

Remit Payment To:
HOMELAND ESCROW, LLC
5344 TWIN HICKORY RD.
GLEN ALLEN, VA 23059

INVOICE

Billed To:

Homeland Escrow, LLC
5344 Twin Hickory Road
Glen Allen, VA 23059

Invoice Date: September 15, 2017
Please Pay Before: December 15, 2017
Our File Number: HE17-0722
Your Reference Number:

Property:
12855 Broad Street
Richmond, VA 23233
City of Richmond

Brief Legal: 21.6 Acres

DESCRIPTION	AMOUNT
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Title Search Fee	425.00
Copies	15.50

Invoice Total Amount Due	\$ 440.50
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OLD REPUBLIC
Property Services Company

BORROWER TITLE SUMMARY
ORT FILE NO. 17-7563 JURISDICTION: GOOCHLAND
PARCEL 3 21.600 ACRES (PLAT BOOK 3, PG 62)

CURRENT VESTING OF FEE SIMPLE ESTATE:

Vested in: FOREST W. ALLEY, JR AND FOREST W. ALLEY, III
by: ☒ Deed ☐ Will ☐ Intestacy
Recorded in: ☒ DB/WB & P/Inst. No. 11-238 (attach copy) Dated 1/8/11 Recorded 1/21/11
Tenancy: ☐ T/E ☒ JT ☐ T/C ☐ Survivorship (circle all that apply)
Copy record description from: DB & P/Inst. No. 11-238

NOTE: NOT ON A PUBLIC ROAD, NO DEEDED RIGHT OF WAY FOUND(attach copy)

DEEDS OF TRUST (use additional sheets, if necessary):

(Please also copy the first page **ONLY** of each deed of trust)

Grantor: N/A

NOTE: NO OPEN DEED OF TRUST FOUND. PLEASE CONFIRM WITH CLOSING ATTORNEY

JUDGMENTS (use additional sheets, if necessary):

Plaintiff: MAVERICK B. GRIFFITH

Attorney:

Defendant: FORREST WOODSON ALLEY, III

Address: 12855 BROAD STREET RD

SSN #: Entered: 11/28/10 Docketed: 2/8/12

Amount: \$4,216.00 JB & P/Jud. No. 12000052

IRS NOTICES OF TAX LIEN (use additional sheets, if necessary):

Taxpayer: N/A

OTHER (use additional sheets, if necessary):

1. FULL SEARCH
2. NOTE: SADIE W. ALLEY DIED 4/16/02. PER CURRENT DEED, NO PROOF OF DEATH FOUND.
3. HOMESTEAD DEED FOR DEBRA MCFADDEN ALLEY RECORDED 1/17/12 AT INST. # 12-131, POSSIBLE BANKRUPTCY. HOWEVER I DID NOT FIND TITLE IN HER NAME, BUT RAN BECAUSE SHE WAS NAMED ON SEARCH ORDER.
4. THIS PROPERTY IS NOT ON PUBLIC ROAD. PLAT RECORDED IN PLAT BOOK 3, PG 62, SHOWS OLD ROAD FROM RT 6 TO SUBJECT PROPERTY. NO RIGHT OF WAY RECORDED IN ANY OF THE DEEDS IN CHAIN.

TAX ASSESSMENT DATA (including special assessments and liens):

For year: 2017 Bill #: 2600 Map #: 27-7-3
Land: \$120,500 Improvements: \$0 Total: \$120,500
Tax Amount: \$319.33 1/2 YEAR Taxes Paid Through: 2ND HALF 2016
1ST HALF 2017 ARE DELINQUENT
Delinquent Taxes? ☒ Yes ☐ No If yes, attach tax bills.

GENERAL DATA:

Effective Date of Examination: 9/11/17 @ 8:00 a.m.

Examiner's Signature: SHORES ABSTRACT, LLC

NOTE: ALWAYS ATTACH COPY OF SOURCE INSTRUMENT(S) FOR CURRENT OWNER AND ANYTHING SPECIALLY REQUESTED IN SEARCH INSTRUCTIONS.

Real Estate Public Inquiry Ticket Detail

2017 REAL ESTATE

Department: RE2017 **Ticket No:** 2600001 **Frequency:** 1 **Supplement No:** 0

Name: ALLEY FORREST W JR **Account No:** 283

Name 2: ALLEY FORREST W III **Map No:** 27 7 3

Address: 12855 BROAD STREET ROAD **District:** 03

Description: SE FIFE

RICHMOND VA 23233 **21.6 AC**

Bill Date: 04/24/2017 **Due Date:** 06/05/2017

Land Value: \$120,500

Original Bill: \$319.33 **Acres:** 21.600 **Last Date:** 04/24/2017

Payments: \$0.00 **Penalty Paid:** \$0.00 **Interest Paid:** \$0.00

Amount Owed: \$319.33

Total Owed: \$360.04 **Penalty:** \$31.93 **Interest:** \$8.78

Note: If payment was received within the past 10 business days,
then any returned items may not be posted at this time.

