parties in possession not shown by public records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
7. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration dated October 4, 1968, recorded in Plat Book 7, Page 27; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
8. Easement granted from Patricia A. Bailey to Rke Regional Airport Comm by instrument dated February 1, 2006, recorded as Instrument No. 200606107. Location: Roanoke County.
9. Easement granted from R.W. Bowers et al to Appalachian Power Company by instrument dated March 4, 1969, recorded in Deed Book 872, Page 609. Location: Roanoke County.
10. Easement granted from William C. and Stella N. Cranwell, husband and wife to Appalachian Power Company by instrument dated November 11, 1982, recorded in Deed Book 1188, Page 1071.
11. Plat of Subdivision recorded in Plat Book 7, Page 27:
 1. Carving Creek flows through lot.
 2. A 25' DE along side lot line.
 3. A 10' PUE along front and side lot line.
 4. 15' SDE crossing small portion of front lot line.
12. Public Access from the Public Street named: Grove Lane.
13. Other Matters:
 1. See DG in Instrument No. 201807144 for percentage of ownership in captured property.
 2. See Certificate of Trust in Instrument No. 201316140.
 3. Stella Rose Cranwell died intestate on January 22, 2010, vesting title in her husband, William C. Cranwell, Sr., by operation of law of survivorship property.

TITLE SEARCH REPORT
EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule B hereto:

Lot 23, Block 13, according to the Map of Section 2, Captain's Grove Estates, dated October 4, 1968, prepared by T.P. Parker, S.C.E., and of record in Plat Book 7, at page 27, in the Clerk's Office of the Circuit Court of Roanoke County.

It being the same property conveyed to W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Cranwell Family Irrevocable Trust, and W.F. Mason, Jr. and Linda C. Dalton, Trustee of the Ellen Taylor Naquin Cranwell Irrevocable Trust by Deed from William C. Cranwell, Sr. and Corliss Mullins Cranwell, William Clive Cranwell, II, Jane Ellen Cranwell Dixon (formerly known as Jane Ellen Cranwell Andrews), and Kitty Lynn Robinson Branch dated June 25, 2018, recorded July 27, 2018 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia as Instrument No. 201807144.

VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

Instrument Date: 6/26/2018
 Instrument Type: DBS
 Number of Parcels: 4 Number of Pages: 10
 City County

ROANOKE COUNTY

TAX EXEMPT? VIRGINIA/FEDERAL LAW
 Grantor: 58.1-811 A(12)
 Grantee: 58.1-811 A(12)
 Consideration: \$0.00
 Existing Debt: \$0.00
 Actual Value/Assumed: \$146,700.00

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

000016

INSTRUMENT 201807144
 RECORDED IN THE CLERK'S OFFICE OF
 ROANOKE COUNTY CIRCUIT COURT ON
 July 27, 2018 AT 11:27 AM
 STEVEN A. MCGRAN, CLERK
 RECORDED BY: BRG

(Area Above Reserved For Deed Stamp Only)

		Percentage In This Jurisdiction	100%
BUSINESS / NAME			
1	<input type="checkbox"/> Grantor:	<u>CRANWELL, WILLIAM C SR</u>	
2	<input type="checkbox"/> Grantor:	<u>CRANWELL, WILLIAM CLIVIE II</u>	
1	<input checked="" type="checkbox"/> Grantee:	<u>W.F. MASON, JR. & LINDA C. DALTON, TRUSTEES OF THE CRANWELL FAMILY IRREVOC.</u>	
2	<input checked="" type="checkbox"/> Grantee:	<u>W.F. MASON, JR. & LINDA C. DALTON, TRUSTEES OF THE ELLEN TAYLOR NAQUIN CRANWELL</u>	

GRANTEE ADDRESS

Name: W.F. MASON, JR. & LINDA C. DALTON, TRUSTEES OF THE CRANWELL FAMILY IRREVOCABLE TRUST
 Address: PO BOX 21137

City: ROANOKE State: VA Zip Code: 24018

Book Number: _____ Page Number: _____ Instrument Number: _____

Parcel Identification Number (PIN): 038.08-03-29.00-0000 Tax Map Number: 038.08-03-29.00-0000

Short Property Description: _____

Current Property Address: 5288 LOIS LANE

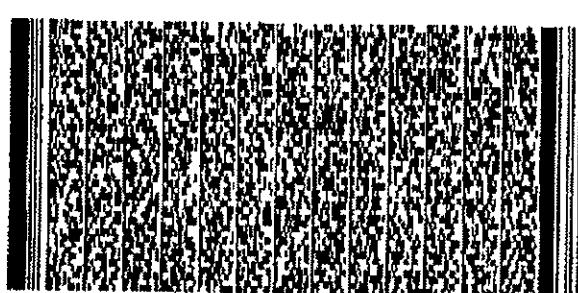
City: ROANOKE State: VA Zip Code: 24015

Instrument Prepared By: W.F. MASON, JR., ESQUIRE Recording Paid By: W.F. MASON, JR., ESQUIRE

Recording Returned To: W.F. MASON, JR., ESQUIRE

Address: PO BOX 21137

City: ROANOKE State: VA Zip Code: 24018



Sra

**VIRGINIA LAND RECORD COVER SHEET
FORM B ~ ADDITIONAL GRANTORS/GRANTEEES**

000017

Instrument Date: 6/26/2016

Instrument Type: DBS

Number of Parcels: 4 Number of Pages: 10

[] City [X] County

ROANOKE COUNTY

(Area Above Reserved For Deed Stamp Only)

3. [] Grantor: DIXON, JANE ELLEN CRANWELL
4. [] Grantor: CRANWELL, CORLISS MULLINS
5. [] Grantor: BRANCH, KITTY LYNN
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____

GRANTEE BUSINESS / NAME

[] Grantee: _____
[] Grantee: _____



Sra

VIRGINIA LAND RECORD COVER SHEET
FORM C – ADDITIONAL PARCELS

000018

Instrument Date: 6/25/2018

Instrument Type: DBS

Number of Parcels: 4 Number of Pages: 10

[] City [X] County

ROANOKE COUNTY

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [] City [] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN): 038.05-02-07.00-0000

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 038.05-02-07.00-0000

Short Property Description: LOT 23, BLOCK 32, SEC. 2

CAPTAINS GROVE ESTATE

Current Property Address: GROVE LANE

City: ROANOKE State: VA Zip Code: 24015

Prior Recording At: [] City [] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

