

**NOTICE OF PUBLIC AUCTION
SPECIAL COMMISSIONER'S SALE OF REAL ESTATE
FLOYD COUNTY, VIRGINIA**

Pursuant to the terms of those certain Decrees of Sale entered in the Circuit Court of Floyd County, the undersigned Special Commissioner will offer for sale at public auction the following described real estate at the **Board Room of the Floyd County Administrative Building**, located at **120 West Oxford Street, Floyd, Virginia 24091**, on **Wednesday, October 26, 2016 at 10:00am**, or as soon thereafter as may be effected. The sale of such property is subject to the terms and conditions below and any such terms and conditions which may be announced on the day of the auction. Announcements made on the day of the auction take precedence over any prior written or verbal terms of sale.

	<u>Owner</u>	<u>Parcel Information</u>	<u>Parcel Description</u>
1.	William Anderson Akers, et al.	Tax Map No. 18-82 Account No. 5046 TACS No. 317183	605 Ridge Road Northeast and 607 Ridge Road Northeast; Little River Magisterial District; 1.659 acres, more or less.
2.	Patricia G. Anderson Estate	Tax Map No. 71-151 Account No. 2827 TACS No. 317198	Vacant Lot; Halls Store Road and Katherines Lane; Burks Fork Magisterial District; 0.33 acres, more or less.
		Tax Map No. 71A-1-1 Account No. 2828 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; 1.11 acres, more or less.
		Tax Map No. 71A-1-2 Account No. 2829 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.14 acres, more or less.
		Tax Map No. 71A-1-3 Account No. 2830 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.20 acres, more or less.
		Tax Map No. 71A-1-4 Account No. 2831 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.15 acres, more or less.
		Tax Map No. 71A-1-5 Account No. 2832 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.09 acres, more or less.
	Patricia G. Anderson Estate continued	Tax Map No. 71A-1-6 Account No. 2833 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.09 acres, more or less.
		Tax Map No. 71A-1-7 Account No. 2834 TACS No. 317198	681 Halls Store Road Southwest; Burks Fork Magisterial District; Buffalo Views; 0.85 acres, more or less.
		Tax Map No. 71A-1-8 Account No. 2835 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.15 acres, more or less.
		Tax Map No. 71A-1-9 Account No. 2836 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.07 acres, more or less.
		Tax Map No. 71A-1-10 Account No. 2837 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 0.65 acres, more or less.
		Tax Map No. 71A-1-11 Account No. 2838 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 0.65 acres, more or less.

	Patricia G. Anderson Estate continued	Tax Map No. 71A-1-12 Account No. 2839 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.08 acres, more or less.
		Tax Map No. 71A-1-13 Account No. 2840 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.05 acres, more or less.
		Tax Map No. 71A-1-14 Account No. 2841 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 1.08 acres, more or less.
		Tax Map No. 71A-1-15 Account No. 2842 TACS No. 317198	Vacant Lot; Burks Fork Magisterial District; Buffalo Views; 3.70 acres, more or less.
		Tax Map No. 71A-1-21 Account No. 2843 TACS No. 317198	675 Halls Store Road Southwest; Burks Fork Magisterial District; Buffalo Views; 1.13 acres, more or less.
		Tax Map No. 71A-1-22 Account No. 2844 TACS No. 317198	Vacant Lot; Halls Store Road Southwest; Burks Fork Magisterial District; Buffalo Views; 1.13 acres, more or less.
		Tax Map No. 71A-1-23 Account No. 2845 TACS No. 317198	Vacant Lot; Halls Store Road Southwest; Burks Fork Magisterial District; Buffalo Views; 0.57 acres, more or less.
3.	Danny L. Bolt	Tax Map No. 39-66A Account No. 12844 TACS No. 317178	Vacant Lot; at the corner of Sawmill Hill Road and Akers Road Northwest; Alum Ride Magisterial District; on Indian Creek; Meadow Creek Farm, Lot 2; 1.6435 acres, more or less.
4.	Linda R. Hollandsworth	Tax Map No. 62-24B Account No. 900 TACS No. 317176	562 Agnes Lane Northwest; Burks Fork Magisterial District; Near Greasy Creek, 3.3492 acres, more or less.
		Tax Map No. 62-24C Account No. 12536 TACS No. 317176	Vacant Lot; Agnes Lane Northwest; Burks Fork Magisterial District; Near Greasy Creek, 1.586 acres, more or less.
5.	Nancy Lee Holman Lopez	Tax Map No. 77-147B Account No. 15500 TACS No. 317171	Vacant Lot; Fork Mountain Road Southwest; Burks Fork Magisterial District; Near Laurel Fork; 0.911 acres, more or less.

TERMS OF SALE: All sales are subject to confirmation by the Circuit Court of Floyd County. **The highest bidder shall deposit ten percent (10%) or One Thousand Dollars (\$1,000.00), whichever is more, at the time of the auction. Bids which are less than \$1,000.00 shall be paid in full at the time of the auction. Deposits shall not exceed Twenty Thousand Dollars (\$20,000.00).** Such sum shall be held by the Circuit Court of Floyd County and credited towards the purchase price following confirmation of the sale. All deposits must be made in the form of personal check, traveler's check, cashier's check or money order. **No cash will be accepted.** The balance of the purchase price shall be deposited by the highest bidder with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court. The Special Commissioner of Sale has the right to reject any bids determined to be unreasonable in relation to the estimated value of the Property. Properties are conveyed by Special Warranty Deed, subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. **There will be a 10% buyer's premium added to final bid to determine final contract price and shall be paid with the deposit at the time of auction.** Deed recordation costs will be the

responsibility of the successful bidder and shall also be deposited with the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court.

Properties are offered for sale as-is, with all faults and without any warranty, either expressed or implied. Persons are encouraged to make a visual inspection of the property within the limits of the law and to obtain an independent title search prior to bidding on any of the properties. Bidders are strongly encouraged to make their own inspection to determine the suitability of the property and it is assumed that all bidders will perform due diligence prior to the day of the auction. Any costs incurred by the bidder to inspect the property are at the expense of the bidder and are non-refundable.

Please be advised that in order to qualify as a bidder at this auction, you may not owe delinquent taxes to Floyd County and you may not be a Defendant in any pending delinquent tax matter. Questions concerning the properties subject to sale or the tax sale process should be directed to TACS online at www.taxva.com, by email to taxsales@taxva.com, or by phone to (804) 612-0629.

John A. Rife, Esq.
Jeffrey A. Scharf, Esq.
Andrew M. Neville, Esq.
Phillip E. Lecky, Esq.
Special Commissioners
Taxing Authority Consulting Services, PC
re: Floyd County Auction
P.O. Box 31800
Henrico, Virginia 23294-1800

PROPERTY # 1 – 1.659 ACRES AND HOME, PILOT VA

The Court of Floyd County has ordered an auction of 5 properties on Wednesday, October 26th at 10 am for delinquent Real Estate Taxes. The Auction will be conducted live and online. You can bid online now at <http://www.blueridgelandandauction.com>, or bid at live auction in Board Room of Floyd County VA Administration Building located at 120 West Oxford Street, Floyd VA 24091 which is one block from the Floyd County Courthouse Parking Lot.

General Terms and Conditions are 10% Buyer's Premium, 60 day close, 10% Earnest Money Deposit, and Subject to Floyd County Court Approval. Winning Bidder's will be expected to sign a Purchase Contract and place an Earnest Money Deposit on the day of Sale. Floyd County Court is scheduled to consider offers from Auction on December 13th, 2016. Property owners may redeem properties up until the day of Auction. Auctioneer will notify public if and when any of the properties have been redeemed either by Auction day announcements or by removing redeemed property from website and online bidding site. Bidders are expected to review Bidder Packet which contains Terms and Conditions, Purchase Contract, Maps, Tax Cards, and Property information. Information included in Bidder Packet is taken from Public Record and is believed to be accurate but not guaranteed. Bidders are expected to complete their own due diligence on properties prior to bidding.

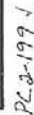
Property # 1 – 607 Ridge Road, Pilot VA 24138. According to public record this property has a 1.5 Story Home with 1,344 Square Feet built in 1958 on 1.659 Acres. There is also a Garage, Cinderblock building, and mobile home hook up to Well and Septic according to Tax Card. Property tax assessed value is \$78,000. Directions, From Town of Floyd take Floyd Highway North (Route # 221 North), Left on Bethlehem Church Road (673), Stay straight on Coles Knob Road (673), Right on Ridge Road (609). Property is on left, corner of Coles Knob and Ridge Road.

LEGAL DESCRIPTION – 1.659 ACRES AND HOME LOCATED IN THE LITTLE RIVER MAGISTERIAL DISTRICT OF FLOYD COUNTY VA; TAX MAP # 18-82; PC2-199; INSTRUMENT # D990001824;

607 RIDGE ROAD; PILOT VA 24138

- **GIS MAP, TAX CARD, DEED, AND PLAT FOR THIS PROPERTY SHOWN IN THE NEXT PAGES.**
- ***TO VIEW GIS MAP DATA GO TO Floyd.interactivegis.com and click search tab**





990001824

JESSIE IRVIN JEWELL, et al

TO: DEED

WILLIAM ANDERSON AKERS

THIS DEED, made and entered into this the 28th day of July, 1999, by and between JESSIE IRVIN JEWELL and LARRY RAY JEWELL, Executors of the Estate of William Frank Jewell, Grantors; and WILLIAM ANDERSON AKERS, Grantee;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty and English Covenants of Title unto the said Grantee, WILLIAM ANDERSON AKERS, the following described real estate, to-wit:

All that certain lot or parcel of real estate lying and being in the Little River Magisterial District of Floyd County, Virginia, containing 1.659 acres according to that certain plat of survey prepared by L.J. Quesenberry, L.S., dated July 15, 1999, as Job No. 2754, a copy of which is recorded in the Floyd County Circuit Court Clerk's Office in PC2 at Slot 199,

Being the same real estate conveyed to William Frank Jewell and Catherine H. Jewell, husband and wife, as tenants by the entirety with the right of survivorship, by Deed dated December 24, 1960, of record in the aforesaid

Page Two

Clerk's Office in Deed Book 83 at Page 460. The said Catherine Jewell having departed this life, vesting fee simple title in William Frank Jewell, who departed this life August 15, 1998, naming as the Executors of his estate Jessie Irvin Jewell and Larry Ray Jewell, as set out in the aforesaid Clerk's Office in the Last Will and Testament of William Frank Jewell, as spread in the aforesaid Clerk's Office as Instrument No. 980000105.