Date	Type	Transaction No.	Amount	Balance
04/24/2017	Charge	0	\$ 319.33	\$ 319.33

New Search	Previous
----------------------------	--------------------------

Real Estate Public Inquiry Ticket Detail
2017 REAL ESTATE

Department: RE2017 **Ticket No:** 2600002 **Frequency:** 2 **Supplement No:** 0

Name: ALLEY FORREST W JR **Account No:** 283

Name 2: ALLEY FORREST W III **Map No:** 27 7 3

Address: 12855 BROAD STREET ROAD **District:** 03

Description: SE FIFE

RICHMOND VA 23233 **21.6 AC**

Bill Date: 04/24/2017 **Due Date:** 12/05/2017

Land Value: \$120,500

Original Bill: \$319.32 **Acres:** 21.600 **Last Date:** 04/24/2017

Payments: \$0.00 **Penalty Paid:** \$0.00 **Interest Paid:** \$0.00

Amount Owed: \$319.32

Total Owed: \$319.32 **Penalty:** \$0.00 **Interest:** \$0.00

Note: If payment was received within the past 10 business days,
then any returned items may not be posted at this time.

Date	Type	Transaction No.	Amount	Balance
04/24/2017	Charge	0	\$ 319.32	\$ 319.32

New Search	Previous
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Old Republic National Title Insurance Company

From: Melinda Fravel

1800 Bayberry Court

The Meridian Building, Suite 104

Richmond, VA 23226

Phone# 804-281-7490

Toll Free Fax # 866-922-3651

MFravel@OldRepublicTitle.com

ORTRICHMOND@Oldrepublictitle.com (For completed work only)

SEARCH ORDER – ATTN: Shelby

ORT CASE NO: 17007563

AGENT CASE NO.: HE17-0722

PRESENT OWNER:

Debra Alley and Forrest Alley Jr.

PURCHASER:

STREET ADDRESS:

12855 Broad Street
Richmond, VA 23233

LEGAL:

21.6 Acres ; 12855 Broad Street

TAX MAP #:

27 7 3

CITY/COUNTY:

Goochland

- ☐ FULL SEARCH - ☐ No Plant ☐ On Point ☐ Nearby
☒ CURRENT OWNER ☐ TWO OWNER
☐ OTHER

COPIES REQUIRED (always copy the current vesting deed and tax bills)

- ☐ RESTRICTIONS (Call if over \$20.00 for approval)
☐ EASEMENTS
☐ WATER & SEWER
☐ DEED OF TRUST ☐ FULL ☐ PERTINENT PAGES ONLY
☒ JUDGMENTS/FINANCING STATEMENTS
☐ PLAT/SURVEY
☐ OTHER

DATE ORDERED: September 11, 2017

DUE DATE: September 13, 2017

10521
PL-440

Journead. Robert W. From
" Jean M. 2/11/77
To 7/11/78

D-155-707
D-155-714 out

from 3/19/1931 (104ac)
Evans. Ben died int 1965 (79ac) 50ac
to Floella Payne-Evans widow
died 12/31/73

D-64-339
~~V-64-23-64-339~~
D-135-581 Rtg
E-64-23 Rtg
away

✓ Payne! Joshua G. Anglo ✓ Morris, Carl
Diane

✓ Morris, Thomas
Edna Taylor
✓ Morris, Cleveland supir
Payne. Roy
Helen

Payne. D.C.
Rose R.

✓ Chatman. Albert E. widow

✓ Evans. Alexander

✓ Evans. Mattie

✓ Evans. Charles H.