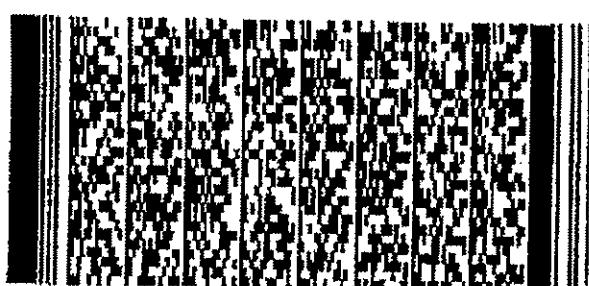
Parcel Identification Number (PIN): 038.06-01-01.01-0000

Tax Map Number: 038.06-01-01.01-0000

Short Property Description:

Current Property Address: DENT ROAD

City: ROANOKE State: VA Zip Code: 24015



Sra

VIRGINIA LAND RECORD COVER SHEET
FORM C - ADDITIONAL PARCELS

000019

Instrument Date: 6/25/2018
 Instrument Type: DBS
 Number of Parcels: 4 Number of Pages: 10
 City County

ROANOKE COUNTY**PARCELS IDENTIFICATION OR TAX MAP**Prior Recording At: City County

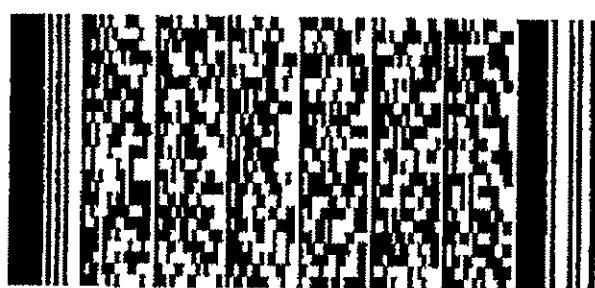
Percentage In This Jurisdiction: 100%
 Book Number: Page Number:
 Instrument Number:

Parcel Identification Number (PIN): 038.06-01-01.02-0000

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 038.06-01-01.02-0000Short Property Description: Current Property Address: DENT ROADCity: ROANOKE State: VA Zip Code: 24019Prior Recording At: City County

Percentage In This Jurisdiction:
 Book Number: Page Number:
 Instrument Number:

Parcel Identification Number (PIN): Tax Map Number: Short Property Description: Current Property Address: City: State: Zip Code: 

Sra

000020

Prepared by & Return to:
W.F. Mason, Jr., Esquire
VSB No. 12076
3131 Electric Road
Roanoke, Virginia 24018

Tax Map # 038.08-03-29.00-0000; 038.05-02-07.00-0000;
038.06-01-02.00-0000; and 038.06-01-01.00-0000

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

THIS DEED made and entered into this 25th day of June, 2018,
by and between WILLIAM C. CRANWELL, SR., PARTY OF THE FIRST PART,
CORLISS MULLINS CRANWELL, WILLIAM CLIVE CRANWELL, II, JANE ELLEN
CRANWELL DIXON (formerly known as Jane Ellen Cranwell Andrews), and KITTY
LYNN ROBINSON BRANCH, PARTIES OF THE SECOND PART, GRANTORS, and
W.F. MASON, JR. and LINDA C. DALTON, TRUSTEE of the CRANWELL FAMILY
IRREVOCABLE TRUST, PARTY OF THE THIRD PART, whose address is 3131 Electric
Road, Roanoke, Virginia, 24018, and W.F. MASON, JR. and LINDA C. DALTON,
TRUSTEE of the ELLEN TAYLOR NAQUIN CRANWELL IRREVOCABLE TRUST
PARTY OF THE FOURTH PART, GRANTEEES, whose address is 3131 Electric Road,
Roanoke, Virginia, 24018.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party
of the First Part bears for the Beneficiaries of the Party of the Third Part, the Party of the First
Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the
Third Part thirty-two percent (32%) of his right, title, and interest in and to the following
described real properties lying and being in the County of Roanoke, Virginia, and more
particularly described on Schedule A; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party
of the First Part bears for the Beneficiaries of the Party of the Third Part, the Party of the First
Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the
Third Part thirty-two percent (32%) of his right, title, and interest in and to the following

W. F. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000021

described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule B hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party of the First Part bears for the Beneficiaries of the Party of the Third Part, the Party of the First Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the Third Part thirty-two percent (32%) of his right, title, and interest in and to the following described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule C, hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party of the First Part bears for the Beneficiaries of the Party of the Third Part, the Party of the First Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the Third Part thirty-two percent (32%) of his right, title, and interest in and to the following described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule D hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party of the First Part bears for the Beneficiary of the Party of the Fourth Part, the Party of the First Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the Fourth Part twenty percent (20%) of his right, title, and interest in and to the described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule A hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party of the First Part bears for the Beneficiary of the Party of the Fourth Part, the Party of the First Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the Fourth Part twenty percent (20%) of his right, title, and interest in and to the described real properties lying and being in the County of Roanoke, Virginia, and more particularly described Schedule B hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party of the First Part bears for the Beneficiary of the Party of the Fourth Part, the Party of the First Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the Fourth Part twenty percent (20%) of his right, title, and interest in and to the described real

W. F. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000022

properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule C hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Party of the First Part bears for the Beneficiary of the Party of the Fourth Part, the Party of the First Part does hereby give, grant and convey, with Special Warranty of Title unto the Party of the Fourth Part twenty percent (20%) of his right, title, and interest in and to the described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule D hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Parties of the Second Part bear for the Beneficiaries of the Party of the Third Part, the Parties of the Second Part do hereby give, grant and convey, with Special Warranty of Title unto the Party of the Third Part their twelve percent (12%) right, title, and interest in and to the following described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule D hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Parties of the Second Part bear for the Beneficiaries of the Party of the Third Part, the Parties of the Second Part do hereby give, grant and convey, with Special Warranty of Title unto the Party of the Third Part their twelve percent (12%) right, title, and interest in and to the following described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule B hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Parties of the Second Part bear for the Beneficiaries of the Party of the Third Part, the Parties of the Second Part do hereby give, grant and convey, with Special Warranty of Title unto the Party of the Third Part their twelve percent (12%) right, title, and interest in and to the following described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule C hereto; and

THAT FOR AND IN CONSIDERATION of the natural love and affection the Parties of the Second Part bear for the Beneficiaries of the Party of the Third Part, the Parties of the Second Part do hereby give, grant and convey, with Special Warranty of Title unto the Party of the Third Part their twelve percent (12%) right, title, and interest in and to the following

W. R. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000023

described real properties lying and being in the County of Roanoke, Virginia, and more particularly described on Schedule D hereto; and

SEE SCHEDULE A, B, C and D ATTACHED HERETO
AND MADE A PART HEREOF

This Deed is subject to all recorded easements, restrictions, and conditions affecting the hereinabove described property.

This Deed is exempt from all recordation taxes pursuant to Section 58.1-811 of the Code of Virginia of 1950, as amended.

