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OWNERSHIP REPORT

Date: September 12, 2016

To: Ferguson, Rawls & Raines, P.C.

Our File#1609016

Title Owner: Medina Fonville, Trustee under the Cherry D. Taylor Irrevocable Living Trust
dated March 22, 2011 and Medina Taylor Fonville
Street Address: 500 Dutch Rd and adjacent vacant parcel
Suffolk, VA

Report Date Start: 1/24/51
Effective Date: 9/7/16 @ 8:00 AM

CURRENT OWNER INFORMATION

Reference: Instrument #20110603000095260
Grantee: Medina Fonville, Trustee under the Cherry D. Taylor Irrevocable Living Trust dated
March 22, 2011 and Medina Taylor Fonville
Grantor: Cherry D. Taylor & Medina Taylor Fonville
Dated: 4/20/11 Recorded: 6/3/11

Brief Description: .84 ac. and .64 ac. Property of Allen R. Piland

See Attached for Legal Description

DESCRIPTION OF PROPERTY

PARCEL ONE:

ALL that certain lot of land in Holy Neck Borough, Suffolk, Virginia, on the East side of Virginia State Highway 653, (now known as Dutch Road), bounded and described as follows:

BEGINNING at a point on the East side of Virginia State Highway 653, (now known as Dutch Road), at the Southwest corner of the property of Community Electric Cooperative; thence North 67° 01' East 200 feet along the property of Community Electric Cooperative to a point; thence North 22° 55' West 117 feet along the property of Community Electric Cooperative to a concrete monument; thence North 89° 51' East 82 feet along the property of Virginia Electric and Power company to a point; thence South 22° 55' East 195.1 feet along other property of Allen R. Piland, (or that which was his) to a point; thence South 67° 01' West 273.5 feet along the property of Freddie Ward, Jr. and Flossie Hall Ward, (or that which was theirs), to a point on the East side of the aforesaid highway; thence North 22° 55' West 105.5 feet along the East side of the highway to the point of beginning. This lot being designated as 84/100+ Acre, on that certain plat entitled, "Plat Showing Property of Allen R. Piland, Holy Neck District, Nansemond County, (now the City of Suffolk), Virginia," made by Roy Brinkley, C.L.S., a copy of which is recorded in the Clerk's Office of the Circuit Court of Nansemond County, Virginia, (now the city of Suffolk), in Deed Book 304, at Page 256; and also in Deed Book 324, at Page 260, to which reference is hereby made.

PARCEL TWO:

All that lot of land in Holy Neck Magisterial District, Nansemond County, (now the City of Suffolk), Virginia, lying on the East side of Virginia State Highway 653, bounded and described as follows:

BEGINNING at a point on the East side of Virginia State Highway 653, at a point 105.5 feet in a southerly direction along the East side of the highway from the Southwest corner of the property of Community Electric Cooperative; thence North 67° 01' East 273.5 feet to a point; thence South 22° 55' East 100 feet along other property of Allen R. Piland to an iron pin; thence South 67° 01' West 273.5 feet along other property of Allen R. Piland to an iron pipe on the East side of aforesaid highway, thence North 22° 55' West along the East side of the highway 100 feet to the point of beginning. This lot being designated as "61/100 Ac±, more or less" on the certain plat entitled "Plat Showing Property of Allen R. Piland, Holy Neck District, Nansemond County, Virginia" made by Roy Brinkley, C.L.S., a copy of which is attached to the Deed recorded on April 10, 1997 in the Clerk's Office the Circuit Court of Nansemond County, Virginia, (now the City of Suffolk), in Deed Book 304, at Page 256, to which reference is hereby made.

CHAIN OF TITLE

Deed to Cherry D. Taylor and Medina Taylor Fonville, from Cherry D. Taylor dated 8/28/06 and recorded 8/30 as Instrument #20060830000178930. (Parcel One and Parcel Two)

PARCEL ONE:

Deed to Cherry D. Taylor and Lester Taylor, Jr., her husband, as tenants by the entirety with rights of survivorship, from Mozelle A. Thomas (aka Mozle A. Thomas), unremarried widow dated 7/27/93 and recorded 8/26/93 in Deed Book 367 at page 567. Lester Taylor Jr. died 5/1/05 as evidenced by a death certificate recorded with DOT 050023752 on 11/10/05.

Deed to W.B. Thomas and Mozelle A. Thomas, husband and wife, as tenants by the entirety with rights of survivorship, from Arnold H. Beard and Madeline F. Beard, his wife, dated 8/19/69 and recorded 8/25/69 in Deed Book 324 at page 258. W.B. Thomas died per Deed recorded in Deed Book 367 at page 567, being the only evidence of his death, but no date given.