✓ Taylor. Fred

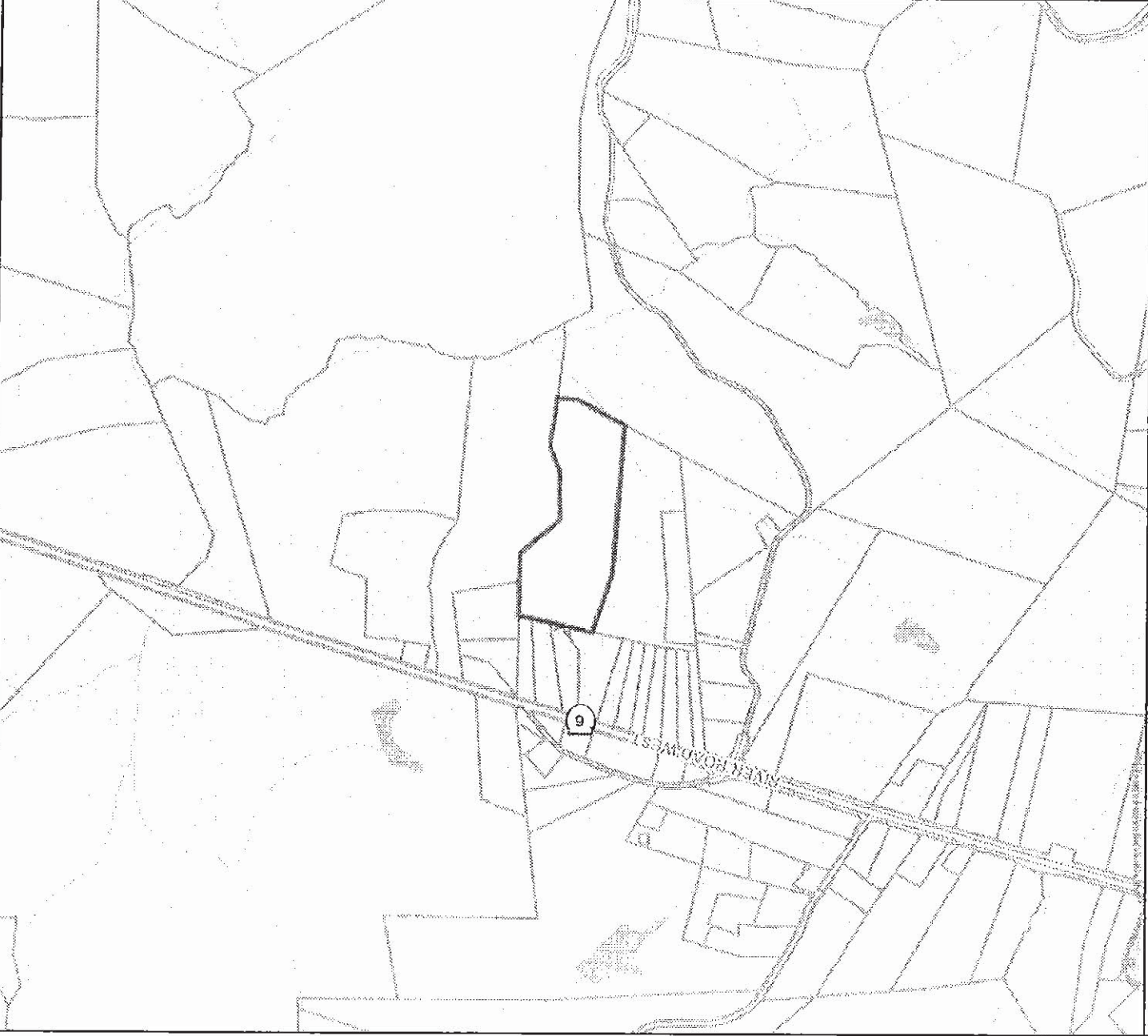
✓ " Claudia

Car

County of Goochland, Virginia

Legend

-  County Political Boundary
-  Parcel Tax Map Labels
-  Parcels
-  Road Labels
-  Village Boundaries



Title: Parcels

Date: 9/11/2017

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Goochland is not responsible for its accuracy or how current it may be.
Contact (504) 556-5832 with questions



ABSTRACT OF JUDGMENT

Commonwealth of Virginia VA CODE § 8.01-449

Case No. GV10000354-00

GOOCHLAND GENERAL DISTRICT COURT - CIVIL

P.O. BOX 47, GOOCHLAND, VA 23063

DISTRICT COURT NAME AND ADDRESS

GRIFFITH, MAVERICK B

V. ALLEY, FORREST WOODSON, III

FULL NAME OF PLAINTIFF (LAST, FIRST, MIDDLE)

FULL NAME OF DEFENDANT (LAST, FIRST, MIDDLE)

ADDRESS

ADDRESS

2874 HADENSVILLE FIFE RD
GOOCHLAND, VA 2306312855 BROAD ST RD
RICHMOND, VA 23233

CITY	STATE	ZIP	CITY	STATE	ZIP
		0000			0000
DATE OF BIRTH	SSN (LAST FOUR DIGITS ONLY)	DATE OF BIRTH	SSN (LAST FOUR DIGITS ONLY)		
FULL NAME OF PLAINTIFF(S)			FULL NAME OF DEFENDANT(S)		
ADDRESS			ADDRESS		

