

12790170



Fidelity National Title

Insurance Company

Fidelity National Title Insurance Company
5540 Centerview Drive
Suite 403
Raleigh, NC 27606
Attn: TitleWave Processing
Phone: 877-249-0005
Fax:
Email: Virginia@TitleWaveRES.com

Date: 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

TITLE SEARCH REPORT

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

CASE NO: 12790170 CUSTOMER _____

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

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
☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ t/c Irrevocable Trust

☐ UNDER THE FOLLOWING DEED:

Grantor(s): William C. Cranwell, Sr. et al; Corlies Myrling Cranwell
 Dated: 6-25-18 Recorded: 7-27-18 Deed Book & Pg./Inst. No: 201807144 William C. Cranwell Jr.

☐ Current owner is surviving tenant of survivorship tenancy created in the above deed. FRY Janelle Cranwell
 Deceased tenant died _____ pursuant to information at/in _____ Andrew S. Robinson Barr

☐ 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 26

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):

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

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

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

☐ See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):
Wolfe and amp HSC LIENS FOUND: None

UCC/FINANCING STATEMENTS: ☒ None

Filed

Debtor:

as Financing Statement No.

Secured Party:

☐ See additional Financing Statements attached

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

Assessed Owner: Cranwell Family LLC - Trust

Assessed Description: Lot 23 Block 13 & 2 Captains Cove Estates

Tax Map/ID: 38-05-02-07

Land \$ 17,200

Improvements \$ 0

Bill #

Total \$ 17,200

Annual Amt \$ 177.16

Taxes Payable on: 605, 12-05

Taxes Paid Thru: 2011-2012

Taxes a Lien, Not Yet Due: None

Delinquent Taxes: None

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:

Property Address (not warranted): 0 Grove Ln

Pass sup 7X%
if new construction

RESTRICTIONS AND/OR DECLARATIONS: ☐ None

Date: 10/24/68

Recorded:

Amendments at:

Deed Book & Pg./Inst. No:

Contain Reverter: ☐ Yes ☒ No

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

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

Contain Assessments: ☐ Yes ☒ No

Party Walls: ☐ Yes ☒ No

DEEDED EASEMENTS:

☐ NONE

From: Patricia A. Bailey

To: Die Regional Airport Comm.

Dated: 2-1-06

Recorded:

Location: relo.

Deed Book & Pg./Inst. No:

200606107

From: R.W. Bowers et al

To: APCO

Dated: 3-04-69

Recorded:

Location: relo

Deed Book & Pg./Inst. No:

872-609

From: William C. and Stella N. Cranwell - Mr

To: APCO

Dated: 1-11-92

Recorded:

Location:

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. Carving Creek flows through lot
 2. 17' 25" DE along side lot line
 3. 17' 10" RVE 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.: _____

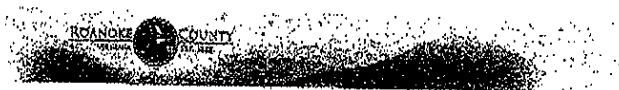
* OTHER MATTERS: ☐ None ① See DG in Inst # 201807146
for percentage of ownership in captured property
② See Cert. of Trust in Inst # 201316140. ③ Kelly Rose
Cranwell died intestate on 1-22-10, vesting title in her husband,
William C. Cranwell, Sr. by operation of law of Surv. Property
 SEARCH TYPE: ☐ Current Owner ☐ Two Owner
☒ Standard Residential ☐ Commercial
☐ Other: _____

BACK TITLE INFO RELIED UPON Policy Case # 82306-83650071 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. Phyph (Land and Title, Inc.)

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



Real Estate

[View Bill](#)

[View bill image](#)

As of 11/13/2025
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.