This conveyance is made subject to all valid covenants, conditions and easements of record.

WITNESS the following signatures and seals:

 (SEAL)
Jessie Irvin Jewell, Executor

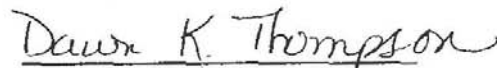
 (SEAL)
Larry Ray Jewell, Executor

STATE OF VIRGINIA)
) TO-WIT:
COUNTY OF FLOYD)

The foregoing instrument was acknowledged before me this 28th day of July, 1999, by Jessie Irvin Jewell, Executor, and Larry Ray Jewell, Executor, Grantors.

My Commission Expires:

July 31, 2000


NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County
July 28, 1999, at 3:15, P. M.
 This instrument received in office, and, with certificate thereto attached
 admitted to record. The tax imposed by Section 58.1-802 of the code in
 the amount of \$ 64.00 has been paid.

This instrument received in office, and, with certificate thereto attached, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ 64.00 has been paid.

This instrument received in office, and, with certificate thereto attached, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ 64.00 has been paid.

This instrument received in office, and, with certificate thereto attached, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ 64.00 has been paid.

This instrument received in office, and, with certificate thereto attached, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ 64.00 has been paid.

Teste: WENDELL G. PETERS, Clerk

By: WENDELL G. PETERS, Clerk
David J. Howell D.C.

AKERS WILLIAM ANDERSON

LITTLE RIVER PC2-199

DB: -
PB: -
WB: -
MAP: 018
CARD 1 of 1 R004894

2572 CROWN RD
SHAWSVILLE VA 24162

ACREAGE: 1.66
Occur 1
Htd Area 1344

SITUS: 607 RIDGE RD
Effec Rate 71.71
Base Value Htd 96,384

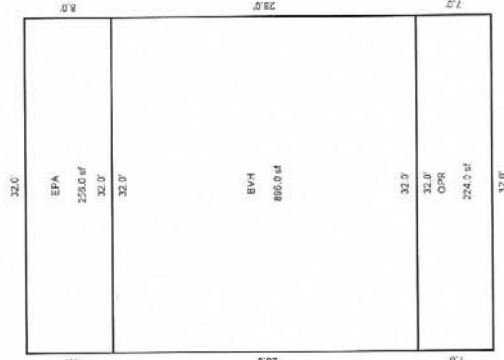
CLASS: 2
Base Value Xf 12,350
Phys Depr 40
Func Obsl Econ Obsl 0

CONSTRUCTION DETAIL - BLDG_MODEL_1

ACT_YEAR_BLT 1958 ACT_YEAR_BLT

GRADE 29 C-5
STORIES 1.5 STORIES
EXT_WALL_1 10 BRICK
EXT_WALL_2 0 -
HEATING_TYPE 1 STOVE
AIRCOND 1 NO
BATHS_FULL 1 BATHS FULL
SWL0401 1 SWL PRVTE
ARCH_STYLE 2 CONVENTION
ROOF COVER 1 COMP SHG
FOUNDATION 2 CONC BLOCK
FRAME 1 WOOD
BEDROOMS 3 BEDROOMS
ROOMS 6 ROOMS
CONDITION 5 POOR
BUILDING_TYPE 1010 SFR

Sub	Htd	Nl-Area	Rt	Gr	Nbd
BUG	0	896	13	.95	1
BVH	1344	0	0	.95	1
EPA	0	256	30	.95	1
OPR	0	224	20	.95	1



Mkt Value Main Bldg This Card	Value	Override
SUMMARY		
Mkt Value Land	20000	20000
Mkt Value Bldg(s)	58000	58000
Mkt Value Total	78000	78000

NOTES
ORIGINAL WINDOWS; DECK-NCV; PATCH ON ROOF;
VACANT '14

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 5/22/14
APR_INITIALS: DM
DATA_SOURCE: -
HOME_CODE: No

AS400: 5046
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

Rcpt#	DT	Date	QU	VI	Price
D990001824	07/28/99				64000

WM F JEWELL LAND BY JESSIE I JEWELL ET AL
EXEC AC CHG PLAT
TIME_DAY: 5:20

BOE_CODE: -

TTL	Code	Sub Cd	Occur	Desc	Frftg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
1344	XFOB0000		2	GARAGE/SHP	0	0	0	0	0	0	2	960	1900	DIRT FLOOR-DECLINING COND.
	XFOB0000		3	CB BLDG	0	12	14	0	0	0	100	1	100	FV
	XFOB0000		5	MH SWL	0	0	0	0	0	0	3500	1	3500	SHARED-NO MH ON SITE

Code	Sub Cd	Occur	Desc	Frftg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
2000002	LAND_L	1	HOMESITE WD	0	0	0	0	0	0	20000	1	20000	FV 1.66AC TOPO FRNT OF HSE CON

Sketch by Apex IV Windows™

PROPERTY # 2 – 21.22 Acres in 19 Lots on Halls Store Road, Willis VA 24380

The Court of Floyd County has ordered an auction of 5 properties on Wednesday, October 26th at 10 am for delinquent Real Estate Taxes. The Auction will be conducted live and online. You can bid online now at <http://www.blueridgelandandauction.com>, or bid at live auction in Board Room of Floyd County VA Administration Building located at 120 West Oxford Street, Floyd VA 24091 which is one block from the Floyd County Courthouse Parking Lot.

General Terms and Conditions are 10% Buyer's Premium, 60 day close, 10% Earnest Money Deposit, and Subject to Floyd County Court Approval. Winning Bidder's will be expected to sign a Purchase Contract and place an Earnest Money Deposit on the day of Sale. Floyd County Court is scheduled to consider offers from Auction on December 13th, 2016. Property owners may redeem properties up until the day of Auction. Auctioneer will notify public if and when any of the properties have been redeemed either by Auction day announcements or by removing redeemed property from website and online bidding site. Bidders are expected to review Bidder Packet which contains Terms and Conditions, Purchase Contract, Maps, Tax Cards, and Property information. Information included in Bidder Packet is taken from Public Record and is believed to be accurate but not guaranteed. Bidders are expected to complete their own due diligence on properties prior to bidding.

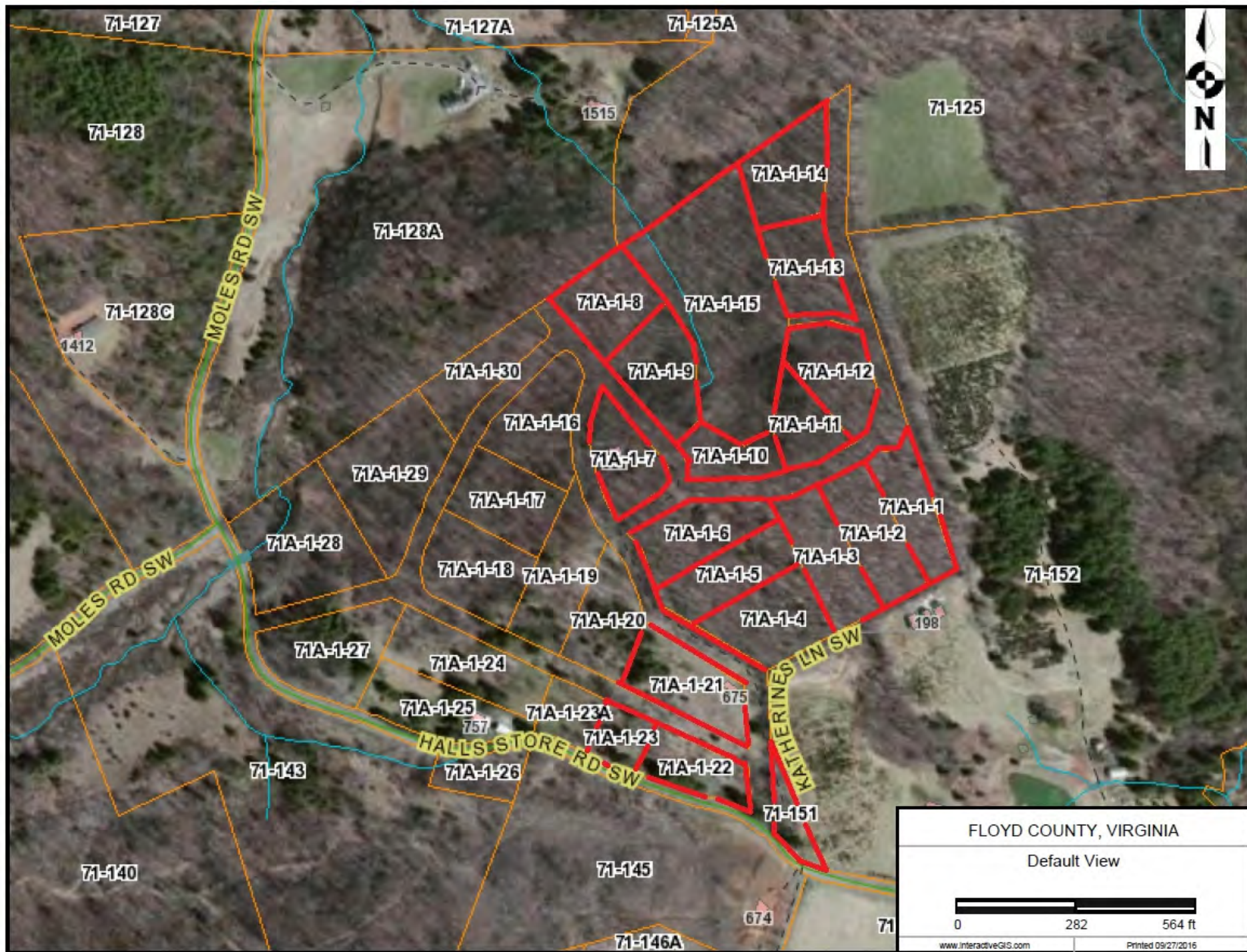
Property # 2 – 681 Halls Store Road, Willis Va 24380. This property contains 19 Tax Parcels totaling 21.22 Acres. According to public record this property has a 1,800 Square Foot 2 Story Home built in 1975. The Survey shows that these lots are part of a subdivision called Buffalo View. Survey also shows Roads accessing tracts. Roads do not appear to be state maintained, but a portion of these properties have frontage on State Road Halls Store Road. Sum of 19 Property tax assessed value is \$98,000. Directions, From Floyd take Floyd Highway South (Route # 221 South), Take a left on Union School Road (727), At intersection of Conner Grove Road (799) and Union School Road (727) stay straight, Union School Road turns into Moles Road (727), Veer left on Halls Store Road (604), Property is on left.

