

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 Crandall Family Irrevocable Trust and W.F. Mason, Jr. and Linda C. Dalton - Trustee of The Ellen Taylor Aguirre Crandall
 tte w/s jlt w/s t/c no tenancy prtnshp corp inc Irrevocable Trust

UNDER THE FOLLOWING DEED:

Grantor(s): William C. Crandall, Jr. & Linda Dalton Crandall /
 Dated: 6-25-18 Recorded: 7-27-18 Deed Book & Pg./Inst. No. 201807164 William Crandall
Jane Ellen Crandall Dixon
 Current owner is surviving tenant of survivorship tenancy created in the above deed. F/K/A Deceased Crandall
 Deceased tenant died _____ pursuant to information at lin Andrew S
and Kirby Lynn
Robinson Brant

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 Captain's Grove Estate

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

(Use description in D 6 recorded in/as 1151# 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 _____(See additional judgments attached)

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):
 Wolfe and Amp MSCC - LIENS FOUND: None

UCC/FINANCING STATEMENTS:

Filed _____

 None

Debtor: _____

as Financing Statement No. _____

Secured Party: _____

 See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION:

Assessed Owner: Cranwell Family Inv. Trust
 Assessed Description: Lot J3 Block 13 Sec 2 Captain's Grove Estates
 Tax Map/IDs 38-05-02-07 Bldg # 17,200
 Land \$ 17,200 Improvements \$ 0 Total \$ 17,200
 Annual Amt \$ 177.16 Taxes Payable on: 605, 12-05
 Taxes Paid Thru: 2011-12-05 Deficient Taxes: None
 Taxes a Lien, Not Yet Due: None
 Town Taxes, Exemptions, Rollback, Supplements, Stormwater Fees, Etc: Pass 500 Tax & CT in construction
 Property Address (not warranted): C. Grove Ln

RESTRICTIONS AND/OR DECLARATIONS:

Dated: 10/04/68 Recorded: NoneDeed Book & Pg./Inst. No: RB 706-27

Amendments at: _____

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

DEEDED EASEMENTS:

 NONE

From: Patricia A. Bailey
 To: De Regional Airport Location: RECO
 Dated: 201-06 Recorded: _____ Deed Book & Pg./Inst. No: 200600107

From: R.W. Bowers et al
 To: RECO Location: RECO
 Dated: 304-69 Recorded: _____ Deed Book & Pg./Inst. No: 872-609

From: William C. and Stella N. Cranwell - Mr
 To: RECO Location: _____
 Dated: 11-11-02 Recorded: _____ Deed Book & Pg./Inst. No: 1188-7071

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as *PLAT 7 PB 27* : None
 1. *Carvin Creek flows through lot*
 2. *17' 25" DE along S. E. 1/4 lot line*
 3. *17' 10" DE along front and S. side lot line.*
 4. *15' SIDE 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 Deed in lot # 2018071401
 for percentage of ownership in captured property
 ② Deed of Trust in lot # 2018071401. (3) SETH ROSE
 Cranell died in 2010, vesting title in her husband,
 William C. Cranell, Sr., by operation of law of joint 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:

1106-25

@ 8:00 A.M. ✓

SEARCHER:

J. M. Flynn Clark and Title, Inc.)

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

Real Estate Bill Details

ROANOKE COUNTY
VIRGINIA

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.

Sra

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

000017

Instrument Date: 6/25/2016

Instrument Type: DBS

Number of Parcels: 4 Number of Pages: 10

[] City County

ROANOKE COUNTY

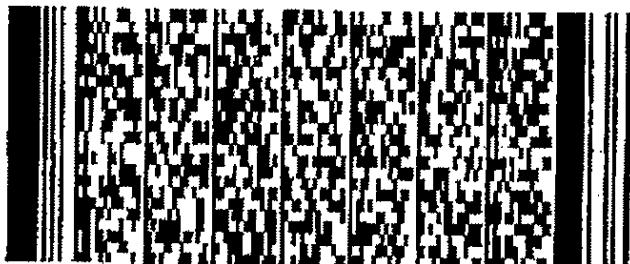
GRANTOR BUSINESS / NAME

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

(Area Above Reserved For Deed Stamp Only)

GRANTEE BUSINESS / NAME

..... [] Grantee: _____
..... [] Grantee: _____



Sra

VIRGINIA LAND RECORD COVER SHEET
FORM C - ADDITIONAL PARCELS

000018

Instrument Date: 6/26/2018
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: _____