CITY	STATE	ZIP	CITY	STATE	ZIP
------	-------	-----	------	-------	-----

DATE OF BIRTH SSN (LAST FOUR DIGITS ONLY) DATE OF BIRTH
This is to certify that a judgment was rendered in this court in favor of:[x] PLAINTIFF(S) against DEFENDANT(S)
[] DEFENDANT(S) against PLAINTIFF(S)
[]

VIRGINIA (FOR DIGITS ONLY)

IN THE CLERK'S OFFICE OF
GOOCHLAND COUNTY

FEBRUARY 8, 2012 AT 12:55PM

JUDGMENT/RELEASE #1200000352 WAS DOCKETED

UPON CERTIFICATION OF ACKNOWLEDGEMENT

THERE TO ANNEXED, ADMITTED TO RECORD.

THE FEE IMPOSED BY SEC. 17.1-275(17)

OF THE VIRGINIA CODE, HAS BEEN PAID.

RCPT: 12000000874

AMOUNT OF JUDGMENT

AMOUNT OF JUDGMENT NOT SUBJECT TO ACCRUAL OF INTEREST

15515 LEE S. TURNER, CLERK

RECORDED BY: GNC

HOMESTEAD EXEMPTION WAIVED [] YES [] NO [] CANNOT BE DEMANDED

\$ ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED

INTEREST RATE(S) AND BEGINNING DATE(S)

6% FROM 11/29/2010

COSTS

ATTORNEY'S FEES

ATTORNEY

\$ 54.00

OTHER.

I certify the above to be a true abstract of a judgment rendered in this court.

02/08/2012

DATE

CLERK

JUDGE

11 0000238

Prepared by & Return to:
Darvin E. Satterwhite, Esq.
P. O. Box 325
Goochland, Va. 23063

Tax Parcel: 27-7-3

THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT
TO §58.1-811D OF THE CODE OF VIRGINIA, 1950, AS AMENDED.

THIS DEED OF GIFT, made and entered into this 8 ^{January 2011} day of ~~November~~, 2010, by and
between FORREST W. ALLEY, JR., and DEBRA ~~K~~^{M.} ALLEY, husband and wife, parties of the
first part, Grantors; and FORREST W. ALLEY, JR., and FORREST W. ALLEY, III, parties of
the second part, Grantees.

WITNESSETH:

THAT for and in consideration of the natural love and affection that the parties hereto bear
for one another, and other good and valuable consideration, the said parties of the first part do hereby
give, grant and convey with SPECIAL WARRANTY OF TITLE unto the said parties of the second
part, as joint tenants with the right of survivorship as at common law, the following described real
estate, to-wit:

ALL that certain piece or parcel of land, with improvements thereon and the
appurtenances thereto belonging, lying and being in Byrd District, Goochland
County, Virginia, approximately two miles east of Fife and containing
approximately 21.6 acres, according to a plot of survey made by C. E.
Watkins, S.C.G., dated March 17 and 18, 1931, and recorded in the Clerk's
Office, Circuit Court, Goochland County, Virginia, in Plat Book 3 at page 62;
the course and distances of the boundaries as shown on said plat are as
follows: Commencing at a stone where the lands now or formerly of Ida
Young, the lands now or formerly of Alberta E. Chapman and this tract
intersect; thence, N. 5° E. 1255 feet to a stone and white oak at spring; thence,
N. 25° E. 423 feet to a stone at corner; thence, S. 72° E. 915 feet to a stone in
the corner; thence, S. 10° W. 476 feet to a stone; thence S. 5° W. 416 feet to

as stone; thence, S. 540 feet to a stone in the old road; thence S. 10 ° W. 600 feet to a stone in a branch; thence, N. 35 ° W. 220 feet to the point of beginning.

IT being bounded on the north by the land now or formerly of Mary Evans, widow of Maxwell Evans; on the west by the land now or formerly of Alberta E. Chapman; on the south by the lands now or formerly of Ida Young; and on the east by the lands now or formerly of Jocelyn M. Jennings.

BEING the same property conveyed from Sadie W. Alley, widow, to Sadie W. Alley and Forrest W. Alley, Jr., as joint tenants with the right of survivorship, by deed dated March 27, 1998, and recorded in the Clerk's Office of the Circuit Court of Goochland County, Virginia, in Deed Book 379, page 404. The said Sadie W. Alley died on April 16, 2002 thereby vesting title in Forrest W. Alley, Jr.

THIS conveyance is made subject to the conditions, restrictions, reservations and easements of record to the extent that they may lawfully affect the property hereby conveyed.