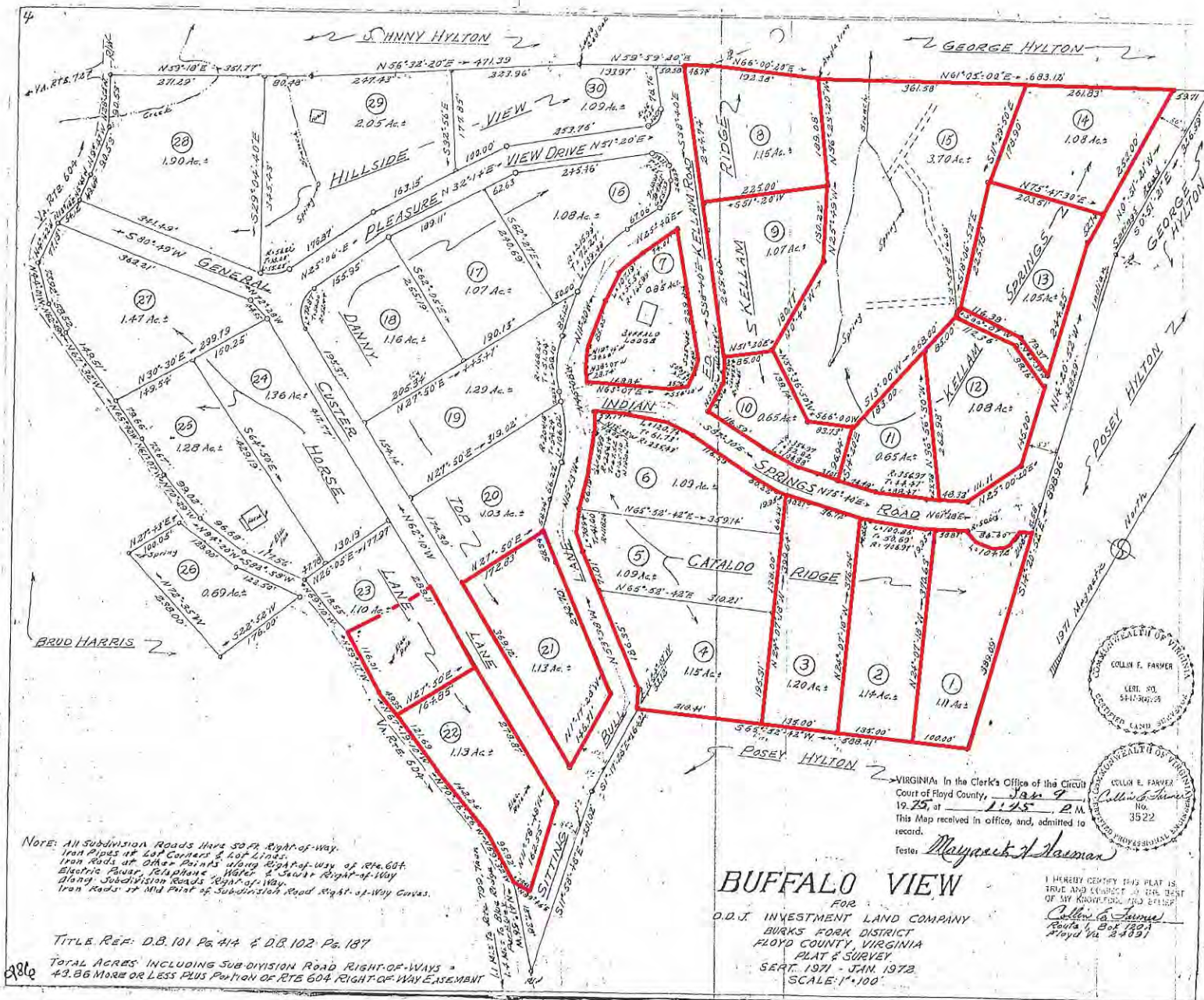
**LEGAL DESCRIPTION – 19 LOTS OF 21.22 ACRES AND HOME LOCATED IN THE BURKS FORK
MAGISTERIAL DISTRICT OF FLOYD COUNTY VA. TAX MAP #'S 71-51, 071A 1 1-15, AND 21-23; PC1-286;
INSTRUMENT # D990000227**

675 HALLS STORE ROAD, WILLIS VA 24380

GIS MAP, TAX CARD, DEED, AND PLAT FOR THIS PROPERTY SHOWN IN THE NEXT PAGES.

***TO VIEW GIS MAP DATA GO TO Floyd.interactivegis.com and click search tab**





NOTE: All Subdivision Roads have 50 ft. Right-of-Way.
 Iron Pipes at End Corners & Lot Lines.
 Iron Rods at Other Points along Right-of-Way of Rte. 604.
 Electric Power, Telephone, Water & Sewer Right-of-Way
 along Subdivision Roads Right-of-Way.
 Iron Rods at Mid Point of Subdivision Road Right-of-Way Curves.

TITLE REF: D.B. 101 Pg. 414 & D.B. 102 Pg. 187

286 TOTAL ACRES INCLUDING SUBDIVISION ROAD RIGHT-OF-WAYS =
 43.86 MORE OR LESS PLUS PORTION OF RTE 604 RIGHT-OF-WAY EASEMENT

BUFFALO VIEW

FOR
 O.D.I. INVESTMENT LAND COMPANY
 BURKS FORK DISTRICT
 FLOYD COUNTY, VIRGINIA
 PLAT & SURVEY
 SEPT. 1971 - JAN. 1978
 SCALE: 1"=100'

VIRGINIA: In the Clerk's Office of the Circuit
 Court of Floyd County, Jan 7
 19 78, at 1:45 P.M.
 This Map received in office, and, admitted to
 record.
 Testor: Maynard J. Tamm

I HEREBY CERTIFY THIS PLAT IS
 TRUE AND CORRECT TO THE BEST
 OF MY KNOWLEDGE AND BELIEF
Collin E. Farmer
 Route 1, Box 189
 Floyd Va 24891

990000227

J. CHRIS JONES

TO: DEED

PATRICIA G. ANDERSON

THIS DEED, made and entered into this the 25 day of November, 1998, by and between J. CHRIS JONES, Grantor; and PATRICIA G. ANDERSON, Grantee;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty and English Covenants of Title unto the said Grantee, PATRICIA G. ANDERSON, the following described real estate, to-wit:

All those two certain tracts of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate in the Burks Fork Magisterial District of Floyd County, Virginia, which are hereby conveyed in gross and by the boundary and not by the acre, being more particularly described as follows:

TRACT NO. 1 - containing one third of an acre, more or less, and being the same real estate which was conveyed to Joseph A. Edone, et ux, from Posey L. Hylton, et ux, by deed dated June 3, 1971, of record in the office of the Clerk of the Circuit Court of Floyd County, Virginia, in Deed Book 102 at page 187.

TRACT NO. 2 - all those lots or tracts of real estate being Lots numbered 1 through 15 and Lots 21, 22 and approximately 57/100 of an acre, the remainder of Lot 23 as shown on a plat of Buffalo View Subdivision prepared by Collin E. Farmer, C.L.S., dated September, 1971,

PG0001 JAN 27 66

Delivered 1-28-99 James W. Shortt

PG0002 JAN 27 99

revised January, 1972, a copy of which plat is of record in the aforesaid Clerk's Office in Plat Cabinet 1, numbered 286, and being the same real estate which was conveyed to Eleanor J. Edone from Joseph A. Edone, et ux, by deed dated June 17, 1992, of record in the aforesaid Clerk's Office in Deed Book 207 at page 399.

Being the same real estate which was conveyed to J. Chris Jones from Donald F. Edone by deed dated June 25, 1997, of record in the aforesaid Clerk's Office on June 25, 1997, as Instrument Number 970001205.