WITNESS the following signatures and seals:

~~PARTY OF THE FIRST PART:~~


William C. Cranwell, Sr.

STATE OF VIRGINIA
CITY OF ROANOKE

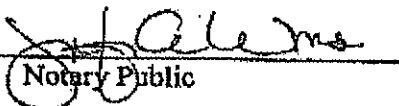
The foregoing Deed was acknowledged before me by William C. Cranwell, Sr. this

25th day of June, 2018.

My Commission Expires:

Nov. 30, 2020




Notary Public

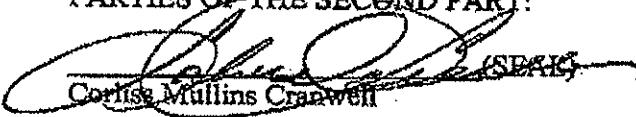
W. R. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000024

PARTIES OF THE SECOND PART:

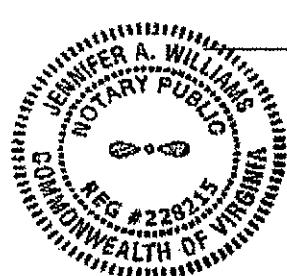

Corliss Mullins Cranwell

STATE OF VIRGINIA
CITY OF ROANOKE

The foregoing Deed was acknowledged before me by Corliss Mullins Cranwell this
10th day of July, 2018.

My Commission Expires:
Nov 30 2020


Notary Public



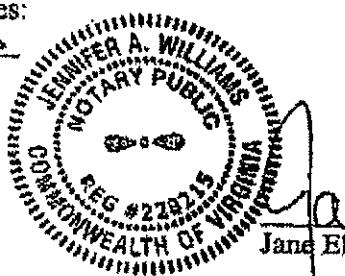

William Clivie Cranwell, II (SEAL)

STATE OF VIRGINIA
CITY OF ROANOKE

The foregoing Deed was acknowledged before me by William Clivie Cranwell, II
this 18 day of July, 2018.

My Commission Expires:
Nov 30 2020


Notary Public

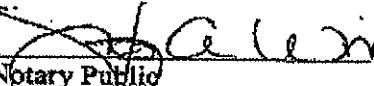


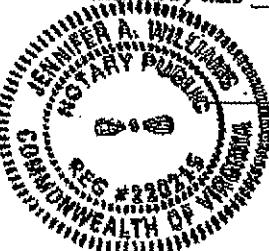

Jane Ellen Cranwell Dixon (SEAL)

STATE OF VIRGINIA
CITY OF ROANOKE

The foregoing Deed was acknowledged before me by Jane Ellen Cranwell Dixon
(formerly known as Jane Ellen Cranwell Andrews) this 10th day of July, 2018.

My Commission Expires:
Nov 30 2020


Notary Public



Deed-Roanoke County (2017)

W. E. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Sra

000025

 (SEAL)

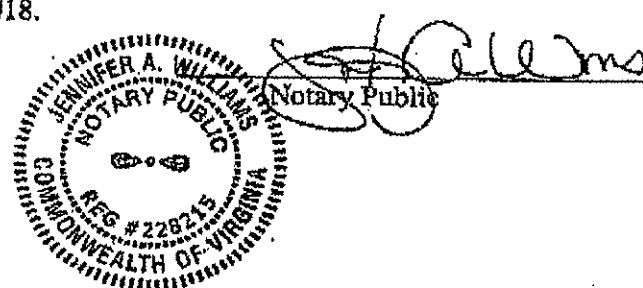
Kitty Lynn Robinson Branch

STATE OF VIRGINIA
CITY OF ROANOKE

The foregoing Deed was acknowledged before me by Kitty Lynn Robinson Branch
this 16 day of July, 2018.

My Commission Expires:

Nov 30 2020



W. K. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000026

SCHEDULE A

PARCEL I

That certain real property known as 5288 Lois Lane, Roanoke, Virginia, located in Roanoke County, Virginia, RB Subdivision for Oaks Development Corporation and William C. Cranwell, Parcel ID #038.08-03-29.00-0000.

BEING the same property conveyed to William C. Cranwell and Stella M. Cranwell, by deed dated December 9, 1982, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia in Deed Book 1191, Page 480.

AND BEING the same property conveyed to Corliss Mullins Cranwell, William Clivie Cranwell, II, Jane Ellen Cranwell Andrews (now Jane Ellen Cranwell Dixon) and Kitty Lynn Robinson Branch, by deed dated June 28, 2011, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, as Instrument No. 201106150.

W. R. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000027

SCHEDULE B

PARCEL II

Lot 23, Block 13, according to the Map of Section 2, Captain's Grove Estates, dated October 4, 1968, prepared by T.P. Parker, S.C.E., and of record in Plat Book 7, at page 27, in the Clerk's Office of the Circuit Court of Roanoke County, and

BEING the same property conveyed to William C. Cranwell and Stella M. Cranwell, by deed dated December 9, 1982, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia in Deed Book 1191, Page 480.

AND BEING the same property conveyed to Corliss Mullins Cranwell, William Clivie Cranwell, II, Jane Ellen Cranwell Andrews (now Jane Ellen Cranwell Dixon) and Kitty Lynn Robinson Branch, by deed dated June 28, 2011, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, as Instrument No. 201106150.

W. F. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000028

SCHEDULE C

PARCEL III

Lot 2, containing 0.488 acre as shown on the plat of subdivision of two lots from the property of Richard L. and Carolyn S. Huffman, dated March 10, 1993, by Shrader Engineering & Land Surveying, Inc., of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Plat Book 16, page 94; and

TOGETHER with an easement of ingress and egress over that twenty foot joint driveway easement, the center line of which leads from Virginia Route 623 (Dent Road) 140.92 feet along with the common boundary line between Lots 1 and 2 of the aforesaid subdivision plat; and

BEING the same real property conveyed to William C. Cranwell and Stella M. Cranwell by deed dated May 9, 1995, of record in the aforesaid Clerk's Office in Deed Book 1474, page 1366.

AND BEING the same property conveyed to Corliss Mullins Cranwell, William Clivie Cranwell, II, Jane Ellen Cranwell Andrews (now Jane Ellen Cranwell Dixon) and Kitty Lynn Robinson Branch, by deed dated June 28, 2011, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, as Instrument No. 201106150.