WITNESS the following signatures and seals:


FORREST W. ALLEY, JR. (SEAL)

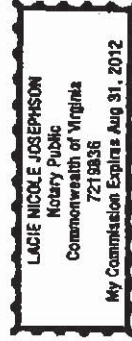

DEBRA K. ALLEY (SEAL)

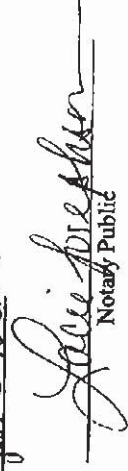
STATE OF VIRGINIA COUNTY OF GOOCHLAND, to-wit:

I, the undersigned a Notary Public in and for the jurisdiction aforesaid, do certify that FORREST W. ALLEY, JR., whose name is signed to the foregoing Deed of Gift, has subscribed and acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 8 day of ~~December, 2010~~ ^{January 2011}

My commission expires: August 31, 2012



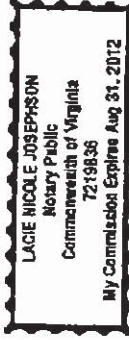

Notary Public

STATE OF VIRGINIA COUNTY OF GOOCHLAND, to-wit:

I, the undersigned a Notary Public in and for the jurisdiction aforesaid, do certify that DEBRA K. ALLEY, whose name is signed to the foregoing Deed of Gift, has subscribed and acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 8th day of December, 2010.

My commission expires: August 31, 2012



Lacie Josephson
Notary Public

Grantee's Mailing Address:
12855 Broad Street Road
Richmond, Virginia 23233

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

INSTRUMENT #110000238
RECORDED IN THE CLERK'S OFFICE OF
GOOCHLAND COUNTY ON
JANUARY 21, 2011 AT 11:05AM

3

LEE G. TURNER, CLERK
RECORDED BY: JMR

11 0000238

Mailed to: Sadie W. Alley
4-9-98

BOOK 378 PAGE 401

THIS DEED OF GIFT, made this 27th day of March, 1998, by and between SADIE W. ALLEY, widowed, party of the first part, Grantor, and SADIE W. ALLEY and FORREST W. ALLEY, JR., parties of the second part, Grantees.

WITNESSETH:

THAT for and in consideration of the natural love and affection that the parties bear for one another, the said party of the first part does hereby give, grant and convey with SPECIAL WARRANTY OF TITLE unto the said Sadie W. Alley and Forrest W. Alley, Jr., as joint tenants with the right of survivorship as at common law, the following described real estate with all improvements thereon and appurtenances thereunto pertaining to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF
This conveyance is made subject to any and all easements, conditions, restrictions and covenants as are of record and appurtenant to the property hereby conveyed.

WITNESS the following signatures and seals.

Sadie W. Alley (SEAL)
SADIE W. ALLEY

STATE OF VIRGINIA
COUNTY/CITY OF GROCHLAND, to-wit:

The foregoing instrument was acknowledged before me this 27th day of March, 1998, by Sadie W. Alley.

My commission expires: 12/31/98

CREATED BY
DARVINE SATTERWHITE
ATTORNEY AT LAW
P.O. BOX 328
GROCHLAND, VIRGINIA 22663
(800) 556-4012

Ellen C. Anthony
Notary Public
Commission Expires 12/31/98

ALL that certain piece or parcel of land, with improvements thereon and the appurtenances thereto belonging, lying and being in Byrd District, Goochland County, Virginia, approximately two miles east of Fife and containing approximately 21.6 acres, according to a plot of survey made by C. E. Watkins, S.C.G., dated March 17 and 18, 1931, and recorded in the Clerk's Office, Circuit Court, Goochland County, Virginia, in plat Book 3 at page 62; the course and distances of the boundaries as shown on said plat are as follows: Commencing at a stone where the lands now or formerly of Ida Young, the lands now or formerly of Alberta E. Chapman and this tract intersect; thence, N. 5° E. 1255 feet to a stone and white oak at spring; thence, N. 25° E. 423 feet to a stone at corner; thence, S. 72° E. 915 feet to a stone in the corner; thence, S. 10° W. 476 feet to a stone; thence S. 5° W. 416 feet to a stone; thence, S. 540 feet to a stone in the old road; thence, S. 10° W. 600 feet to a stone in a branch; thence, N. 35° W. 220 feet to the point of beginning.

IT being bounded on the north by the land now or formerly of Mary Evans, widow of Maxwell Evans; on the west by the land now or formerly of Alberta E. Chapman; on the south by the lands now or formerly of Ida Young; and on the east by the lands now or formerly of Jocelyn M. Jennings.