Without reimposing any of the reservations, restrictions, easements and conditions affecting the hereinabove described property, this conveyance is made subject to all of them.

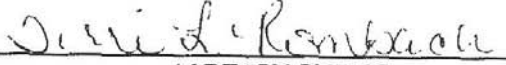
WITNESS the following signature(s) and seal(s):

 (SEAL)
J. CHRIS JONES

STATE OF Missouri
City of St. Louis) TO-WIT:
COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 25th day of November, 1998, by J. CHRIS JONES, Grantor.

My Commission Expires: 7-7-2001


NOTARY PUBLIC

Prepared by Robert C. Boswell,
Attorney At Law, P. O. Box 132,
Floyd, Virginia 24091



ANDERSON PATRICIA G ESTATE

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

BURKS FORK BUFFALO VIEW SUBD LOT 14

ACREAGE: 1.08 SITUS: OFF RT 604
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: - CARD 1 of 1 R002814
PB: MAP: 071A 1 14
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	2500
Mkt Value Bldg(s)	0
Mkt Value Total	2500
Value	2500
Override	2500
0	0
2500	2500
NOTES	

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2841
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL ACRES: 1
Code Occur Desc YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000002	LAND_L	1	RURAL LAND	0	0	0	0	0	0	2500	1	2500	FV P/O RAVINE

ANDERSON PATRICIA G ESTATE

BURKS FORK

C/O JUSTIN ANDERSON TRUSTEE

P O BOX 1836

TAMPA FL 33601

CONSTRUCTION DETAIL -

ACREAGE: .33

SITUS: RT 604

Occur

Htd Area

Effec Rate

Base Value Htd

Base Value Non Liv

DB: -

PB: -

WB: -

CLASS: 2

Base Value Xf

MAP: 071 151

CARD 1 of 1 R002800

DIST : 02

DATE: 03/08/2016

Phys Depr

Func Obsl

Econ Obsl

Mkt Value Main Bldg This Card

SUMMARY

Value

Override

Mkt Value Land

2000

2000

Mkt Value Bldg(s)

0

0

Mkt Value Total

2000

2000

NOTES

ATTACHMENTS: No

NEW_CNST: No

DATE_APPRAISED: 8/20/14

APR_INITIALS: MS

DATA_SOURCE: -

HOME_CODE: No

AS400: 2827

DATE_LISTED: 0

MINERAL_CODE: -

SPECIAL_CODE: -

SALE DATA

Rcpt#

DT

Date

QU

VI

Price

W130000098

AFFI

08/19/13

W040000115

WILL

10/12/04

U

I

990000227

01/27/99

0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT

DEC'D

TIME_DAY: 0

BOE_CODE: -

Sub

Htd

NI-Area

Rt

Gr Nbd

TTL
Code

Occur

ACRES:
Desc

1

YearBlt

Lgth

Width

Adj

Value

Units

Fnl Val

Notes

Code Sub Cd
5000002 LAND_L

Occur Desc
1 RURAL LAND

Frtg
0

Depth
0

Adj1
0

Adj2
0

Adj3
0

Adj4
0

Value
2000

Units
1

Fnl Val
2000

Notes
FV .33AC

ANDERSON PATRICIA G ESTATE
C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

BURKS FORK LOT 1

ACREAGE: 1.11
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: -
PB: -
WB: -
CLASS: 2
Base Value Xf
MAP: 071A 1 1
DIST: 02
DATE: 03/08/2016
Func Obsl Econ Obsl

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	4000
Mkt Value Bldg(s)	0
Mkt Value Total	4000
Value	0
Override	4000
NOTES	

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2828
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL Code Occur ACRES: Desc 1 YearBlt Lgth Wdth Adj Value Units Fnl Val Notes

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000004	LAND_L	1	RURAL LAND	0	0	0	0	0	0	4000	1	4000	P/O WOODED-LEVEL

ANDERSON PATRICIA G ESTATE

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

BURKS FORK BUFFALO VIEW SUBD LOT 2

ACREAGE: 1.14 SITUS: OFF RT 604
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: - CARD 1 of 1 R002802
PB: MAP: 071A 1 2
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	4000
Mkt Value Bldg(s)	0
Mkt Value Total	4000
Value	Override
4000	4000
0	0
4000	4000
NOTES	

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2829
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL ACRES: 1
Code Occur Desc YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000004	LAND_L	1	RURAL LAND	0	0	0	0	0	0	4000	1	4000	

Notes
P/O WOODED-LEVEL

ANDERSON PATRICIA G ESTATE

BURKS FORK BUFFALO VIEW SUBD LOT 3

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

ACREAGE: 1.2

SITUS: OFF RT 604

DB: -
PB: -
WB: -
CLASS: 2
Base Value Xf
Phys Depr
Func Obsl
Econ Obsl

CARD 1 of 1 R002803
MAP: 071A 1 3
DIST: 02
DATE: 03/08/2016

CONSTRUCTION DETAIL -

Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

Mkt Value Main Bldg This Card
SUMMARY
Mkt Value Land
Mkt Value Bldg(s)
Mkt Value Total
Value
4000
0
4000
Override
4000
0
4000
NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2830
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

Sub Htd NI-Area Rt Gr Nbd

SALE DATA
Rcpt# DT Date QU VI Price
W130000098 AFFI 08/19/13
W040000115 WILL 10/12/04
990000227 01/27/99 0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0

TTL Code Occur ACRES: Desc 1 YearBlt Lgth Wdth Adj Value Units Fnl Val Notes

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
5000004 LAND_L 1 RURAL LAND 0 0 0 0 0 0 4000 1 4000 FV 1.200AC P/O WOODED-LEVEL

ANDERSON PATRICIA G ESTATE

BURKS FORK BUFFALO VIEW SUBD LOT 5

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

CONSTRUCTION DETAIL -

ACREAGE: 1.09
Occur

Htd Area
0

SITUS: OFF RT 604
Effec Rate
0.00

Base Value Htd
0

Base Value Non Liv
0

DB: -
PB:
WB: -
CLASS: 2
Base Value Xf
0

MAP: 071A 1 5

CARD 1 of 1 R002805

DIST : 02

DATE: 03/08/2016

Phys Depr
Func Obsl
Econ Obsl

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	4000
Mkt Value Bldg(s)	0
Mkt Value Total	4000
Value	Override
4000	4000
0	0
4000	4000

NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2832
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub	Htd	NI-Area	Rt	Gr	Nbd
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TTL Code	Occur	ACRES: Desc	1	YearBlt	Lgth	Width	Adj	Value	Units	Fnl Val	Notes
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Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000004	LAND_L	1	RURAL LAND	0	0	0	0	0	0	4000	1	4000	P/O WOODED

ANDERSON PATRICIA G ESTATE

BURKS FORK BUFFALO VIEW SUBD LOT 6

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

ACREAGE: 1.09 SITUS: OFF RT 604
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: - CARD 1 of 1 R002806
PB: - MAP: 071A 1 6
WB: - DIST : 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ O bsl
0

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	Value
Mkt Value Land	4000
Mkt Value Bldg(s)	0
Mkt Value Total	4000
Override	4000

NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2833
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL ACRES: 1
Code Occur Desc YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
50000004	LAND_L	1	RURAL LAND	0	0	0	0	0	0	4000	1	4000	P/O

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BURKS FORK BUFFALO VIEW SUBD LOT 7

C/O JUSTIN ANDERSON TRUSTEE

P O BOX 1836

TAMPA FL 33601

ACREAGE: .85

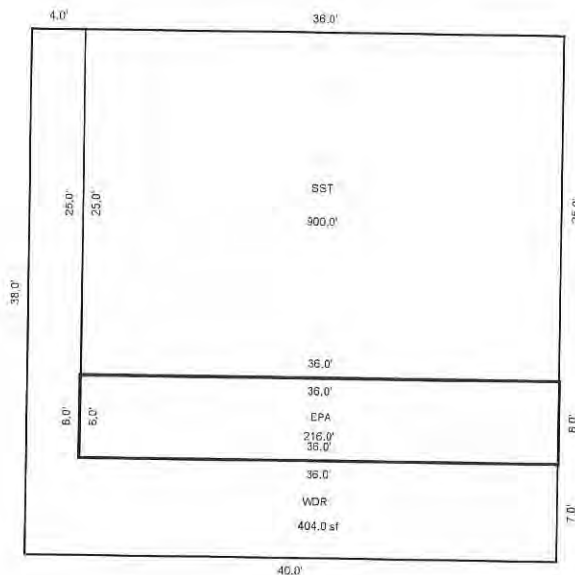
SITUS: 681 HALLS STORE RD

DB: - CARD 1 of 1 R002807
 PB: - MAP: 071A 1 7
 WB: - DIST: 02
 CLASS: 2 DATE: 03/08/2016
 Base Value Xf Phys Depr Func Obsl Econ Obsl
 21,600 15

Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
 1 1800 66.37 119,467 11,650

CONSTRUCTION DETAIL - BLDG_MODEL_1

ACT_YEAR_BLT 1975 ACT_YEAR_BLT
 GRADE 30 C-10
 STORIES 2 STORIES
 EXT_WALL_1 1 WOOD SID
 EXT_WALL_2 8 LOG
 HEATING_TYPE 10 CENTRAL
 AIRCOND 1 NO
 BATHS_FULL 2 BATHS FULL
 SWL0401 1 SWL PRIVTE
 FIREPLACE0204 1 1.5/2S FPS
 ARCH_STYLE 5 TWO STORY
 ROOF_COVER 2 METAL
 FOUNDATION 8 STONE
 FRAME 1 WOOD
 BEDROOMS 3 BEDROOMS
 ROOMS 6 ROOMS
 CONDITION 5 POOR
 BUILDING_TYPE 1010 SFR