W. K. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2018)

Sra

000029

SCHEDULE D

PARCEL IV

Lot 1, containing 0.479 acre as shown on the plat of subdivision of two lots from the property of Richard L. and Carolyn S. Huffman, dated March 10, 1993, by Shrader Engineering & Land Surveying, Inc., of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Plat Book 16, page 94; and

TOGETHER with an easement of ingress and egress over that twenty foot joint driveway easement, the center line of which leads from Virginia Route 623 (Dent Road) 140.92 feet along with the common boundary line between Lots 1 and 2 of the aforesaid subdivision plat; and

BEING the same real property conveyed to William C. Cranwell and Stella M. Cranwell by deed dated May 9, 1995, of record in the aforesaid Clerk's Office in Deed Book 1474, page 1362.

AND BEING the same property conveyed to Corliss Mullins Cranwell, William Clivie Cranwell, II, Jane Ellen Cranwell Andrews (now Jane Ellen Cranwell Dixon) and Kitty Lynn Robinson Branch, by deed dated June 28, 2011, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, as Instrument No. 201106150.

W. R. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2018)

Sra

Mason/2

PG 0171 '13 DEC 20 11:23

201316148

③

CERTIFICATE OF TRUST
(Va. Code §64.2-804)

ELLEN TAYLOR NAQUIN CRANWELL IRREVOCABLE TRUST
U/A DATED DECEMBER 20, 2012

On December 20, 2012, William Clive Cranwell, Sr., as Grantor, executed an irrevocable trust agreement, with, ELLEN TAYLOR NAQUIN CRANWELL, W.F. MASON, JR., and LINDA C. DALTON collectively as Trustee.

The Trust is irrevocable and the Grantor has no the power to alter, amend or revoke the Trust in any way.

The addresses of the current Members of the Trustee are:

Ellen Cranwell 110 Draper Road Blacksburg, VA 24060	W.F. Mason, Jr 302 Washington Avenue, SW Roanoke, VA 24016	Linda C. Dalton 110 Draper Road Blacksburg, VA 24060
---	--	--

The Trustee powers are noted in Article VI of the trust agreement.

Under Article VI of the trust agreement, the Trustee is required to act by majority decision.

Any investment accounts or other property held in the trust should be titled as follows:
"Ellen Cranwell, W.F. Mason, Jr., and Linda C. Dalton, Trustee of The Ellen Taylor Naquin Irrevocable Cranwell Trust u/a dated December 20, 2012

To the best of our knowledge the Trust has not been revoked, modified, or amended in any manner that would cause the representations made above to be in correct.


Ellen Taylor Naquin Cranwell, Trustee

STATE OF Florida
CITY OF Jacksonville

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Ellen Taylor Naquin Cranwell, as Trustee, has this day personally appeared before me in my State and City aforesaid, to acknowledge the act and deed of and to be her act and deed as Trustee thereof on the foregoing Trust Agreement bearing date on the 13 day of Dec, 2012.

WITNESS my hand and notarial seal this 13 day of Dec, 2012.

My Commission Expires:


Nancy L. Dwinell
Notary Public



NANCY L. DWINELL
MY COMMISSION #DD-88690
EXPIRES: March 28, 2014
Bonded Through Budget Notary Services

PG 0172 13 DEC 20 11:23

Sra


W.F. Mason, Jr., Trustee

STATE OF Virginia;
CITY OF Roanoke:

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that W.F. Mason, Jr., as Trustee, has this day personally appeared before me in my State and City aforesaid, to acknowledge the act and deed of and to be her act and deed as Trustee thereof on the foregoing Trust Agreement bearing date on the 26 day of Dec, 2012.
WITNESS my hand and notarial seal this 27 day of Dec, 2012.

My Commission Expires:
Nov. 26, 2016




Notary Public


Linda C. Dalton, Trustee

STATE OF Virginia;
CITY OF Roanoke:

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Linda C. Dalton, as Trustee, has this day personally appeared before me in my State and City aforesaid, to acknowledge the act and deed of and to be her act and deed as Trustee thereof on the foregoing Trust Agreement bearing date on the 26 day of Dec, 2012.
WITNESS my hand and notarial seal this 27 day of Dec, 2012.

My Commission Expires:
Nov. 26, 2016



INSTRUMENT #201316146
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON
DECEMBER 20, 2013 AT 11:23AM

STEVEN A. MCGRAW, CLERK
RECORDED BY: FRS

Sra

29

To Show on
DOD

Case No. CWF201000241

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA

Roanoke County

Circuit Court

Stella Rose Cranwell
NAME OF DECEDENT

January 22, 2010

DATE OF DEATH

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

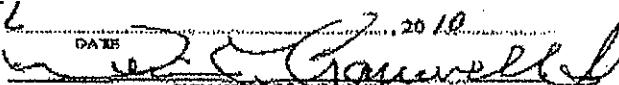
NAME OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
William C. Cranwell, Sr.	934 Commander Dr. Roanoke VA 24012	Husband	Adult

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 14th day of April

DATE


SIGNATURE OF SUBSCRIBER

William C. Cranwell, Sr.
PRINTED NAME OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

State of Virginia [] City [] County of Montgomery to wit:
Subscribed and sworn to before me this 14th day of April 2010
by William C. Cranwell

NAME(S)

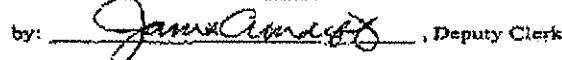

CLERK [] DEPUTY CLERK [] NOTARY PUBLIC

My commission expires Sept. 30, 2013
Registration No. 155922

VIRGINIA: In the Clerk's Office of the Roanoke County Circuit Court this 21st day of April, 2010,
the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: STEVEN A. MCGRAW, Clerk

CLERK

by: 
Deputy Clerk

SRA

IK 1188 PB 01071

Mailed App. Power Co.
P. O. Box 2021
Rte., Va. 24022

GRW 31-LGOMD-AP-Rev. 2-78
Right of Way Easement

WILLIAM C. CRANWELL
934 Commander DR
Kearneys, Va.

Box No. 23 RAW Map No. 3780-205 E 3
W.O. No. 750000 Job No. 82-6727 Prop No. 12
Line William C. Cranwell Underground Service

THIS AGREEMENT, made this 11 day of NOVEMBER, 1982, by and
between WILLIAM C. CRANWELL & STELLA M. CRANWELL, his wife

herein called "Grantors," whether one or more persons, and APPALACHIAN POWER COMPANY, a Virginia
corporation, herein called "Appalachian."