Sra

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

000016

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

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

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

(Area Above Reserved For Dead Stamp Only)

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____
Prior Recording At: ☐ City ☐ County
Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 ☐ Grantor: CRANWELL, WILLIAM C SR
2 ☐ Grantor: CRANWELL, WILLIAM CLIVIE II
1 ☒ Grantee: W.F. MASON, JR. & LINDA C. DALTON, TRUSTEES OF THE CRANWELL FAMILY IRREVOC.
2 ☒ Grantee: W.F. MASON, JR. & LINDA C. DALTON, TRUSTEES OF THE ELLEN TAYLOR NAQUIN CRANV

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

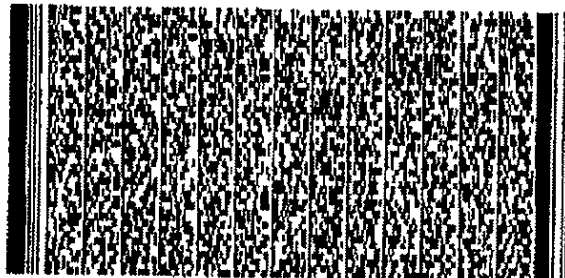
City: ROANOKE State: VA Zip Code: 24018

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/GRANTEES**

000017

Instrument Date: 6/25/2018

Instrument Type: DBS

Number of Parcels: 4 Number of Pages: 10

[] City ☒ County
ROANOKE COUNTY

GRANTOR BUSINESS / NAME

3. [] Grantor: DIXON, JANE ELLEN CRANWELL

4. [] Grantor: CRANWELL, CORLISS MULLINS

5. [] Grantor: BRANCH, KITTY LYNN

[] Grantor:

[] Grantor:

[] Grantor:

[] Grantor:

[] Grantor:

(Area Above Reserved For Deed Stamp Only)

GRANTEE BUSINESS / NAME

[] Grantee:

[] Grantee:

[] Grantee:

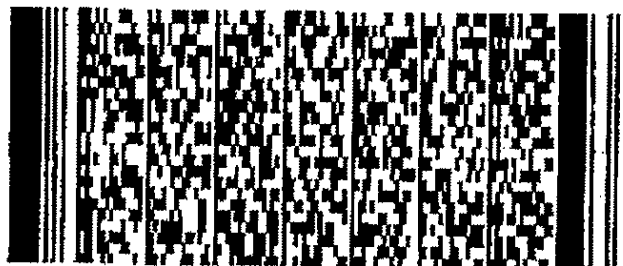
[] Grantee:

[] Grantee:

[] Grantee:

[] 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 ☒ 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: _____

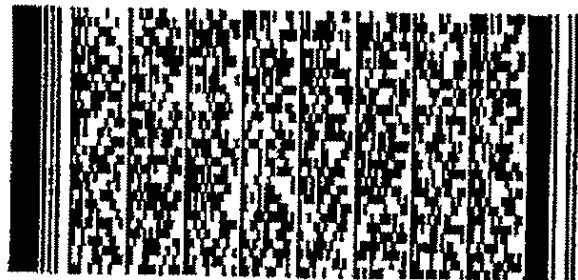
Parcel Identification Number (PIN): 038.06-01-01.01-0000

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: 038.06-01-01.02-0000

Short Property Description: _____

Current Property Address: DENT ROAD

City: ROANOKE State: VA Zip Code: 24015

Prior Recording At: ☐ City ☐ County

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

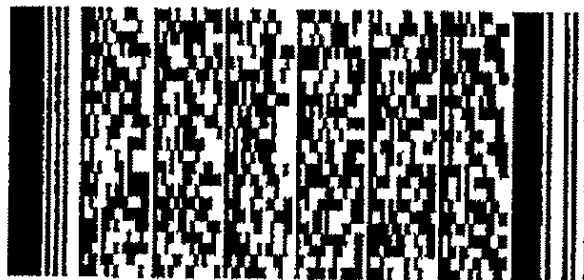
Parcel Identification Number (PIN): _____

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, GRANTEES, 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

Deed-Roanoke County (2017)

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

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

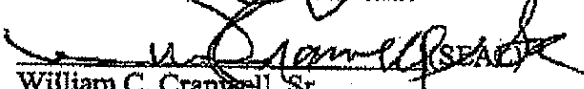
SEE SCHEDULE A, B, C and D ATTACHED HERETO
AND MADE A PART HEREOF