Deed to Arnold H. Beard from Allen R. Piland, widower, dated 1/4/68 and recorded 1/24/68 in Deed Book 311 at page 126.

Deed to Allen R. Piland from C.E. Piland and Irene C. Piland, his wife, dated 1/24/51 and recorded 1/24/51 in Deed Book 175 at page 303.

PARCEL TWO:

Deed of Correction to Lester *NMN* Taylor, Jr. and Cherry D. Taylor, husband and wife, tenants by the entirety with rights of survivorship from Flossie Hall Ward and Saville Delano Ward, dated 8/22/97 and recorded 9/15/97 in Deed Book 548 at page 733. (*Corrects typo's in the description in Deed Book 546 at page 358*)

Deed to Lester *NMN* Taylor, Jr. and Cherry D. Taylor, husband and wife, tenants by the entirety with rights of survivorship from Flossie Hall Ward and Saville Delano Ward, dated 8/22/97 and recorded 8/28/97 in Deed Book 546 at page 358.

Deed to Freddie Ward Jr. and Flossie Hall Ward, husband and wife from Allen R. Piland, widower, dated 4/5/67 and recorded 4/10/67 in Deed Book 304 at page 253. Per Deed recorded in Deed Book 546 at page 358, Freddie Ward Jr. and Flossie Hall Ward divorced 4/20/83. The said Freddie Ward Jr. died 12/24/85 and left as his sole heir, Saville Delano Ward.

Deed to Allen R. Piland from C.E. Piland and Irene C. Piland, his wife, dated 1/24/51 and recorded 1/24/51 in Deed Book 175 at page 303.

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REAL ESTATE TAX INFORMATION

2016-17

PARCEL ONE:

Account Number: 153124000
Tax Map Number: 40*38

Land: \$ 37,400.00
Improvements: \$147,800.00
Land Use: \$-0-
Supplemental: \$-0-
Total: \$185,200.00

Supplemental Tax: \$-0-
Semi-Annual Amt.: \$990.82
Storm Water Fee: \$ 36.00
Refuse Tax: \$99.00

Real Estate Taxes are paid thru 2nd half fiscal year 2015-16.

PARCEL TWO:

Account Number: 153295000
Tax Map Number: 40*38B

Land: \$30,500.00
Improvements: \$-0-
Land Use: \$-0-
Supplemental: \$-0-
Total: \$30,500.00

Supplemental Tax: \$-0-
Semi-Annual Amt.: \$163.17
Storm Water Fee: \$-0-
Refuse Tax: \$-0-

Real Estate Taxes are paid thru 2nd half fiscal year 2015-16.

NOTE: This real estate tax information is furnished for your information only. No liability of kind is assumed for errors as to these figures. Please verify these figures with the Treasurer for current accurate figures.

DEED OF TRUST INFORMATION - none

JUDGMENTS/UCC'S – none

EASEMENTS/RESTRICTIONS/PLAT NOTES

Home Telephone and Telegraph easement recorded in Nansemond County in Deed Book 210 at page 226.

Community Electric Power station adjacent to Parcel One.

OTHER MATTERS: This report is for informational purposes only and may not include all easements of record or defects, liens, encumbrances, adverse claims or other matters, matters of survey, or any other possible interests, if any for the time period described on page 1 of this report.

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This ownership report is not to be considered insurance warranty or guarantee of title nor an opinion of title. DTS Titles, Inc. has provided this information after performing a title search relying on the Circuit Court public records only in the jurisdiction in where the property named herein is located and only for the time period indicated. This report does not certify as to any recorded easements or restrictions on the property and may be provided for informational purposes only. DTS Titles, Inc. cannot assume any liability for the accuracy of the documents set forth in the public records nor the time period prior to the start date of its search.

This ownership report did not rely upon any information not presented to DTS Titles, Inc. and does not to include information such as physical surveys, building locations, environmental matters/hazardous waste, unrecorded documents such as easements, boundary line disputes, encroachments, overlaps, overhangs, deficiency in quantity of ground, violations, pending suits, undisclosed parties in possession or any other matters outside of a standard title examination or inspection of the property.

DTS Titles, Inc. limits its liability as to this report only to **Ferguson, Rawls & Raines, P.C.**, the entity for which it was provided and this report is neither assumable nor transferable. This report shall terminate six months after the effective date.



Terri Stitzer
DTS TITLES, INC.