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid to Grantors by Appalachian, the receipt whereof is hereby acknowledged, Grantors hereby grant and convey to Appalachian, its successors and assigns, rights of way and easements with the right, privilege and authority to Appalachian, its successors and assigns to construct, erect, install, operate, maintain, renew and remove a line or lines for the purpose of transmitting electric power and a telephone line or lines, including electric service lines and extensions therefrom, in, on, along, over, through, across or under the following described lands of the Grantors situated in Big Creek, District, County of Roanoke, State of Virginia, and bounded:

On the North by the lands of Roy W. Dent & Josephine Dent
On the East by the lands of Captain's Grove Estates, Plat Book 7, Page 27
On the South by the lands of Captain's Grove Estates, Plat Book 7, Page 27
On the West by the lands of Captain's Grove Estates, Plat Book 7, Page 27

TOGETHER with the right to Appalachian, its successors and assigns, to install, place, erect, maintain, inspect, repair, add to the number of, and relocate with poles, with conduits, guy, anchors, fixtures, and string wires and cables, adding thereto from time to time, across, through or over the above referred to premises; the right to install, place, erect, maintain, inspect, repair, renew, add to the number of and relocate at will underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures, and appurtenances in, on, along, over, through, across and under the above referred to premises; the right to cut, trim and/or otherwise control any trees or overhanging branches which may interfere with or endanger the safety or use of said poles, cross-arms, guys, anchors, fixtures, wires or cables and the right to disturb the surface of said premises and to excavate thereon, and to cut and clear said premises of brush and undergrowth and to remove therefrom any trees or tree roots, shrubs or growth which may interfere with or endanger the safety or use of said conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures, and appurtenances; and the right of ingress and egress to and over said above referred to premises, and any of the adjoining lands of the Grantors at any and all times, for the purpose of installing, placing, erecting, maintaining, inspecting, repairing, renewing and removing its improvements, guy, anchors, conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances, and for the purpose of adding to the number thereof, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted; also the privilege of removing at any time any or all of said improvements erected or installed in, on, along, over, through, across or under the above referred to premises as may be required by Appalachian for the full enjoyment or relinquishment of the rights herein granted.

313

BK 1188 PG 01072

TO HAVE AND TO HOLD the same unto Appalachian Power Company, its successors and assigns.

It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

WITNESS the following signatures and seals. SCE

STATE OF Michigan at Detroit To-wit:
COUNTY OF Wayne The foregoing instrument was acknowledged before me this 29th day of November
1952 by William H. Thompson and wife
27th December 1952

My Commission expires:

September 22, 1933

Notary Public In and for the County and State aforesaid.

(For W. Va. Only)

(A. R. V. B. ONLY)

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law the undersigned (grantee) hereby declares the total consideration for the property transferred by this document is (\$).

Given under my hand this _____ day of

19
APPALACHIAN POWER COMPANY

(For W. Va. Only)
THIS INDENTURE MADE THIS 20th day of

By

State Tax	\$ 15
County Tax	\$ 5
Transfer Tax	\$ 0
York's Fee	\$ 10.00
Prints	\$ 0
Total	\$ 30.00

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 16 day of August, 1942 this instrument was presented, and with the Certificate of acknowledgment thereunto annexed, is admitted to record at 10 o'clock a.m.
Signed: John W. Clark Clerk
By John W. Clark Dom. Clerk

GRW 31-UGOHD-AP-Rev. 2-79 (Page 2)

① DBS 2018071614 62518
P6

SW

William C. Crandall Sr 1st lot (CDD=141-470)
201106150

Cecilis Melling Crandall, William Cleve Crandall/II

Jane Ellen Crandall Dixon FKA Jane Ellen Crandall

Mark and Kitty Lynn Robertson Branch - 2nd lot

10 32% mt. - 32% 32%

WF Mason, Jr. and Linda C. Dalton,
Trustee of the Crandall Family Rev. Trust - 3rd lot
and WF Mason Jr. and Linda C. Dalton, Trustee
of the Ellen Taylor Aquin Crandall Rev. Trust
- 4th lot.

20% lot mt.

20%

20%

20%

2nd W3d - 12.07

51

Old 62518 718-18
710-18 716-18

recd 727-18

① S 88 L 134. 12.07

* ② Lot 23 Block 13 12.07

FC2 Captain's Grove Estates 727

③ 1-2 0.484 ac. Hoffman

by Shrader Eng.

④ Lot 1 Conf. 15.00 ac. 0.474 ac.

PRODDED (Ellen Rpr.)

20240411S-DR
1 lot of easements
1.20 ac. pte 11
Parcel 3A
TDO-71406

1/2 ac

202116678- D Tract B cont. 14.2 ac. 1/2 ac.
2015 L 1/2 ac. oaks dr.

202209516 C15 (20216678)

202506546 D Parcels A, B 18.016. 60935
1/25 ac. eas.

⑤

201106150 D6 408711

D=1191-480

Corliss Mullins Crannell, William Clive Crannell II,
 Rose Ellen Crannell Andrews, and Kitty Lynn Robinson
 Branch

Av

to

REC

\$1,011
 CDM 49111
 408711
 recd 6/28/11

Corliss Mullins Crannell, William Clive Crannell II
 Rose Ellen Crannell Andrews and Kitty Lynn Robinson
 Branch

TIC

W.H.C. Crannell
 discharged 4/8/70
 01-712 int

⑥ Lot 23 Block 13 S.C.2
 Captains Grove Estates

19d

2018 07/14/14 D6 do (Colling)

2013 16/140 - Cert of Trust of
 Ellen Taylor Nagurny (see
 trust dated 12/20/12)

2016 09/49-009

2018 07/14/14 D6 do (Colling)

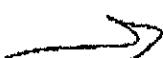
⑦

1191-480 DBS 20482

William Richardson and Gail W. Richardson - the
 f/w

\$1000
 aw/rec
 \$1,011
 CDM 49111
 408711

William C. Crannell and Skyla M. Crannell - wife
 L-23 B-13 S.C.
 Captains Grove Estates



1191-480

TOL1191-482- FP 1000 BLF \$ 3,000 no 05
Expired

(208-168 203

1334 14 68-007

14641 " "

1576-162-007

201000244-44 of Stella Rose Cawell

ODD-1-22-10
Int.