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:

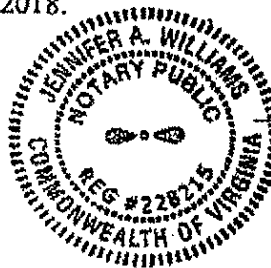
PARTY OF THE FIRST PART:


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

Deed-Roanoke County (2017)

Sra

000024

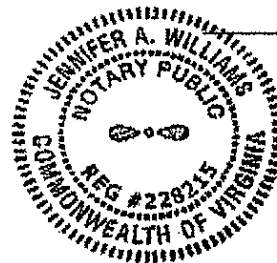
PARTIES OF THE SECOND PART:

 (SEAL)
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



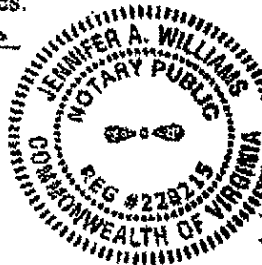
 Notary Public

 (SEAL)
William Clivie Cranwell, II


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

 (SEAL)
Jane Ellen Cranwell Dixon

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

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

Deed-Roanoke County (2017)

Sra

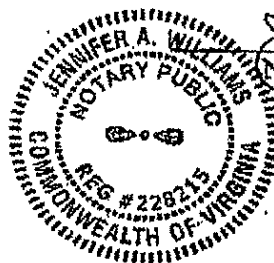
000025


 (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




Notary Public

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

Deed-Roanoke County (2017)

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

Deed-Roanoke County (2018)

Sra

PG 0171 '13 DEC 20 11:23

201316140

mason/2

②

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 Indian River

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 _____ day of _____, 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 858680
EXPIRES: March 20, 2014
Bonded Title Budget Notary Services

Sra

PG 0172 13 DEC 20 11:23

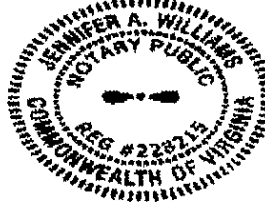
W.F. Mason, Jr., Trustee

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 20 day of Dec, 2012.

WITNESS my hand and notarial seal this 27 day of Dec, 2012.

My Commission Expires:
Nov. 30, 2016



Jennifer A. Williams
Notary Public

Linda C. Dalton
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 20 day of Dec, 2012.

WITNESS my hand and notarial seal this 27 day of Dec, 2012.

My Commission Expires:
Nov. 30, 2016



Jennifer A. Williams
Notary Public

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 H
DOD

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA

Case No. CWF201000241

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:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
<u>William C. Cranwell, Sr.</u>	<u>934 Commander Dr. Roanoke VA 24012</u>	<u>Husband</u>	<u>Adult</u>

I/we 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 16th day of April

DATE

2010

William C. Cranwell, Sr.
PRINTED NAME OF SUBSCRIBER

[Signature]
SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

PRINTED NAME OF SUBSCRIBER

SIGNATURE OF SUBSCRIBER

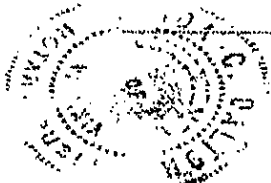
State of Virginia

☐ City ☒ County of MONTGOMERY to wit:

Subscribed and sworn to before me this 16th day of April, 20 10

by William C. Cranwell

NAME(S)



Linda C. Dooten
[] CLERK [] DEPUTY CLERK [X] 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, 20 10, the foregoing LIST OF HEIRS was filed and admitted to record.

Teste: STEVEN A. MCGRAW, Clerk
CLERK

by: [Signature], Deputy Clerk

Sra

BK 1188 P5 01071

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

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

William C. CRANWELL Esq. No. 23 RAW Map No. 3780-205 C3
230 Commander DR W.O. No. 250-001 Job No. 82-6127 Prop No. 35
Kearney, Va. Line William C. CRANWELL Underpinning 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 Appala-
chian, 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, renew, add to the number of, and relocate at will, poles, with crossarms, guys, 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 under-
ground 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 poles, crossarms,
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 improve-
ments 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.