IT being the same land conveyed to Forrest W. Alley and Sadie Alley, his wife, by Deed from Arthur P. Cassanos, Special Commissioner, dated October 10, 1986 and recorded in the Clerk's Office, Circuit Court, Goochland County, Virginia, in Deed Book 206, page 449. Forrest W. Alley died intestate on March 5, 1996, survived by his wife, Sadie Alley, and a child, Forrest W. Alley, Jr., who is the product of the union between Forrest W. Alley and Sadie Alley, thereby vesting the interest of Forrest W. Alley in the said Sadie W. Alley.

THIS DEED WAS DRAFTED WITHOUT THE BENEFIT OF A TITLE SEARCH

St. R. Tax	-	VIRGINIA: IN THE CLERK'S OFFICE OF THE
Transfer	3.00	CIRCUIT COURT OF GOOCHLAND COUNTY
Co. R. Tax	-	The foregoing instrument with acknowledgment
Transfer	1.00	was admitted to record on 3/27/1998
Library	1.00	at 10:46 A.M. in D.B. 327 Page(s)
Clerk	12.00	Recording costs paid as shown.
Grantor Tax	-	
Total	\$ 17.00	Teste: <u>Charlotte Carpenter</u> Clerk

12 0000131

HOMESTEAD DEED

Name and Address of Householder(s):

Debra McFadden Alley
12855 Broad Street Road
Richmond, VA 23238

Is the householder a disabled veteran entitled to claim the additional exemption under § 34-4.1? NO

Relationship(s) of dependent(s):
Son

Age(s) of dependent(s):
14

County in which householder resides: Goochland County

Description of property claimed as exempt and its value:

Description of Real Property:

(See attached Schedule C for Statute Creating Exemption)

-NONE-

Total:

Value:

0.00

Description of Personal Property:

(See attached Schedule C for Statute Creating Exemption)

cash on hand

Value:

20.27

checking acct - Suntrust joint 23.99 (1/2 value = 12.00)

148.20

checking acct - Suntrust joint 248.41 (1/2 value = 124.21)

household goods/furnishings

3,500.00

clothing and accessories

1,000.00

401(K) through employment

100.00

potential tax refund (1/2 due to debtor)

1,000.00

2004 Ford Expedition - jointly owned with husband

7,550.00

2003 Honda Goldwing - jointly owned with husband

10,552.00

Total:

23,870.47

Date January 10, 2012

Signature

Debra McFadden Alley
Debra McFadden Alley
Debtor

COMMONWEALTH OF VIRGINIA

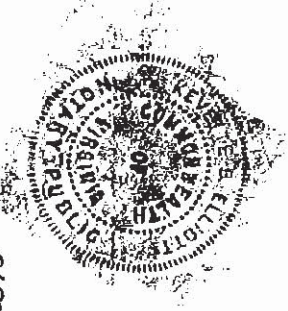
Acknowledged before me by *Debra McFadden Alley* this *10th* day of *January 2012*.

City of Richmond, to-wit:

Prepared by: *E. mail to*
Koretta B. Elliott
Elliott Law Office
The Corporate Centre
5012 Monument Ave. Ste. 201
Richmond, VA 23230
804-355-4688 Fax: 804-355-5355

Notary Public

My Commission expires: 7/31/2012
Registration #: 148395



12 0000131

In re Debra McFadden AlleyCase No. 11-37833

Debtor

SCHEDULE C - PROPERTY CLAIMED AS EXEMPT

Debtor claims the exemptions to which debtor is entitled under:

- ☐ (Check one box) ☐ Check if debtor claims a homestead exemption that exceeds \$146,450. (Amount subject to adjustment on 4/1/11, and every three years thereafter with respect to asset commensurate on or after the date of adjustment.)
- ☐ 11 U.S.C. §522(b)(2)
- ☒ 11 U.S.C. §522(b)(3)

Description of Property	Specify Law Providing Each Exemption	Value of Claimed Exemption	Current Value of Property Without Deducting Exemption
<u>Cash on Hand</u> cash on hand	Va. Code Ann. § 34-4	20.27	20.27
<u>Checking, Savings, or Other Financial Accounts, Certificates of Deposit</u> checking acct - Suntrust joint 23.99 (1/2 value = 12.00)	Va. Code Ann. § 34-4	148.20	148.20
checking acct - Suntrust joint 248.41 (1/2 value = 124.21)			
<u>Household Goods and Furnishings</u> household goods/furnishings	Va. Code Ann. § 34-26(4a)	3,500.00	3,500.00
<u>Wearing Apparel</u> clothing and accessories	Va. Code Ann. § 34-26(4)	1,000.00	1,000.00
<u>Interests in IRA, ERISA, Keogh, or Other Pension or Profit Sharing Plans</u> 401(K) through employment	Va. Code Ann. § 34-34	100.00	100.00
<u>Other Liquidated Debts Owning Debtor Including Tax Refund</u> potential tax refund (1/2 due to debtor)	Va. Code Ann. § 34-4	1,000.00	1,000.00
<u>Automobiles, Trucks, Trailers, and Other Vehicles</u> 2004 Ford Expedition - jointly owned with husband	Va. Code Ann. § 34-4	3,776.00	7,550.00
2003 Honda Goldwing - jointly owned with husband	Va. Code Ann. § 34-26(3)	5,276.00	10,552.00