201106150 Dt to (0 Caw)

TDSCawell Family Rev. Trust more
Eileen Taylor Aquin Cawell more
Rev. Trust

Cawell, William C. Jr. more

- - Corliss Mullins - - more
William Clark - - more

Andrews more

Dixon more

Branch - more

no 172 and Amp Assoc. more



Fidelity National Title Insurance Company
SCHEDULE A

Name and Address of Title Insurance Company:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
 Attn: Claims Department

Policy No.: 82306-83650071
 Address Reference: 6011 SIERRA DRIVE
 ROANOKE, VA 24012

Amount of Insurance: \$ 135,000.00
 Premium: \$ 526.50

Date of Policy: April 28, 2011 at 01:26 PM

1. Name of Insured:
DAVID C. CLAY
2. The estate or interest in the Land that is insured by this policy is:
Fee Simple
3. Title is vested in:
DAVID C. CLAY
4. The Land referred to in this policy is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

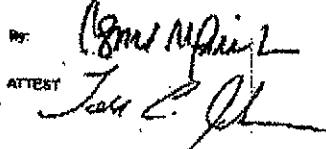
FIRST CHOICE TITLE & SETTLEMENT, LLC
 1334 ROANOKE ROAD
 DALEVILLE, VA 24083
 (540)966-2100

Countersigned:


 Authorized Signatory



Fidelity National Title Insurance Company


 (Signature)
 Date: 7-1-11

This policy is invalid unless the policy jacket and Schedules A and B are attached.
 ALTA Owner's Policy Schedule A-06
 275104 (8/08)

(11-2709TB.PFD/11-2709TB/14)



Fidelity National Title Insurance Company

Policy No. 82306-83650071

LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein below is situated in the County of Roanoke, State of Virginia, and is described as follows:

Lot 27, Block 13, according to the Map of Section 2, Captain's Grove Estates, dated October 4, 1968, prepared by T. P. Parker, S. C. E., and of record in the Clerk's office of the Circuit Court for the County of Roanoke, Virginia, in Plat Book 7, Page 27.

This policy is invalid unless the policy jacket and Schedules A and B are attached.

ALTA Owner's Policy Exhibit A-06
27S104 (6/06)

(11-2709TB.PFO/11-2709TB/14)



Fidelity National Title Insurance Company

Policy No. 82306-83650071

SCHEDULE B EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of the following:

1. Those taxes which become due and payable subsequent to the date of this policy.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Easement granted from Patricia A. Bailey to The Roanoke Regional Airport Commission by instrument dated February 1, 2006 recorded, in Instrument No. 200608107.
4. Easement granted from R. W. Bowers, Et al to Appalachian Power Company by instrument dated March 4, 1969 recorded, in Plat Book 872, Page 609.
5. Easement on Map or Plat of Subdivision recorded in Plat Book 7, Page 27.
 1. 5 Feet P. U. E along rear lot line.
 2. 25 Feet M. B. L from Sierra Drive.
 3. 50 Feet Radius temporary turnaround.
6. Deed of Trust from David C. Clay to STACY S. TEMPLE, Trustee for Altantic Bay Mortgage Group, LLC dated 04/15/2011, recorded 04/15/2011, in Instrument Number 201104096, in the original principal sum of \$139,896.00.

This policy is invalid unless the policy jacket and Schedules A and B are attached.

ALTA Owner's Policy Schedule B-06
27S105 (6/06)

(11-2709TB.PFD/11-2709TB/14)



Fidelity National Title Insurance Company

SCHEDULE B - SECTION II

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created or first appearing in the public records or attaching to the title subsequent to the date of this commitment.
2. Those taxes which become due and payable subsequent to the date of this policy.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land. AS TO OWNER POLICY.
4. Easement granted from Patricia A. Bailey to The Roanoke Regional Airport Commission by instrument dated February 1, 2006 recorded, in Instrument No. 200606107.
5. Easement granted from R. W. Bowers, Et al to Appalachian Power Company by instrument dated March 4, 1968 recorded, in Plat Book 872, Page 609.
6. Easement on Map or Plat of Subdivision recorded in Plat Book 7, Page 27.
 1. 5 Feet P. U. E along rear lot line.
 2. 25 Feet M. B. L from Sierra Drive.
 3. 50 Feet Radius temporary turnaround. AS TO OWNERS POLICY
7. Easement on Map or Plat of Subdivision recorded in Plat Book 7, Page 27.
 1. 5 Feet P. U. E along rear lot line.
 2. 25 Feet M. B. L from Sierra Drive, but this policy insures that said setbacks have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title.
 3. 50 Feet Radius temporary turnaround. AS TO LENDERS POLICY
8. Deed of Trust from David C. Clay to ____ Trustee for Atlantic Bay Mortgage Group, LLC dated 04/15/2011, recorded 04/15/2011, in Instrument Number ____ in the original principal sum of \$139,896.00. AS TO OWNERS POLICY
9. NOTE: AN 8.1-06 ALTA ENDORSEMENT WILL BE AFFIXED TO THE FINAL LOAN POLICY AND A FORM 9-06 WILL BE AFFIXED TO THE FINAL LOAN POLICY.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ALTA Plain Language Commitment Schedule BII-06
27S112 (8/06)

(11-2709TB.PFD/11-2709TB/7)

Title No.: 11-2709TB

**Fidelity National Title Insurance Company**
LEGAL DESCRIPTION**EXHIBIT "A"**

The land referred to herein below is situated in the County of Roanoke, State of Virginia, and is described as follows:

Lot 27, Block 13, according to the Map of Section 2, Captain's Grove Estates, dated October 4, 1968, prepared by T. P. Parker, S. C. E., and of record in the Clerk's office of the Circuit Court for the County of Roanoke, Virginia, in Plat Book 7, Page 27.

Being the same property conveyed to John E. Bailey and Patricia A. Bailey, husband and wife, by the entirety with the right of survivorship as at common law by Deed from Donald Howard Wilfong (a/k/a Donald H. Wilfong) and Linda Darlene Wilfong (a/k/a Linda D. Wilfong), husband and wife dated May 11, 1979, recorded May 25, 1979 in Deed Book 1120, Page 574 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia.

The said John E. Bailey died February 16, 2004 as evidenced by his List of Heirs filed for record in the aforesaid Clerk's Office as instrument No. CWF200400126.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ALTA Plain Language Commitment Exhibit A-08

(11-2709TB.PFD/11-2709TB/7)

**Fidelity National Title Insurance Company****SCHEDULE A**

Title Officer: Terrie G. Brown
Escrow Officer: Terrie G. Brown
Escrow No.: 11-2709TB
Loan No.: 457110165

Title No.: 11-2709TB

1. Commitment Date: March 8, 2011 at 12:00:00

2. Policy (or Policies) to be issued:

(a) Owner's Policy (ALTA Owner's Policy (6/17/06))

Policy Amount \$ 135,000.00

Proposed Insured: DAVID G. CLAY

(b) Loan Policy (ALTA Loan Policy (6/17/06))

Policy Amount \$ 139,896.00

Proposed Insured: ATLANTIC BAY MORTGAGE GROUP, LLC, its successors
and/or assigns as their respective interests may appear.

3. The Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Patricia A. Bailey

4. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Countersigned:

Authorized Signatory

FIRST CHOICE TITLE & SETTLEMENT, LLC
1334 ROANOKE ROAD
DALEVILLE, VA 24063
(540)986-2100

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ALTA Plain Language Commitment Schedule A-06
275110 (6/06)

(11-2709TB.PFD/11-2709TB/6)



Fidelity National Title Insurance Company

Title No.: 11-27097B

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed delivered and recorded.
 - a. General Warranty Deed with English Covenants of Title from PATRICIA A. BAILEY vesting fee simple title in DAVID C. CLAY
 - b. Deed of Trust from DAVID C. CLAY securing your loan.
4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Payment of all real estate taxes, charges and assessments which are due and payable.