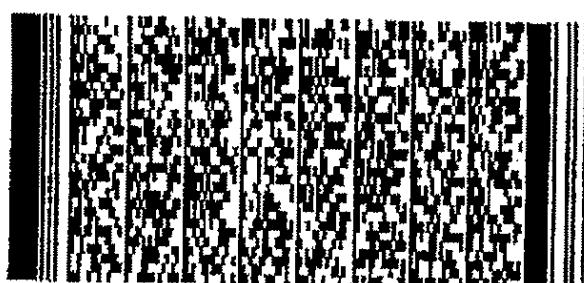
Parcel Identification Number (PIN): 038.06-01-01.01-0000

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: 038.06-01-01.02-0000

Short Property Description: _____

Current Property Address: DENT ROAD

City: ROANOKE State: VA Zip Code: 24016

Prior Recording At: [] City [] County

Percentage In This Jurisdiction: _____

Book Number: _____ Page Number: _____

Instrument Number: _____

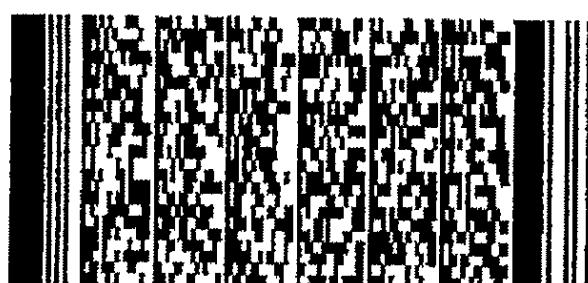
Parcel Identification Number (PIN): _____

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, 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. R. 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

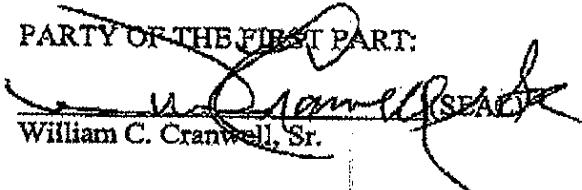
SEE SCHEDULE A, B, C and D ATTACHED HERETO
AND MADE A PART HEREOF

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:~~

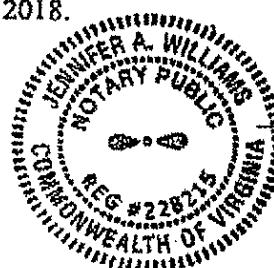

William C. Cranwell, Sr.

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

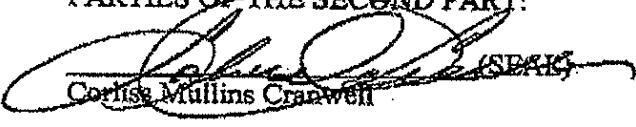
W. R. MASON, JR.
ATTORNEY AT LAW
ROANOKE, VIRGINIA

Deed-Roanoke County (2017)

Sra

000024

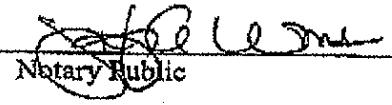
PARTIES OF THE SECOND PART:

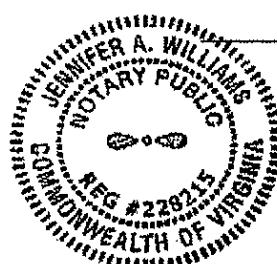

Corliss Mullins Cranwell

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



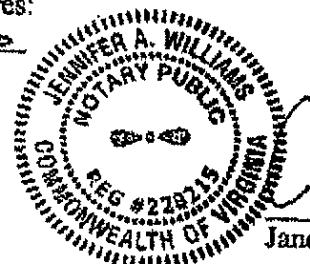

William Clivie Cranwell, II

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

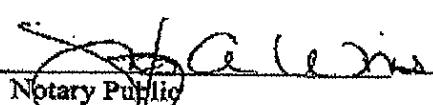


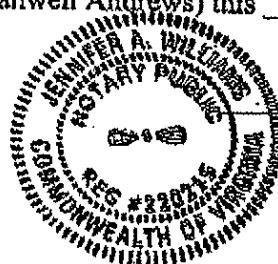

Jane Ellen Cranwell Dixon

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

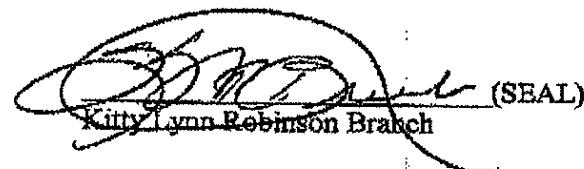


Deed-Roanoke County (2017)