Mkt Value Main Bldg This Card 22900
 SUMMARY Value Override
 Mkt Value Land 16000 16000
 Mkt Value Bldg(s) 23500 23500
 Mkt Value Total 39500 39500

NOTES

BUILT ON OLD FOUNDATION
 LOW CEILINGS UPSTAIRS

ATTACHMENTS: No
 NEW_CNST: No
 DATE_APPRAISED: 8/28/14
 APR_INITIALS: MS/DT
 DATA_SOURCE: -
 HOME_CODE: No

AS400: 2834
 DATE_LISTED: 0
 MINERAL_CODE: -
 SPECIAL_CODE: -

SALE DATA

Rcpt# DT Date QU VI Price
 W130000098 AFFI 08/19/13
 W040000115 WILL 10/12/04 U V
 990000227 01/27/99

0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT
 DEC'D
 TIME_DAY: 3:52

BOE_CODE: -

Sub	Htd	NI-Area	Rt	Gr	Nbd
EPA	0	216	30	.9	1
SST	1800		0	.9	1
WDR	0	404	16	.9	1

Sketch by Ager IV™

TTL Code	1800	620	ACRES:	1	YearBlt	Lgth	Width	Adj	Value	Units	Fnl Val	Notes
XFOB0000	4	GAZEBO			0	0	0	0	600	1	600	FV FAIR COND
XFOB0000	5	SHOP FRAME			0	0	0	0	0	1	0	NCV POOR

Code	Sub Cd	Occur	Desc	Frftg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
2000001	LAND_L	1	HOMESITE WD	0	0	0	0	0	0	16000	1	16000	FV .85AC LONG DRIVEWAY

ANDERSON PATRICIA G ESTATE

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

BURKS FORK BUFFALO VIEW SUBD LOT 8

ACREAGE: 1.15

SITUS: RT 604

Occur

Htd Area

Effec Rate

Base Value Htd

Base Value Non Liv

DB: -
PB: -
WB: -
CLASS: 2
Base Value Xf
0

MAP: 071A 1 8
DIST: 02
DATE: 03/08/2016

CARD 1 of 1 R002808
Func Obsl
Econ Obsl

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	2500
Mkt Value Bldg(s)	0
Mkt Value Total	2500

Override

0

2500

NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2835
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL Code	Occur	ACRES: Desc	1	YearBlt	Lgth	Wdth	Adj	Value	Units	Fnl Val	Notes
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Code	Sub Cd	Occur	Desc	Frty	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000002	LAND_L	1	RURAL LAND	0	0	0	0	0	0	2500	1	2500	P/O RAVINE

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P O BOX 1836
TAMPA FL 33601

BURKS FORK BUFFALO VIEW SUBD LOT 9

ACREAGE: 1.07 SITUS: OFF RT 604
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: - CARD 1 of 1 R002809
PB: - MAP: 071A 1 9
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	2500
Mkt Value Bldg(s)	0
Mkt Value Total	2500
Value	2500
Override	2500
NOTES	

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2836
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
9900000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0
BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL ACRES: 1
Code Occur Desc YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000002	LAND_L	1	RURAL LAND	0	0	0	0	0	0	2500	1	2500	P/O RAVINE

BURKS FORK BUFFALO VIEW SUBD LOT 10

ACREAGE: .65

SITUS: OFF RT 604

```

DB:      -          CARD 1 of 1 R002810
PB:      -          MAP: 071A 1 10
WB:      -          DIST: 02
CLASS:   2          DATE: 03/08/2016
Base Value Xf  Phys Depr  Func Obsl  Econ Obsl
0

```

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card		0
SUMMARY	Value	Override
Mkt Value Land	2500	2500
Mkt Value Bldg(s)	0	0
Mkt Value Total	2500	2500
NOTES		

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2837
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
9900000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

Sub	Htd	NI-Area	Rt	Gr Nbd
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TTL Code	Occur	ACRES: Desc	1 YearBlt	Lgth	Wdth	Adj	Value	Units	Enl Val	Notes
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Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000002	LAND_L	1	RURAL LAND	0	0	0	0	0	0	2500	1	2500	P/O RAVINE

ANDERSON PATRICIA G ESTATE
C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

BURKS FORK BUFFALO VIEW SUBD LOT 11

ACREAGE: .65
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: -
PB: -
WB: -
CLASS: 2
Base Value Xf
Phys Depr
Func Obsl
Econ Obsl
CARD 1 of 1 R002811
MAP: 071A 1 11
DIST : 02
DATE: 03/08/2016

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card
SUMMARY
Mkt Value Land
Mkt Value Bldg(s)
Mkt Value Total
Value
2500
0
2500
Override
2500
0
2500
NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2838
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA
Rcpt# DT Date QU VI Price
W130000098 AFFI 08/19/13
W040000115 WILL 10/12/04
990000227 01/27/99
0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0
BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL
Code Occur ACRES: Desc 1 YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
5000002 LAND_L 1 RURAL LAND 0 0 0 0 0 0 2500 1 2500 FV P/O RAVINE

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BURKS FORK BUFFALO VIEW SUBD LOT 12

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

ACREAGE: 1.08

SITUS: OFF RT 604

DB: -
PB: -
WB: -
CLASS: 2
Base Value Xf
MAP: 071A 1 12
DIST: 02
DATE: 03/08/2016
CARD 1 of 1 R002812
Func Obsl
Econ Obsl

CONSTRUCTION DETAIL -

Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

Mkt Value Main Bldg This Card
SUMMARY
Mkt Value Land
Mkt Value Bldg(s)
Mkt Value Total
Value
2500
0
2500
Override
2500
0
2500
NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2839
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt# DT Date QU VI Price
W130000098 AFFI 08/19/13
W040000115 WILL 10/12/04
990000227 01/27/99 0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0
BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL Code Occur ACRES: Desc 1 YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
5000002 LAND_L 1 RURAL LAND 0 0 0 0 0 0 2500 1 2500 FV P/O RAVINE

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BURKS FORK BUFFALO VIEW SUBD LOT 13

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

ACREAGE: 1.05

SITUS: OFF RT 604

DB: - CARD 1 of 1 R002813
PB: - MAP: 071A 1 13
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

CONSTRUCTION DETAIL -

Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

Mkt Value Main Bldg This Card 0
SUMMARY Value Override
Mkt Value Land 2500 2500
Mkt Value Bldg(s) 0 0
Mkt Value Total 2500 2500
NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2840
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

Sub Htd NI-Area Rt Gr Nbd

SALE DATA
Rcpt# DT Date QU VI Price
W130000098 AFFI 08/19/13
W040000115 WILL 10/12/04
990000227 01/27/99 0

09/17/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

TTL Code Occur ACRES: 1 YearBlf Lgth Width Adj Value Units Fnl Val Notes

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
5000002 LAND_L 1 RURAL LAND 0 0 0 0 0 0 2500 1 2500 FV P/O RAVINE

BURKS FORK BUFFALO VIEW SUBD LOT 15

ACREAGE: 3.7

SITUS: OFF RT 604

DB: - CARD 1 of 1 R002815
PB: MAP: 071A 1 15
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl

Mkt Value Main Bldg This Card	0	
SUMMARY	Value	Override
Mkt Value Land	4000	4000
Mkt Value Bldg(s)	0	0
Mkt Value Total	4000	4000
NOTES		

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2842
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
9900000227		01/27/99			0

09/17/13 LAWRENCE J CARNEGLIA LIFE TENANT
DEC'D
TIME_DAY: 0
BOE_CODE: -

TTL Code	Occur	ACRES: Desc	1 YearBlt	Lgth	Width	Adj	Value	Units	Enl Val	Notes
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Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
3010004	LAND_L	1	P/O ANOTHER	0	0	0	0	0	0	4000	1	4000	FV 3.7AC P/O RAVINE

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BURKS FORK BUFFALO VIEW SUBD LOT 21

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

ACREAGE: 1.13

SITUS: OFF RT 604

DB: -
PB: -
WB: -
CLASS: 2
Base Value Xf
0

CARD 1 of 1 R002816
MAP: 071A 1 21
DIST: 02
DATE: 03/08/2016
Func Obsl
Econ Obsl

CONSTRUCTION DETAIL -

Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

Mkt Value Main Bldg This Card
SUMMARY Value Override
Mkt Value Land 6000 6000
Mkt Value Bldg(s) 0 0
Mkt Value Total 6000 6000
NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2843
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

Sub Htd NI-Area Rt Gr Nbd

SALE DATA
Rcpt# DT Date QU VI Price
W130000098 AFFI 08/19/13
W040000115 WILL 10/12/04
990000227 01/27/99 0

09/18/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0

BOE_CODE: -

TTL Code XFOB0000
ACRES: 1
Occur 1
Desc MH SWL
YearBlt 0
Lgth 0
Width 0
Adj 0
Value 0
Units 1
Fnl Val 0
Notes NCV ABANDONED - OVERGROWN

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
1000006 LAND_L 1 SITE VAL ND 0 0 0 0 0 0 6000 1 6000 OVERGROWN SITE

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C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

BURKS FORK BUFFALO VIEW SUBD LOT 22

ACREAGE: 1.13 SITUS: RT 604
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: - CARD 1 of 1 R002817
PB: MAP: 071A 1 22
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	5000
Mkt Value Bldg(s)	0
Mkt Value Total	5000
Value	0
Override	5000
NOTES	5000