This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement proportions.

Tax Assessment for 2010

MAP or PARCEL ID/GPIN # 038.05-02-11.00-0000.

DESCRIPTION IN TAX RECORD: Lot 27, Block 13, Section 2, Captain's Grove Estates.

LAND ASSESSMENT: \$27,000.00.

IMPROVEMENTS ASSESSMENT: \$123,200.00.

TOTAL ASSESSMENT: \$150,200.00.

ANNUAL TAX: \$1,151.48

TAX PAYMENT DUE DATE(S): June 5 and December 5

TAXES HAVE BEEN PAID THROUGH: 1st half of 2010.

TAXES A LIEN, NOT YET DUE: 1st half of 2011.

PURCHASERS ESCROW ACCOUNT TO BE BASED ON TAX AMOUNT OF \$1,637.18.

NOTE: Taxes are DELINQUENT for the 2nd half of 2010.

NOTE: Taxes are currently in elderly tax relief exemption status.

6. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
7. Cancellation and release of record of the Deed of Trust from John E. Bailey and Patricia A. Bailey, husband and wife to Robert E. Ruloff and K. Dwayne Louk, Trustee(s), dated February 9, 2004, recorded February 13, 2004, filed for record in Instrument No. 200402245. As stated in Deed of Trust: Original

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ALTA Plain Language Commitment Schedule B-06
27S111 (6/06)

(11-27097B.PFD/11-27097B/B)

SCHEDULE B - SECTION I
REQUIREMENTS
(Continued)

Title No.: 11-2709TB

Principal \$172,500.00; Original Note Holder Financial Freedom Senior Funding Corporation, a Subdivision of Lehman Brothers Bank, FSB.

NOTE: Assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Financial Freedom Acquisition, LLC recorded in Instrument No. 200914974 and Consent of LienHolder is recorded in Instrument No. 200613954.

NOTE: Consent of LienHolder is recorded in Instrument No. 200613954.

(NOTE: If this deed of trust is a creditline deed of trust, receipt of additional certification that the credit line account has been closed and that the checks and/or credit cards issued in connection with the account have been surrendered.)

8. Cancellation and release of record of the Deed of Trust from John E. Bailey and Patricia A. Bailey, husband and wife to Robert E. Ruboff, Trustee(s), dated February 8, 2004, recorded February 13, 2004, filed for record in Instrument No. 200402246. As stated in Deed of Trust: Original Principal \$172,500.00; Original Note Holder Secretary of Housing and Urban Development.

NOTE: Consent of LienHolder is recorded in Instrument No. 200613955.

(NOTE: If this deed of trust is a creditline deed of trust, receipt of additional certification that the credit line account has been closed and that the checks and/or credit cards issued in connection with the account have been surrendered.)

9. Satisfaction or release of record of Judgment in favor of Citibank (South Dakota) NA against Patricia A. Bailey, dated August 20, 2007, docketed September 14, 2007, in Judgment Lien Docket Instrument No. 200702089, in the Clerk's Office of the Circuit Court of Roanoke, Virginia, in the amount of \$7,398.17, plus penalty, costs, interest and attorney fees, if any.

10. **COLLECT AND PAY 2ND HALF OF 2010 TAX BILL WHICH ARE DELINQUENT.**

11. Payment of full consideration to or for the account of the grantor(s) or mortgagor(s).

12. Receipt of satisfactory evidence as to the date of death of JOHN E. BAILEY, deceased. Upon receipt of such evidence, additional requirements may be necessary if the deceased died within one year prior to the effective date of this commitment, and/or the will of the decedent was probated less than one year prior to the effective date of this commitment.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

ALTA Plain Language Commitment Schedule B-06
 27S111 (6/06)

(11-2709TB.PFD/11-2709TB/6)

Grantor Index	Judgment Index (20 years)	Financing Statements	Adverse Lists	Real Estate Taxes	Grantee Index (Releases)	Wills	Adverse Dates From	To
(Carroll Family)	-	-	-	-	-	-	62518	1-1325
(Irrev. Trust)	-	-	-	-	-	-	-	-
Elton Taylor Nagrin	-	-	-	-	-	-	-	-
Carroll Irrev. Trust	-	-	-	-	-	-	-	-
Charles C. Carroll Sr.	--	-	-	-	-	-	40811	7-27-18
William Charles Carroll	-	-	-	-	-	-	-	-
Terrell Carroll/Dixie	-	-	-	-	-	-	-	-
(-Anders)	-	-	-	-	-	-	-	-
Kathy Lynn Robinson	-	-	-	-	-	-	-	-
William C. Carroll Sr.	-	--	-	--	-	-	120912	7-27-18
Skelly m. Carroll	-	-	-	-	-	-	120612	1-22-10
Wolitz Assoc	-	-	-	-	-	-	2005	2015

**Property Location:**

Parcel ID: 038.05-02-07.00-0000

Magisterial District: Hollins

Account: 11631

Card 1 of 1

Owner Name and Mailing Address:

CRANWELL FAMILY IRREV TRUST ; CRANWELL ELLEN TAYLOR N
P O BOX 21137 ROANOKE VA 24018

**Current Property Assessment 2025**

Total Building Value:	0
Total Land Value:	17200
Total Value:	17200

Narrative Description

This property contains 1 Lot of land with a(n) N/A style building, Built about N/A, having primary N/A secondary N/A exterior and N/A roof cover, N/A bedroom(s), N/A full bath(s), N/A half bath(s).