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

Sra

000025

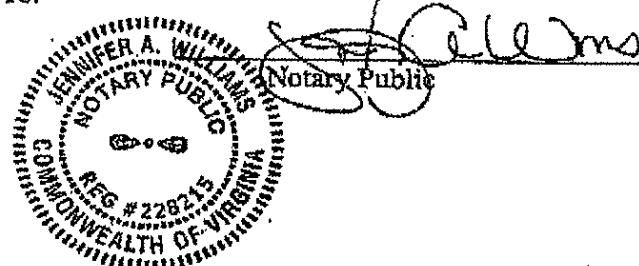


(SEAL)
Kitty Lynn Robinson Branch

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

Deed-Roanoke County (2017)

Sra

00027

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)

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

Deed-Roanoke County (2016)

PG 0171 '13 DEC 20 11:23

201316140

③

mason/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 Virginia
CITY OF Blacksburg

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:

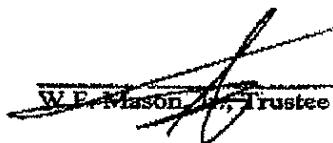

Nancy L. Owinell
Notary Public



NANCY L. OWINELL
MY COMMISSION # DD 85860
EXPIRES: March 28, 2014
Baldwin Title Notary Services

Sra

PG 0172 13 DEC 20 11:23



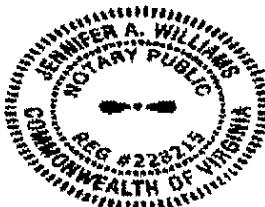
~~W.P. Mason, Jr., Trustee~~

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.P. 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



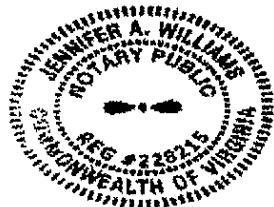

Jennifer A. Williams
Notary Public

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:
Dec. 27, 2016




Linda C. Dalton
Linda C. Dalton, Trustee

INSTRUMENT #201316146

RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON

DECEMBER 29, 2013 AT 11:23AM

STEVEN A. McCRAW, CLERK
RECORDED BY: FRS

Sra

1188 PB 01071

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

GRW 31-LIGOND-AP-Ray, 2-78
Right of Way Easement

William C. CRANWELL
734 Commander DR
Kearneys, Va.
Eas No. 23 R/W Map No. 3780-205 C 3
W.O. No. 250001 Job No. 82-6727 Prop No. 82
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 at will, poles, with cross-arms, guys, and other fixtures, and string wires and cables, adding thereto from time to time, across, through or over the above described 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 otherwise control any trees or overhanging branches which may interfere with or endanger the safety or use of said poles, cross-arms, guys, anchors, hardware, 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, cross-arms, guys, 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 conditions.

WITNESS the following signatures and seals:

(SEAL) *John C. Clegg* (SEAL)
(SEAL) *Kathy B. Grammer* (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)
(SEAL) (SEAL)

STATE OF Michigan at Detroit To-wit:
COUNTY OF Macomb The foregoing instrument was acknowledged before me this 29th day of January,
1982 by William H. Edwards and John
H. Edwards his son and my aff.

My Commission expires:

September 25, 1921

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 (\$).

{For W. Va. Only}

By

State Tax	\$.15
County Tax	\$.25
Transfer Tax	\$.00
Debt's Fee	\$ 10.00
Ints	\$.00
Total	\$ 10.40

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 16 day of July, 1932 this instrument was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 5 o'clock P.M.
Signed: John C. Clark Clerk
By: J. C. Clark D. O. Clerk

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

① DB5 2018071414 62518

SW

William C. Crandall Sr 1st lot (CDD=1191-480
201106150

Cortess Mullins Crandall, William Cleve Crandall III

Jane Ellen Crandall Dixon FKA Jane Ellen Crandall

Mark and Kith Lynn Robertson Branch - 2nd lot

10 32% mt. - 20% 32%

WF Mason, Jr. and Linda C. Dalton,
Trustee of the Crandall Family Irrev. Trust - 3rd lot

and WF Mason Jr. and Linda C. Dalton Trustee
of the Ellen Taylor Naquin Crandall Rev. Trust
- 4th lot

20% 10% mt.

20%

20%

20%

51

Color 62518 718-18
710-18 716-18

recd 717-18

2nd & 3rd - 12%

12%

12%

12%

① 5088 Lushn.