Sra

BK1188PG 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.

(SEAL) _____ (SEAL) _____
(SEAL) _____ (SEAL) _____
(SEAL) _____ (SEAL) _____
(SEAL) _____ (SEAL) _____
(SEAL) _____ (SEAL) _____

STATE OF Virginia

COUNTY OF Roanoke

To-wit:

The foregoing instrument was acknowledged before me this 29th day of November

19 82 by William P. Sherman and Lila
W. Sherman and Lila

My Commission expires:

July 1, 1983

Charles H. Hunter
Notary Public in and for the County and State aforesaid

(For W. Va. 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

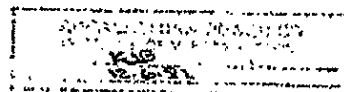
APPALACHIAN POWER COMPANY

By _____

(For W. Va. Only)

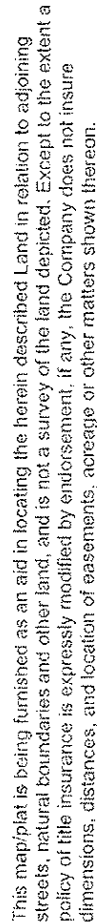
THIS INSTRUMENT PREPARED

By _____



State Tax \$ 15
County Tax \$ 5
Transfer Fee \$ 10.00
Clerk's Fee \$ 10.00
Total \$ 40.00

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 16 day of Nov 1982 this instrument was presented, and with the Certificate of acknowledgment thereto annexed, submitted to record at 10 o'clock A.M.
By Charles H. Hunter Clerk
By William P. Sherman Dep. Clerk



① DBS 20120714/ 62518
 D6

SW

William C. Crumwell Sr. 1st of (CPD=1191-480)
 201106150
 Corlies Mullins Crumwell, William Olive Crumwell II
 Jane Ellen Crumwell Dixon FKA Jane Ellen Crumwell
 Andrew and Kitty Lynn Robinson Branch - 2nd of
 to 20% int. - 20% 20%

W F Mason, Jr. and Linda C. Dalton,
 Pres of the Crumwell Family Irrev. Trust - 3rd of
 and W F Mason Jr. and Linda C. Dalton Trustee
 of the Ellen Taylor Naquin Crumwell Rev. Trust
 - 4th of.

20% to 1st of
 20%
 20%
 20%

Si
 Cdm 62518 715-18
 710-18 71618
 recd 727-18

2nd to 3rd - 120%

- ① SW 88 L. 15 L. N. 120%
- * ② Lot 23 Block 13 120%
- FKA Captains Grove Estates 727
- ③ 1-2 0.488 ac. Hoffman by Shrader Eng. 120%
- ④ Lot 1 Cont. 0.474 ac. 120%

Added (Ellen Taylor Naquin)

20240411S-DR
 1st of 2nd of 15
 1-20% - 2nd of 11
 Parcel 3-A
 TAP-71946

WFL
 202116678 D Tract B Cont 142 ac. 1st of
 202209516 C15 (20216679) 1st of 15 ac. 1st of
 202506546 D Parcels A, B (15 ac. 1st of 60955
 1st of 15 ac. 1st of

② 201106150 D6 408-11

D=1191-480

Corliss Mullins Cranwell, William Cive Cranwell II.
Jane Ellen Cranwell Andrews and Kitty Lynn Robinson

Gr Branch to
MEL

SI OK
cdm 4/11/11
408-11
recd 8-28-11

Corliss Mullins Cranwell, William Cive Cranwell II
Jane Ellen Cranwell Andrews and Kitty Lynn Robinson
Branch TIL

Will. C. Cranwell
discharged 4870
01-7/2 int

② Lot 23 Block B PC2
Captains Grove Estates

ADA

2018 07144 D6 to (rolling)