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2844
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA

Rcpt#	DT	Date	QU	VI	Price
W130000098	AFFI	08/19/13			
W040000115	WILL	10/12/04			
990000227		01/27/99			0

09/18/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0
BOE_CODE: -

Sub Htd NI-Area Rt Gr Nbd

TTL ACRES: 1
Code Occur Desc YearBlt Lgth Width Adj Value Units Fnl Val Notes

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000005	LAND_L	1	RURAL LAND	0	0	0	0	0	0	5000	1	5000	FV P/O

ANDERSON PATRICIA B ESTATE

BURKS FORK BUFFALO VIEW SUBD PB 4 4

C/O JUSTIN ANDERSON TRUSTEE
P O BOX 1836
TAMPA FL 33601

CONSTRUCTION DETAIL -

ACREAGE: .57 SITUS: RT 604
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: - CARD 1 of 1 RUG2816
PB: - MAP: 071A 1 23
WB: - DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

Mkt Value Main Bldg This Card	0
SUMMARY	
Mkt Value Land	4000
Mkt Value Bldg(s)	0
Mkt Value Total	4000
Value	Override
4000	4000
0	0
4000	4000
NOTES	

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 8/20/14
APR_INITIALS: MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 2845
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA				
Rcpt#	DT	Date	QU	VI
W130000098	AFFI	08/19/13		
W040000115	WILL	10/12/04		
990000227		01/27/99		
				0

09/18/13 LAWRENCE J CARNEGIA LIFE TENANT
DEC'D
TIME_DAY: 0
BOE_CODE: -

Sub	Htd	NI-Area	Rt	Gr	Nbd															
TTL Code	Occur	ACRES: Desc	1	YearBlt	Lgth	Width	Adj	Value	Units	Fnl Val	Notes									

Code	Sub Cd	Occur	Desc	Frtg	Depth	Adj1	Adj2	Adj3	Adj4	Value	Units	Fnl Val	Notes
5000004	LAND_L	1	RURAL LAND	0	0	0	0	0	0	4000	1	4000	FV P/O

PROPERTY # 3 – 1.6435 Acres on Sawmill Hill Road, Willis VA

The Court of Floyd County has ordered an auction of 5 properties on Wednesday, October 26th at 10 am for delinquent Real Estate Taxes. The Auction will be conducted live and online. You can bid online now at <http://www.blueridgelandandauction.com>, or bid at live auction in Board Room of Floyd County VA Administration Building located at 120 West Oxford Street, Floyd VA 24091 which is one block from the Floyd County Courthouse Parking Lot.

General Terms and Conditions are 10% Buyer's Premium, 60 day close, 10% Earnest Money Deposit, and Subject to Floyd County Court Approval. Winning Bidder's will be expected to sign a Purchase Contract and place an Earnest Money Deposit on the day of Sale. Floyd County Court is scheduled to consider offers from Auction on December 13th, 2016. Property owners may redeem properties up until the day of Auction. Auctioneer will notify public if and when any of the properties have been redeemed either by Auction day announcements or by removing redeemed property from website and online bidding site. Bidders are expected to review Bidder Packet which contains Terms and Conditions, Purchase Contract, Maps, Tax Cards, and Property information. Information included in Bidder Packet is taken from Public Record and is believed to be accurate but not guaranteed. Bidders are expected to complete their own due diligence on properties prior to bidding.

Property # 3 – Sawmill Hill Road, Willis VA 24380. This property contains 1.6435 Acres and is tax assessed at \$14,900. There are no improvements on property. Directions – From Floyd take Webbs Mill Road (Route # 8 South), Left on Ridgeview Road (730), Right on Alum Ridge Road (750), Left on Sawmill Hill Road (631), Right on Akers Road (803), Property is on Left on Akers Road and on Right of Sawmill Hill Road. Corner of Akers and Sawmill Hill.

LEGAL DESCRIPTION – 1.6435 ACRES LOCATED IN THE ALUM RIDGE MAGISTERIAL DISTRICT OF FLOYD COUNTY; TAX MAP # 39-66A; PC2-31-B; DB 1998 – 1743;

SAWMILL HILL ROAD, WILLIS VA 24380

GIS MAP, TAX CARD, DEED, AND PLAT FOR THIS PROPERTY SHOWN IN THE NEXT PAGES.

***TO VIEW GIS MAP DATA GO TO Floyd.interactivegis.com and click search tab**



39-66C

39-66G

39-66B

39-66A

39-68

AKERS RD NW

SAWMILL HILL RD NW

SAWMILL HILL RD NW

FLOYD COUNTY, VIRGINIA

Default View

0 71 142 ft

www.interactiveGIS.com

Printed 09/27/2016

DRAWN'S STATEMENT THAT THE SURVIVED PROPORTION OF THIS PLAT OF SURVEY IS IN SUE CITY ACCORDING TO THE RECORDS AND DESIRES OF THE UNDER-SIGNED.

STATE OF VIRGINIA
COUNTY OF ALLEGANY
DAVID G. LARSEN
DAVID G. LARSEN
DAVID G. LARSEN

TO BE FILED
THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID G. LARSEN OF ALLEGANY COUNTY, VIRGINIA, MY COMMISSION EXPIRES 12-31-1994

NOTARY PUBLIC

SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE PROPERTY ENCASED IN THIS PLAT WAS ACQUIRED BY THE BOARD OF FLOOD FARM ASSOCIATES, INC. IN THE CLEMES VIRGINIA IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE

DAVID G. LARSEN
DAVID G. LARSEN

REMARKS: CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF KNOWLEDGE AND BELIEF THAT THE REQUIREMENTS OF THE BOARD OF FLOOD FARM ASSOCIATES, INC. HAVE BEEN COMPLIED WITH AND THAT THE PLAT IS CORRECT AND ACCURATE AND THAT THE PROPERTY ENCASED IN THIS PLAT IS IN FLOOD ZONE 'X-1'

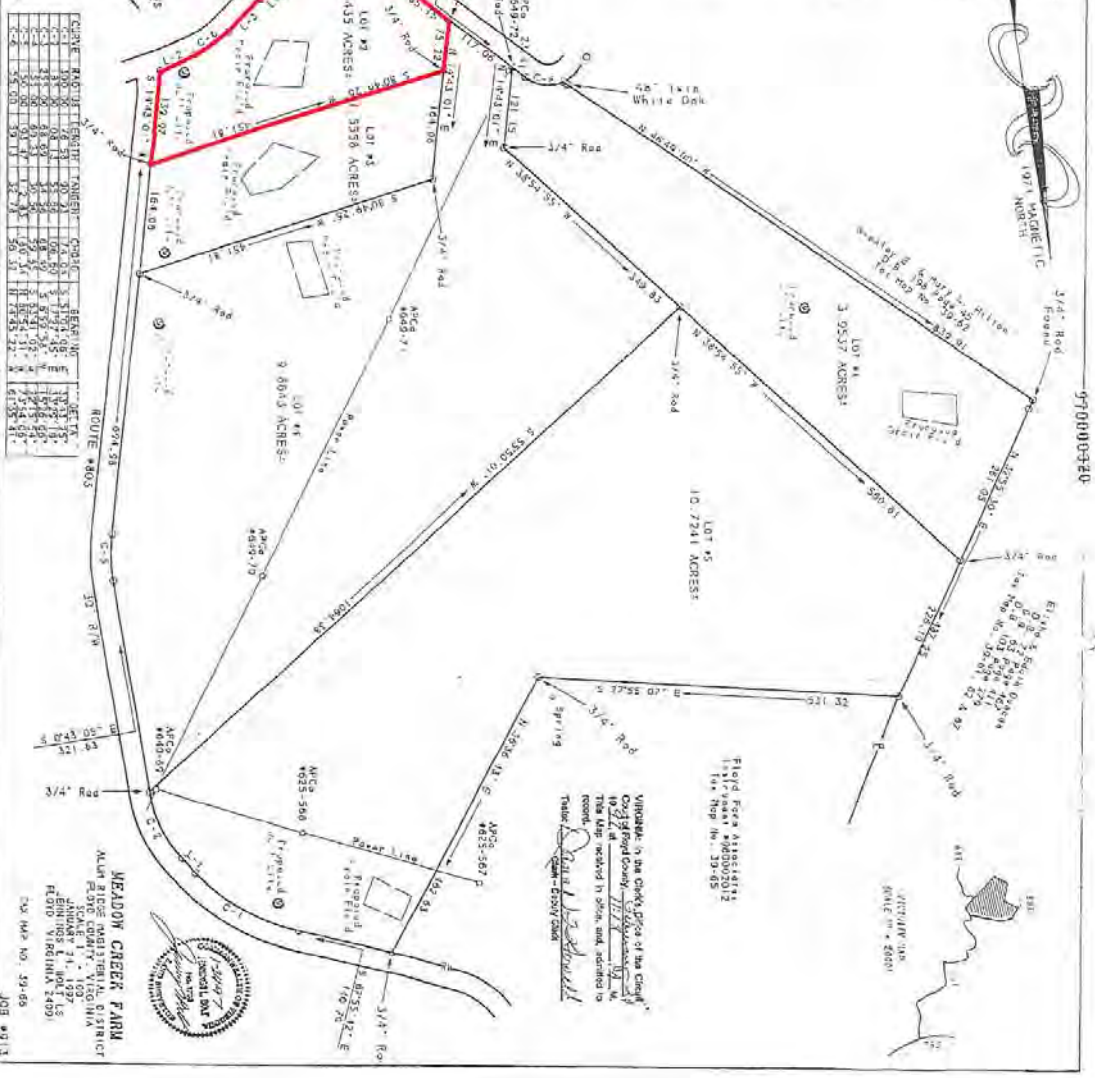
DAVID G. LARSEN
DAVID G. LARSEN

THIS PLAT IS THE RESULT OF A CORRECTION
FIELD SURVEY
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A CURRENT TITLE REPORT
THIS PROPERTY IS TO HAVE A FLOOD BUILDING
THIS PROPERTY IS IN FLOOD ZONE 'X-1'

TABLE 1 TO BE A UTILITY EASEMENT
FROM THE ROAD TO LOT 1, 2 AND 3

LINE NO.	DIRECTION	LENGTH
1	N 1/4° E	2.00
2	S 1/4° E	2.00
3	S 1/4° E	2.00
4	S 1/4° E	2.00
5	S 1/4° E	2.00
6	S 1/4° E	2.00
7	S 1/4° E	2.00
8	S 1/4° E	2.00
9	S 1/4° E	2.00
10	S 1/4° E	2.00

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE FLOOD COUNTY BOARD OF FLOOD FARM ASSOCIATES, INC. IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMPLETED TO RECORD
DATE: 2/28/92
COUNTY BOARD OF FLOOD FARM ASSOCIATES, INC.