120000131

INSTRUMENT #120000131
RECORDED IN THE CLERK'S OFFICE OF
GOOCHLAND COUNTY ON
JANUARY 17, 2012 AT 12:38PM

LEE S. TURNER, CLERK
RECORDED BY: JMR

0 continuation sheets attached to Schedule of Property Claimed as Exempt

Software Copyright (c) 1998-2011 - COMINFORMED - www.bastcase.com

Total: 14,819.4723,870.47

Best Case Bancruptcy

day acknowledged the same before me in my said county and state.

Given under my hand and official seal on this 13th day of June, 1931.

My commission expires March 9, 1933.

George Richardson Jr.

Notary Public.

Virginia, Goochland county to-wit:

In the office of the clerk of the circuit court for the county of Goochland the 7th day of July, 1931. This deed was presented and with the certificate annexed & admitted to record at 4-45 o'clock P.M.

Teste:

.....Clerk.

Susie Moorman and husband
with
Maxwell Evans and a/s.

Whereas Ben Evans decd. died intestate seized and possession of two tracts of land lying in Goochland County, State of Va., containing 104 acres. One of 99 acres on Highway #19, adjoining Ida Young, Lee Young, A.E. Jennings, C.C. Satterfield and others, and the others containing 5 acres, adjoining J.M. Ragland, Sam Kimbrough and Isaac Evans, and leaving behind him the following heirs to-wit: Susie Irene Moorman, Maxwell Evans, Ben Evans, Douglas Evans and Horace Evans, all his children.

And whereas the said heirs have divided the said tracts of land into five (5) shares of equal value, on the 17 & 18th days of March, with the assent of C.E. Watkins, S.O.C. a plat showing the subdivisions of the 99 acre tract is herewith attached and made a part of this deed.

Now therefore, this deed made this 18th day of March 1931, between the said Susie Moorman and Russell Moorman her husband, and Maxwell Evans and Mary Evans his wife, and Ben Evans and Hester Evans his wife, and Douglas Evans and Emma Evans his wife, and Horace Evans and Janie Evans his wife, all of the county of Goochland, State of Va. Witnesses: That for and in consideration of the aforesaid division, the said parties grant sell and convey with "General Warranty" of title, first lot No. 1, on the Highway way adjoining Lee Young and containing 18.5 acres to the said Susie Irene Moorman, her heirs and assigns.

Second, lot No. 2, on the Highway adjoining C.C. Satterfield, and containing 21.8 acres to the said Maxwell Evans, his heirs and assigns. Third, lot No. 3, adjoining A.E. Jennings and Tom Christian containing 21.6 acres to the said Ben Evans, his heirs and assigns. Fourth, lot No. 4 adjoining Ida Young and Lee Young containing 21.6 acres, to the said Douglas Evans his heirs and assigns. Fifth, lot # 5, adjoining Ida Young and Lee Young and the School lot, containing 14.8 acres, and the said five (5) acre lot adjoining the said J.M. Ragland, Sam Kimbrough and Isaac Evans to the said Horace Evans, his heirs and assigns.

All the aforesaid lots are shown on the attached plat except the 5 acre lot conveyed to Horace Evans there being no survey of this lot, but the location of the lines are well known by the said Horace Evans, who has resided thereon for a number of years. In witness of this deed the said parties have herunto affixed their signatures and seals.

Susie Irene Moorman (Seal)
Russell Moorman (Seal)
Maxwell Evans (Seal)
Mary Evans (Seal)
Ben Evans (Seal)
Hester Evans (Seal)
Douglas Evans (Seal)
Emma Evans (Seal)
Horace Evans (Seal)
Janie Evans (Seal)

State of Virginia

County of Goochland to-wit:

I, C.N. Salmon a Justice of the Peace in and for the county of Goochland in the State of Virginia, do hereby certify that Susie Irene Moorman, and Russell Moorman her husband, Maxwell Evans and Mary Evans his wife, Ben Evans and Hester Evans his wife, Douglas Evans and Emma Evans his wife and Horace Evans and Janie Evans whose names are signed to the foregoing instrument bearing date on the 18th day of March, 1931, have acknowledged the same before me in my county aforesaid.