12%

* ① Lot 23 Block 13

12%

FCd Captain's Grove Estates 7-27

② 1-2 0.488 ac. Irrigation

by Stradler Eng.

② Lot 1 Conf. 0.514 ac.

0.471 ac.

ADDED (Ellen Taylor)

20240411S-DR

1 lot of easements

1.20 ac. pte 11

Parc 3-A
TDO-71446

1721

202116678 D Tract B Conf 14.8 ac. f strip
1013 ac. oaks Drv.

202209516 C15(20216678)

202500546 D Parcels A, B 18 ac. 609.55
705 m east.

⑤

201106150 D6 408711

D=1191-480

Corliss Mullins Cranwell, William Clive Cranwell II,
 Thre Ellen Cranwell Andrews and Kitty Lynn Robinson
 Branch

Av

to

MEL

\$1,011
 Cdn 49111
 408711
 recd 628711

Corliss Mullins Cranwell, William Clive Cranwell II
 Thre Ellen Cranwell Andrews and Kitty Lynn Robinson
 Branch

TIC

will C. Cranwell
 disclaimed 4/8/70
 01-712 int

⑥ Lot 23 Block B Sec 2
 Captains Grove Estates

19d

201807144 D6 & rolling

201316140 - Cert of Trust of
 Ellen Taylor Nagurniak
 Trust dated 12/2012

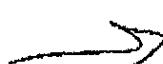
201604545 POA

201807144 D6 & rolling

⑦

1191-480 DBS 1204-82

William Richardson and Gail W. Richardson - the
 \$1000 aw/mel \$110K Cdn 1028711 recd 405-82
 to William C. Cranwell and Stella M. Cranwell - the
 L-23 B-13 sec.
 Captains Grove Estates



1191-480

PTOL

1191-482-TP 11082 BLF \$1 3,000 no C/S
Expired

(208-168-007

1334 1462-007

116-1 " "

1576-162-007

201000244-14 of Stella Rose Cranwell

ODD-1-2-2-10
Int.

201106150 D6 to (000000)

INDEXED
* 1188-1071-DE
200205330
POA

TRDS

Cranwell Family Rev. Trust, more
Ellen Taylor Aquino Cranwell, more
Rev. Trust

Cranwell, William C. Son - more
--- Corkiss mother - - - more
William Clark - - - more
Andrews more
Dixon more
Branch - more
no 172 and 173 more - 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

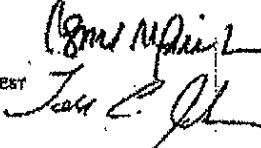
FIRST CHOICE TITLE & SETTLEMENT, LLC
 1334 ROANOKE ROAD
 DALEVILLE, VA 24083
 (540)966-2100

Countersigned:


 Authorized Signatory



Fidelity National Title Insurance Company


 President
 (Signature)

This policy is invalid unless the policy jacket and Schedules A and B are attached.
 ALTA Owner's Policy Schedule A-08
 275104 (0106)

(11-2709TB.PFD/11-2708TB/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 (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, 2005 recorded, in instrument No. 200806107.
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 \$139,895.00. 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.PFO/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 Wifong (a/k/a Donald H. Wifong) and Linda Darlene Wifong (a/k/a Linda D. Wifong), 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-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.: 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 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:
 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 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-06
 275110 (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 (5/05)

(11-2709TB.PFDM 1-2709TB/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. Ruloff, Trustee(s), dated February 9, 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
(Conwell family) (Irrev. Trust)	— — —	—	—	—	—	62518	1/1325
Elton Taylor Plaquin	— — —	— — —	—	—	—	—	—
Conwell Irrev. Trust	— — —	— — —	—	—	—	—	—
Conwell C. Conwell Sr.	— — —	— — —	—	—	—	40811	7/27/8
William Clive Conwell	— — —	— — —	—	—	—	—	—
Conwell C. Conwell/Dixie	— — —	— — —	—	—	—	—	—
(—Anders)	— — —	— — —	—	—	—	—	—
Kathy Lynn Robinson	— — —	— — —	—	—	—	—	—
William C. Conwell Sr.	— — —	— — —	—	—	—	120932	7/27/8
Stella M. Conwell	— — —	— — —	—	—	—	120932	1/22/10
Wolitz Assoc	— — —	— — —	—	—	—	—	—
						2005-2025	