980001743

FLOYD FARM ASSOCIATES, a Partnership

TO: DEED

DANNY L. BOLT

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE, made this 8th day of July, 1998, by and between **FLOYD FARM ASSOCIATES, a Partnership**, hereinafter styled Grantor, and **DANNY L. BOLT**, hereinafter styled Grantee,

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10 00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with GENERAL WARRANTY and ENGLISH COVENANTS of Title, unto Grantee, the following described property, being and lying in Floyd County, Virginia, to wit:

All those two certain tracts or parcels of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being on the waters of Indian Creek in the Alum Ride Magisterial District of Floyd County, Virginia, Lot #2 containing 1.6435 acres and Lot #3 containing 1.5558 acres, as shown on that certain plat of survey entitled "Meadow Creek," by Jennings L. Bolt, L. S., designated as Job #913, dated January 24, 1997, said survey of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, at Plat Cabinet 2-31B, and

BEING a portion of the same property conveyed to Floyd Farm Associates, a Partnership, by deed dated October 30, 1996, from Barry S. Green and Erica H. Wolfson, husband and wife, said deed recorded in the aforesaid Clerk's Office as Instrument Number 960002012.

James W. Shortt
Attorney At Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • FAX (540) 745-2999

Delivered 7-10-98 James W. Shortt

James W. Shortt

Attorney At Law

108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091

Tel (540) 745-3131 • FAX (540) 745-2999

PG0004 JUL-98

This conveyance is made expressly subject to all covenants, conditions, restrictions, easements and rights of way of record, including that certain Declaration of Restrictions and Reservation of Easement for Meadow Creek Subdivision dated July 8, 1998, said Declaration to be recorded in the aforesaid Clerk's Office prior to the recording of this instrument.

WITNESS the following signature and seal:

FLOYD FARMS ASSOCIATES, a Partnership

By David G. Larsen, Partner (SEAL)
David G. Larsen, Partner

State of Virginia,
County of Floyd, to-wit

The foregoing instrument was acknowledged before me this 28th day of July, 1998, by David G. Larsen, Partner of Floyd Farm Associates, a Partnership

My Commission expires December 31, 1999



Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County

July 9, 1998, at 11:11, A M

This instrument received in office, and, with certificate thereto attached, admitted to record. The tax imposed by Section 58.1-802 of the code in the amount of \$ 12.00 has been paid.

Teste: WENDELL G. PETERS, Clerk

Wendell Peters -D.C

980001742

**DECLARATION OF RESTRICTIONS
and
RESERVATION OF EASEMENT
MEADOW CREEK SUBDIVISION
Lot Nos. 2 and 3**

THIS DECLARATION and RESERVATION, made this 8th day of July, 1998, by Floyd Farm Associates, a Partnership, herein referred to as "Declarant,"

WITNESSETH

WHEREAS, Declarant is the owner of Lot Nos. 2 and 3 of the property set forth and described on that certain plat (herein called "the plat") entitled "**MEADOW CREEK**," which plat is recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, at PC 2-31B, and is made a part hereof and incorporated herein by reference; and

WHEREAS, Declarant is about to sell and convey said Lots and before doing so desires to subject them to and impose upon them mutual and beneficial restrictions, covenants, conditions, charges and easements, hereinafter collectively referred to as "Restrictions and Easements," under a general plan or scheme of improvement for the benefit and complement of said Lots in the Subdivision, and of the future owners of said Lots,

NOW, THEREFORE, Declarant hereby declares that all of said Lot Nos. 2 and 3 are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the following Restrictions and Easements, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement, and sale of said Lots and are established and agreed upon for the purposes of enhancing and protecting the value, desirability, and attractiveness of the Lots and of the Subdivision as a whole. All of the Restrictions and Easements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in and to the real property or any part or parts thereof. The Restrictions and Easements are as follows:

1. All dwelling houses built on Lot Nos. 2 and 3 shall be a minimum of twenty-eight (28) feet wide and twenty-four (24) feet deep at its narrowest dimensions, and must be constructed on a

PG 0001, 10-3-98

Delivered 7.10.98 James W. Shortt

permanent foundation.

2. Construction of the dwelling houses on Lot Nos. 2 and 3 must be completed within three (3) years of the commencement of construction.

3. Declarant hereby reserves unto itself, its successors and assigns, an easement 10 feet in width along the boundaries of Lot Nos. 2 and 3 where they adjoin State Secondary Routes #631 and/or #803 for the purpose of use of such easement by public or private utility companies, or for the purpose of use of such easement by the Commonwealth of Virginia for widening public roads.

These Restrictions shall run with the land and shall be binding on the aforementioned Lots for a period of thirty (30) years from the date of this Declaration. The Easement created herein shall be forever binding on the aforementioned Lots.

Floyd Farm Associates, a Partnership

By: David G. Larsen, partner

State of Virginia,
County of Floyd, to-wit:

The foregoing instrument was acknowledged before me this 8th day of July, 1998, by David G. Larsen, Partner, of Floyd Farm Associates, a Partnership.

My commission expires: December 31, 1999

James W. Shortt
Notary Public

This instrument was prepared by:
James W. Shortt, Attorney at Law
108 South Locust Street
Post Office Box 900
Floyd, Virginia 24091

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County
July 9, 1998 at 11:09 AM
This instrument received in office and, with certificate thereto attached,
admitted to record. The tax imposed by Section 58.1-802 of the code in
the amount of \$ — has been paid.

Teste: WENDELL G. PETERS, Clerk

Wendell Peters D.C.

BOLT DANNY L

INDIAN CREEK PARCEL 2 PC2-31B "MEADOW CREEK FARM"

116 AKERS RD
WILLIS VA 24380

CONSTRUCTION DETAIL -

ACREAGE: 1.64
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: 1998-1743 CARD 1 of 1 R013288
PB: MAP: 039 DIST: 04
WB: CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl

Mkt Value Main Bldg This Card		
SUMMARY	Value	Override
Mkt Value Land	14900	14900
Mkt Value Bldg(s)	0	0
Mkt Value Total	14900	14900

NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 3/10/14
APR_INITIALS: DM/MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 12844
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA
Rcpt# DT Date QU VI Price
07/09/98 0

Sub Htd NI-Area Rt Gr Nbd

FR FLOYD FARM ASSOCS

TIME_DAY: 12:20

BOE_CODE: -

TTL
Code Occur ACRES: 1 YearBlt Lgth Wdth Adj Value Units Fnl Val Notes

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
1000001 LAND_A 1 SITE VAL ND 0 0 0 0 0 0 14900 1 FV

BOLT DANNY L

INDIAN CREEK PARCEL 2 PC2-31B "MEADOW CREEK FARM"

116 AKERS RD
WILLIS VA 24380

CONSTRUCTION DETAIL -

ACREAGE: 1.64
SITUS:
Occur Htd Area Effec Rate Base Value Htd Base Value Non Liv
0 0.00 0 0

DB: 1998-1743 CARD 1 of 1 R013288
PB: MAP: 039 DIST: 04
WB: CLASS: 2 DATE: 03/08/2016
Base Value Xr Phys Depr Func Obsl Econ Obsl

Mkt Value Main Bldg This Card			
SUMMARY	Value	Override	
Mkt Value Land	14900	14900	
Mkt Value Bldg(s)	0	0	
Mkt Value Total	14900	14900	

NOTES

ATTACHMENTS: No
NEW_CNST: No
DATE_APPRAISED: 3/10/14
APR_INITIALS: DM/MS
DATA_SOURCE: -
HOME_CODE: No

AS400: 12844
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA
Rcpt# DT Date QU VI Price
07/09/98 0

Sub Htd NI-Area Rt Gr Nbd

FR FLOYD FARM ASSOCS

TIME_DAY: 12:20

BOE_CODE: -

TTL
Code Occur ACRES: 1 YearBlt Lgth Wdth Adj Value Units Fnl Val Notes

Code Sub Cd Occur Desc Ftyg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
10000001 LAND_A 1 SITE VAL ND 0 0 0 0 0 14900 1 FV

PROPERTY # 4 – 4.94 Acres, 562 Agnes Lane Willis VA

The Court of Floyd County has ordered an auction of 5 properties on Wednesday, October 26th at 10 am for delinquent Real Estate Taxes. The Auction will be conducted live and online. You can bid online now at <http://www.blueridgelandandauction.com>, or bid at live auction in Board Room of Floyd County VA Administration Building located at 120 West Oxford Street, Floyd VA 24091 which is one block from the Floyd County Courthouse Parking Lot.