Property Characteristics

Jurisdiction:	Roanoke County		
Legal Description:	LT 23 BLK 13 SEC 2 CAPTAINS GROVE EST		
Deeded Acreage:	1 Lot	Neighborhood:	F082 / BOXLEY HILLS NORTH
Estimated Acreage:	0.6961 AC	Census Block:	511610302072006
Vacant Land:	YES	Land Use Program:	NO

Sales Information
Most Recent Sales**Sale Date** **Sale Price** **Legal Reference**

7/27/2018 0 DB201807144

6/28/2011 0 DB201106150

4/1/1983 3500 DB0011910180

1/1/1900 0 PB0000700027

1/1/1900 0 DB0011910480

1/1/1900 0 DB0010910329



Property Location:

Parcel ID: 038.05-02-07.00-0000

Magisterial District: Hollins

Account: 11631

Card 1 of 1

Zoning Information

Split:

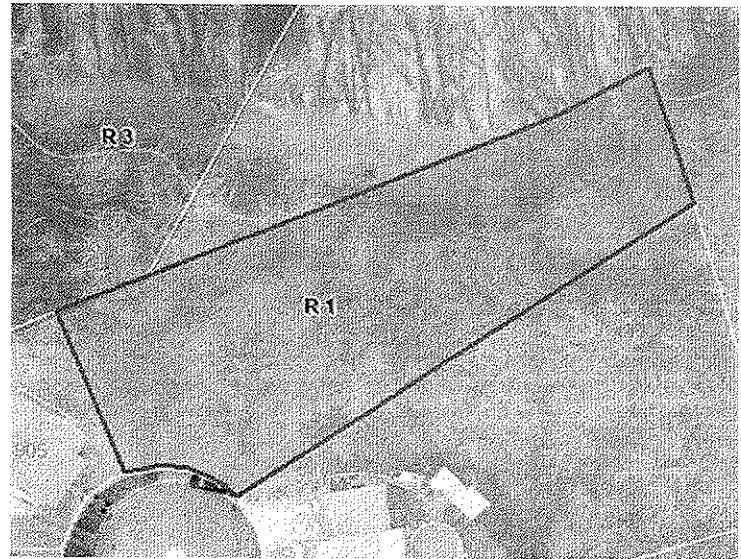
<u>Zoning Code</u>	<u>Zoning Description</u>
County-R1	<u>Low Density Residential</u>

Action No:

Date:

Ordinance:

Name:





Property Location:**Parcel ID:** 038.05-02-07.00-0000**Magisterial District:** Hollins**Account:** 11631**Card 1 of 1**

Overlay Districts**Emergency Communications:** No**Airport:** No**Wellhead Protection:** Yes**Floodplain:** Yes**Roanoke River Conservation:** No***Manufactured Housing:** No**Clearbrook Village:** No

*For more information on Roanoke County Zoning, please call 540-772-2068 or visit

<https://www.roanokecountyyva.gov/pz>

Community Number: 510190**Flood Zone Information****Flood Certificates** **FIRM Panel:** 51161C0154G**Effective Date:** 9/28/2007**Flood Zone:** AE**Floodway:****FIRM Panel:** 51161C0154G**Effective Date:** 9/28/2007**Flood Zone:** AE**Floodway:** FLOODWAY**FIRM Panel:** 51161C0154G**Effective Date:** 9/28/2007**Flood Zone:** 0.2 PCT ANNUAL CHANCE FLOOD HAZARD**Floodway:****FIRM Panel:** 51161C0154G**Effective Date:** 9/28/2007**Flood Zone:** X**Floodway:**



Property Location:**Parcel ID:** 038.05-02-07.00-0000**Magisterial District:** Hollins**Account:** 11631**Card 1 of 1**

Building Areas

<u>Sub Area</u>	<u>Sketched Area</u>	<u>Finished Area</u>	<u>Perimeter</u>



Property Location:

Parcel ID: 038.05-02-07.00-0000

Magisterial District: Hollins

Account: 11631

Card 1 of 1



Property Location:

Parcel ID: 038.05-02-07.00-0000

Magisterial District: Hollins

Account: 11631

Card 1 of 1

Services

Trash Service: Wednesday

Western Virginia Water Authority [Website](#)

Bulk & Brush Pickup: B Route

Services:

Recycling: Map

Hollins University (2.38 miles)

Recreational Center: Map

Green Ridge Recreation Center & Splash Valley (2.20 miles)

Library: Map

Hollins Branch Library (1.10 miles)

Police Station: Map

Public Safety Center, 5925 Cove Rd, Roanoke VA

Fire Station:

North County

Schools

Elementary School: Burlington

Middle School: Northside

High School: Northside

**Property Location:****Parcel ID:** 038.05-02-07.00-0000**Magisterial District:** Hollins**Account:** 11631**Card 1 of 1****Broadband Providers****Satellite**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
HUGHESNET	Data Not Available	Data Not Available
DISHNET SATELLITE BROADBAND	Data Not Available	Data Not Available
SKYCASTERS	Data Not Available	Data Not Available
VIASAT INC	Data Not Available	Data Not Available

Wireless 4G

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
NTELLOS	Data Not Available	Data Not Available
SPRINT	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireless LTE

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireline Cable

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
COX COMMUNICATIONS	Data Not Available	Data Not Available



Property Location:**Parcel ID:** 038.05-02-07.00-0000**Magisterial District:** Hollins**Account:** 11631**Card 1 of 1****Wireline DSL**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
VERIZON VIRGINIA LLC	Data Not Available	Data Not Available

Property Location:

Parcel ID: 038.05-02-07.00-0000

Magisterial District: Hollins

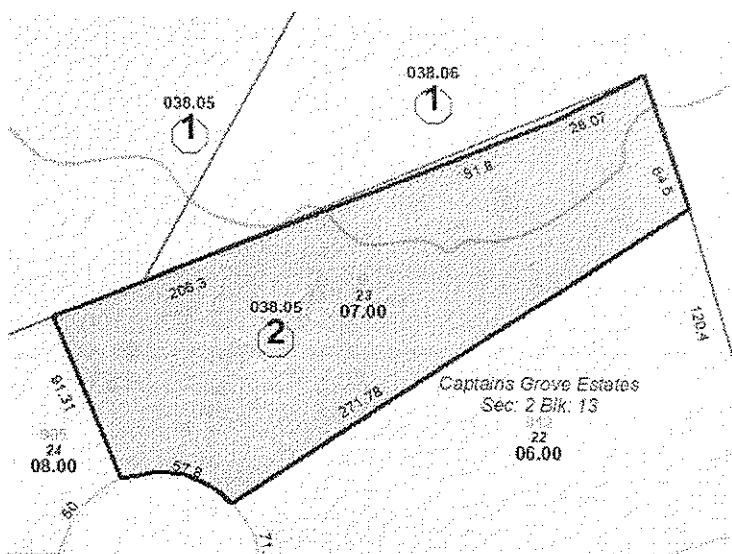
Account: 11631

Card 1 of 1

Pictometry



Tax Map





Property Location:

Parcel ID: 038.05-02-07.00-0000

Magisterial District: Hollins

Account: 11631

Card 1 of 1

Hybrid



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 11/13/2025 5:45 pm

Order No.: Agent's Reference Number: 25-43445-R
Property Address: 0 Grove Lane, Roanoke 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.

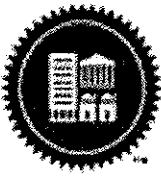
OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[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: 11/13/2025 5:45 pm

Order No.: Agent's Reference Number: 25-43445-R
Property Address: 0 Grove Lane, Roanoke 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: Cranwell Family Irrev Trust

****NO MATCH FOUND****

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

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