Given under my hand this 28 day of March, 1931.

C.N. Salmon, Justice of the Peace.

Virginia, Goochland county to-wit:

In the office of the clerk of the circuit court for the county of Goochland the 7th day of July, 1931. This deed was presented and with the certificate annexed and plat attached admitted to record at 12-15 o'clock P.M.

Teste:

.....Clerk.

206-449 DEED

THIS DEED, made and entered into this 10th day of October, 1986, by and between ARTHUR P. CASSANOS, Special Commissioner, party of the first part and FORREST W. ALLEY and SADIE ALLEY, his wife, parties of the second part.

WITNESSETH

WHEREAS, in the chancery suit of Colonial Fuel Oil Corp. v. C. Thomas Ebel, et als, C-83-2, pending in the Circuit Court for Goochland County, Virginia, Arthur P. Cassanos was appointed Special Commissioner for the purpose of selling and conveying title to the herein described parcel of land; and

WHEREAS, pursuant to decree of the Court, the aforesaid Special Commissioner did advertise the sale of the property for two consecutive weeks in the Goochland Gazette, and did offer the property for sale at the front door of the Goochland Courthouse on the 27th. day of August, 1986 at 12:00 Noon, at which time FORREST W. ALLEY and SADIE ALLEY, his wife became the highest bidder for the sum of Seven Thousand Dollars and 00/100 (\$7,000.00), cash, and

WHEREAS, pursuant to the said decree, this conveyance is made on behalf of and free and clear of all right, title and interest in the same property of all parties to the aforesaid chancery cause.

NOW THEREFORE, pursuant to said Order, and for and in consideration of the sum of SEVEN THOUSAND DOLLARS (\$7,000.00), cash in hand paid by the party of the second part, receipt for which is hereby acknowledged, the same party of the first part does hereby grant and convey, with Special Warranty of Title, unto the party of the second part, all that property lying and being in the County of Goochland, Virginia, and more particularly described as follows:

ALL that certain piece or parcel of land lying and being situated in the Byrd District of Goochland County, Virginia, approximately two miles east of Fife and containing approximately 21.6 acres, according to a plot of survey made by C.E. Watkins, S.C.C., dated March 17 and 18, 1931, and recorded in the Clerk's Office of Goochland County in Plat Book 3 at page 62; the courses and distances of the boundaries as shown on said plat are as follows: Commencing at a stone where the lands now or formally of

Wife
Rt. 2, Box 1118
Rd., Va 23233
10-21-86

#206

Ida Young, the lands now or formally of Alberta E. Chapman and this tract intersect; thence, N 5° E. 1255 feet to a stone and white oak at spring; thence, N. 25° E. 423 feet to a stone at corner; thence, S. 72° E. 915 feet to a stone in the corner; thence, S. 10° W. 476 feet to a stone; thence S. 5° W. 416 feet to a stone; thence, S. 540 feet to a stone in old road; thence, S. 10° W. 600 feet to a stone in a branch; thence, N. 35° W. 220 feet to the point of beginning.

IT being bounded on the north by the land now or formerly of Mary Evans, widow of Maxwell Evans; on the west by the land now or formally of Alberta E. Chapman; on the south by the lands now or formally of Ida Young; and on the east by the lands now or formally of Jocelyn M. Jennings.

IT being the same land as that conveyed by Robert W. Townsend and wife to Johnny L. Jackson, in a deed dated February 11, 1977, recorded in the Goochland County Circuit Court Clerk's Office in Deed Book 155 at page 714.

WITNESS the following signature and seal:

10-10-86


Arthur P. Cassanos
Special Commissioner

STATE OF VIRGINIA \$
COUNTY OF HANOVER \$

To-wit:

I, Ida Young B. Cole, a Notary Public in and for the County and State aforesaid, do hereby certify that Arthur P. Cassanos, Special Commissioner, whose name is signed to the foregoing writing bearing date of October 10, 1986, having this day appeared before me in my County and State aforesaid and acknowledged the same.

Given under my hand this 10 day of October, 1986


Ida Young B. Cole
Notary Public

My commission expires: 9-19-87

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF GOOCHLAND COUNTY.
S.R. Tax 23.85 The foregoing instrument with acknowledgment
Co.R. Tax 7.95 was admitted to record on 10-10-1986
Transfer 1.00 at 2:30 P.M. in D.B. 206 Page(s)
Clerk 10.00 Recording costs paid as shown.
Grantor Tax 7.00
Total \$ 49.80 Teste Ida Young B. Cole Deputy Clerk