201316140 - Cert of Trust of
Ellen Taylor Napier Trust
Trust dated 12/20/12

201604545 DDA

201807144 D6 to (rolling)

③ 1191-480 DBS 120982

William Richardson and Gail W. Richardson - the
to

\$10,000
Gr MEL
SI OK
cdm 10/28/12
recd 4/25/13

William C. Cranwell and Stella M. Cranwell - H/T
Lot 3 B-13 PC
Captains Grove Estates

→

1191-480170L1141-482- FAP 11082 BLF \$3,000 no c/s
expired

1208-168-POA

1334 1462-POA

14621 " "

1576-162-POA

201000244 LH of Stella Rose Cranwell

DOD- 1-22-10
int.

201106150 DB to (POC/AC)

ADDED

* 1188-1071-DE

200205330
POAJLDSCranwell Family Irrev. Trust - none
Ellen Taylor Aquino Cranwell - none
Rev. TrustCranwell, William C. Sr. - none
-- Corliss Mullins - - none
William Clive - - none
Andrews - none
Dixon - none
Branch - none
Wolitz and Assoc. - none



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:

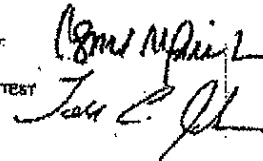

Authorized Signatory

Fidelity National Title Insurance Company



By:

ATTEST



President

Secretary

This policy is invalid unless the policy jacket and Schedules A and B are attached.
ALTA Owner's Policy Schedule A-06
27S104 (8/06)

(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.PFD/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. 200606107.~~
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 Atlantic 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 (8/06)

(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-08
27S112 (8/06)

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



Fidelity National Title Insurance Company
LEGAL DESCRIPTION

Title No.: 11-2709TB

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 Dead 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-06

(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.: 457110185

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 C. CLAY
 - (b) Loan Policy (ALTA Loan Policy (6/17/06))
Policy Amount \$ 139,895.00
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:
Patricio 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 24083
(540)986-2100

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

ALTA Plain Language Commitment Schedule A-05
27S115 (6/06)

(11-2709TB.PFD/11-2709TB/5)



Fidelity National Title Insurance Company

Title No.: 11-2709TB

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 pro rations.

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 (6/05)

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

**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. Rutoff, 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)

	<u>Grantor Index</u>	<u>Judgment Index (20 years)</u>	<u>Financing Statements</u>	<u>Adverse Lists</u>	<u>Real Estate Taxes</u>	<u>Grantee Index (Releases)</u>	<u>Wills</u>	<u>Adverse Dates</u>	
								From	To
(Cannell Family)	—	—	—		—	—	—	6/25/18	11/13/25
Irrev. Trust									
Alex Taylor Naguin	—	—	—		—	—	—	"	"
Cannell Irrev. Trust									
Carliss C. Cannell Sr.	—	—	—		—	—	—	4/28/11	7/27/18
William Clive Cannell	—	—	—		—	—	—	"	"
Forrest Cannell/Dixon	—	—	—		—	—	—	"	"
(TFA) C. Andrews	—	—	—		—	—	—	"	"
Kathy Lynn Robinson	—	—	—		—	—	—	"	"

William C. Cannell Sr. — — — — —

Stella M. Cannell — — — — —

Wolfe Assoc — — — — —

12/29/12 7/27/18

12/29/12 1/22/10

2005-2025

Property Location:

Parcel ID: 038.05-02-07.00-0000

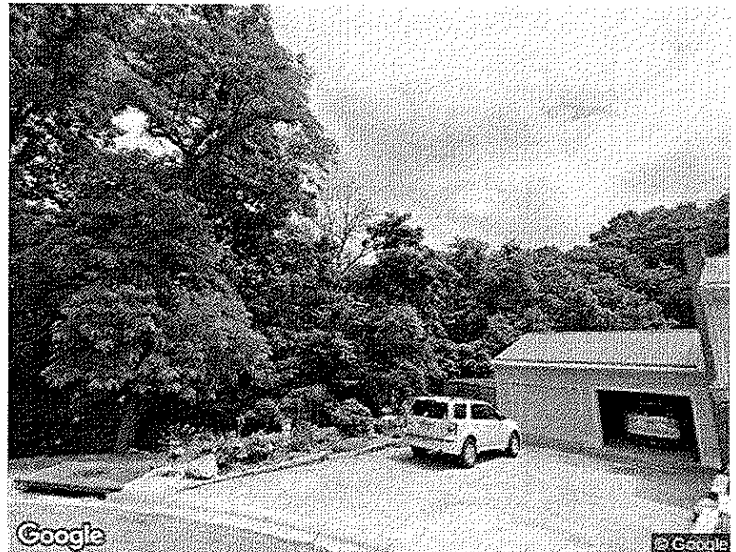
Magisterial District: Hollins

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**

<u>Sale Date</u>	<u>Sale Price</u>	<u>Legal Reference</u>
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:

Zoning Code

County-R1

Zoning Description

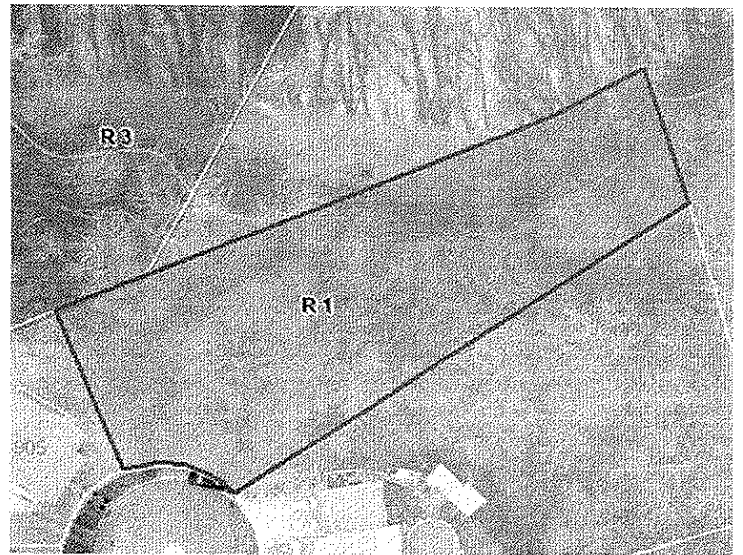
Low Density Residential

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.roanokecountyva.gov/pz>

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

Police Station: [Map](#)[Public Safety Center, 5925 Cove Rd, Roanoke VA](#)**Library:** [Map](#)

Hollins Branch Library (1.10 miles)

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
NTELOS	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

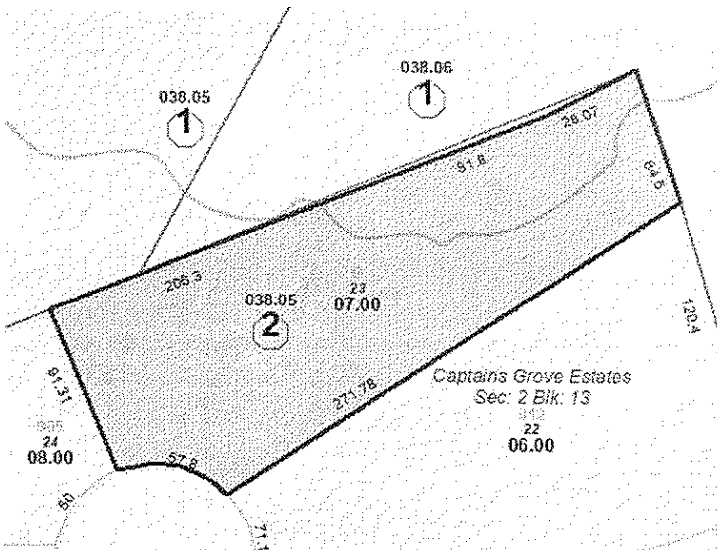
Account: 11631

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:

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

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OFAC Hotline is: (202) 622-2490.

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

FinCEN Hotline is: (866) 556-3974.

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

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