**Property Location:**

Parcel ID: 038.05-02-07.00-0000

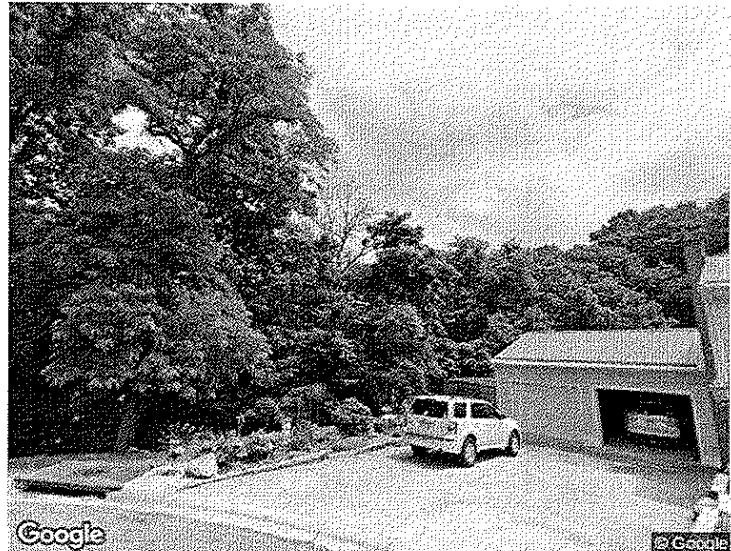
Magisterial District: Hollins

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:

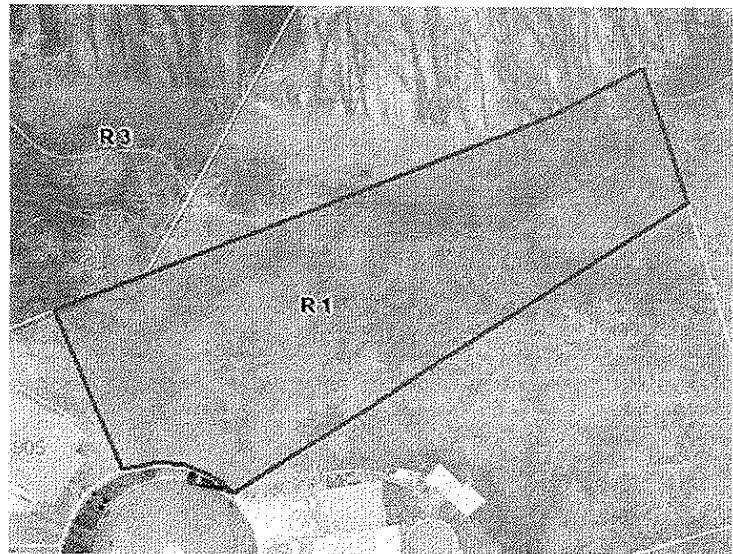
<u>Zoning Code</u>	<u>Zoning Description</u>
County-R1	Low Density Residential

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)

Police Station: Map

Public Safety Center, 5925 Cove Rd, Roanoke VA

Recreational Center: Map

Green Ridge Recreation Center & Splash Valley (2.20 miles)

Fire Station:

North County

Library: Map

Hollins Branch Library (1.10 miles)

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

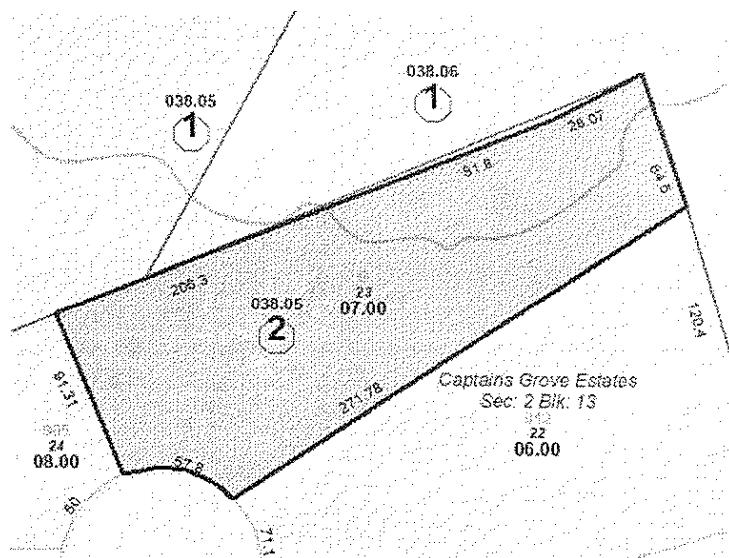
Account: 11631

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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