General Terms and Conditions are 10% Buyer's Premium, 60 day close, 10% Earnest Money Deposit, and Subject to Floyd County Court Approval. Winning Bidder's will be expected to sign a Purchase Contract and place an Earnest Money Deposit on the day of Sale. Floyd County Court is scheduled to consider offers from Auction on December 13th, 2016. Property owners may redeem properties up until the day of Auction. Auctioneer will notify public if and when any of the properties have been redeemed either by Auction day announcements or by removing redeemed property from website and online bidding site. Bidders are expected to review Bidder Packet which contains Terms and Conditions, Purchase Contract, Maps, Tax Cards, and Property information. Information included in Bidder Packet is taken from Public Record and is believed to be accurate but not guaranteed. Bidders are expected to complete their own due diligence on properties prior to bidding.

Property # 4 – 562 Agnes Lane, Willis VA 24380. This property has two tax parcels of 3.35 acres and 1.59 acres totaling 4.94 Acres. According to tax card there is a home that has been burned down of no value and a shed. The tax assessed value of the two properties combined is \$31,000. Directions – From Floyd take Floyd Highway South (Route # 221 South), Right on Alum Ridge Road (750), Left on Agnes Lane (769), Property on Left.

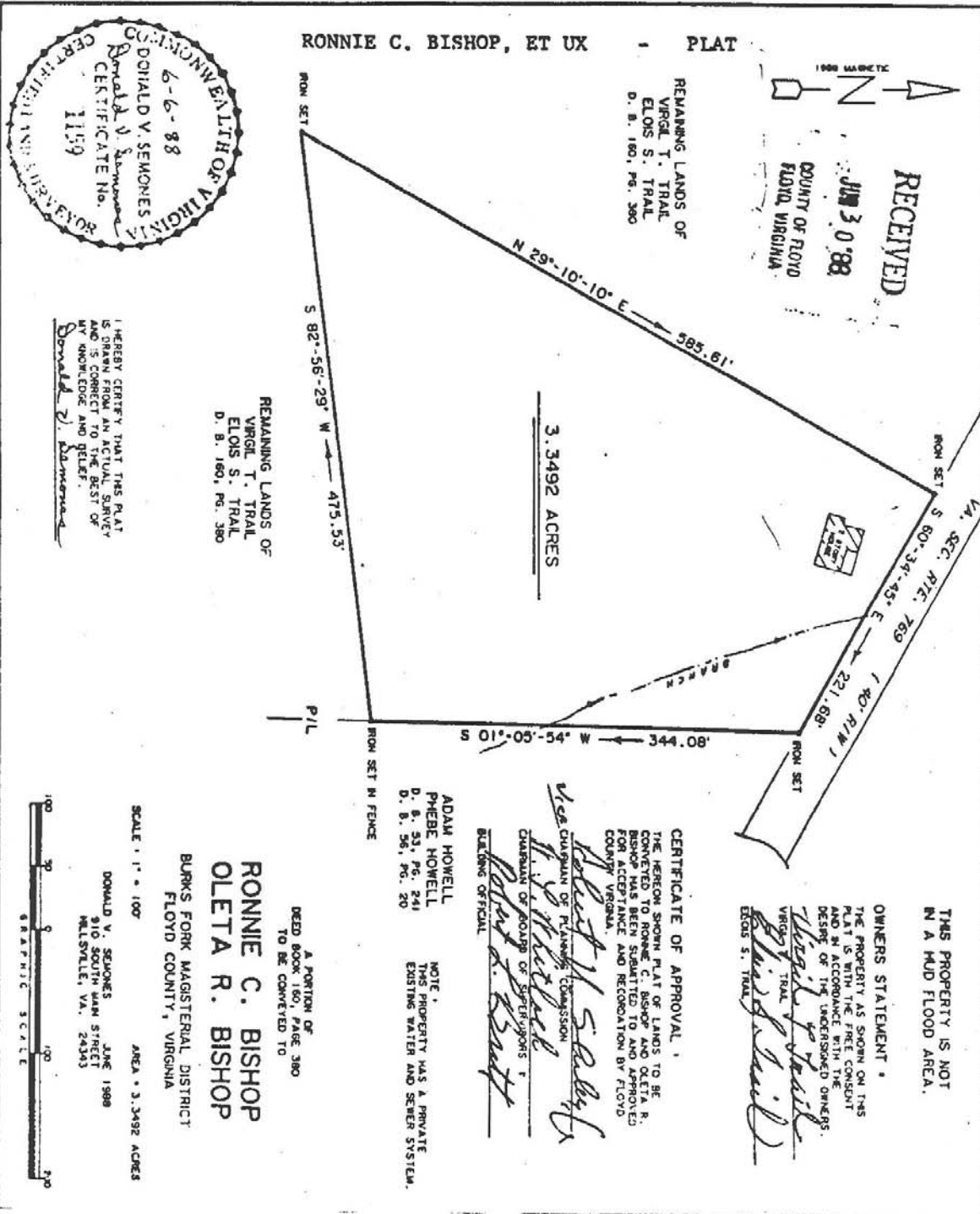
LEGAL DESCRIPTION – 4.94 ACRES LOCATED IN THE BURKS FORK MAGISTERIAL DISTRICT OF FLOYD COUNTY; TAX MAP # 62-24B & 62-24C; PLAT DB 164 / 752; DB 203 – 844 & DB 203 - 383;

562 AGNES LANE, WILLIS VA 24380

GIS MAP, TAX CARD, DEED, AND PLAT FOR THIS PROPERTY SHOWN IN THE NEXT PAGES.

***TO VIEW GIS MAP DATA GO TO Floyd.interactivegis.com and click search tab**





VIRGINIA: In the Clerk's Office of the Circuit
Court of Floyd County, *August 8*
1988, at *10:10* P.M.

12-18-95 DATE
12-18-95 DATE
Miguel J. Garcia
Celia S. Lopez
Lopez & Hall

NOTARY PUBLIC
Paula J. Miller
 MY COMMISSION EXPIRES: 2-28-97

D. B. Smith
STATE CLINTED LAND SURVEYOR

1. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

3. THIS PLAN IS SUBJECT TO ALL PROVISIONS-OF-ANY AND ALL FURTHER ORDINANCES.
4. THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FEMA FLOOD BOUNDARY MAP. THIS DETERMINATION IS BASED ON THE FLOOD BOUNDARY MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

Dec 18 1945
DATE

Frank R. Williams
DIRECTOR, POLANDSPRING

FORWARDED BY _____
POSTAL SERVICE
MY COMMISSION EXPIRES 2-28-97

ADAM HOWELL ESTATE
(D. B. 53, PG. 241)
(D. B. 66, PG. 26)
(TAX REF.: 62 - 25, 26 & 27)

WFOJNOTE: In the Clerk's Office of the Circuit

Court of Floyd County, 3:10 P. M.
18 3:35 P. M.
 This Map received in office, and admitted to
 record.

Teacher: Deborah J. Hines
 Date: Deborah Clark

R. HOLLANDSWORTH

LINDA R. HOLLANDSWORTH
JURKS FORD MAGISTERIAL DISTRICT
FLOYD COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: 10 - 16 - 82
DAVID R. SCOTT, C.S. 4 531

WINDGAGE, WILLIAM

COMMONWEALTH OF VIRGINIA
DAVID B. SCOTT
NO. 931
15-30-05
LAND SURVEYOR

JOB NO. 5493

Hollandsworth

1988 MAGNETIC NORTH
(DONALD V. SEMONES, SURVEY DATED JUNE 1988
(SURVEY FOR RONNIE C. & OLETA R. INSARP))

88000111

VIRGIL T. TRAIL, et ux

TO: DEED

RONNIE C. BISHOP, et ux,

Deed Book	1104
Page	750

1111

THIS DEED, made and entered into this the 8 day of August, 1988, by and between VIRGIL T. TRAIL and ELOIS S. TRAIL, husband and wife, parties of the first part; and RONNIE C. BISHOP and OLEDA R. BISHOP, husband and wife, or the survivor, parties of the second part;

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid by the parties of the second part and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty and English Covenants of Title unto the said parties of the second part, Ronnie C. Bishop and Oleda R. Bishop, husband and wife, as tenants by the entirety with the right of survivorship as at common law, the following described real estate, to-wit:

ALL that certain of real estate, together with the improvements thereon and appurtenances thereunto belonging situate in the Burks Fork Magisterial District of Floyd County, Virginia, containing 3.3492 acres, more or less, as shown on a plat of survey prepared by Donald V. Semones, C.L.S., dated June, 1988, a copy of said plat being attached hereto and made a part hereof, and

Being a portion of that real estate which was conveyed to Virgil T. Trail and Eloise S. Trail, husband and wife, from Joel E. Weddle, et ux, et al, by deed dated July 25, 1987, of record in the Office of the Clerk of the Circuit Court of Floyd County, Virginia, in Deed Book 160 at page 380.

WITNESS the following signatures and seals:

Virgil T. Trail (SEAL)
VIRGIL T. TRAIL

Elois S. Trail (SEAL)
ELOIS S. TRAIL

Delivered 8-13-88 Robert C. Boswell

950000842

VIRGIL T. TRAIL, et ux

TO: DEED

842

LINDA R. HOLLANDSWORTH

THIS DEED, made and entered into this the 25th day of May, 1995, by and between VIRGIL T. TRAIL and ELOIS S. TRAIL, husband and wife, Grantors; and LINDA R. HOLLANDSWORTH, Grantee;

W I T N E S S E I N :

THAT FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty and English Covenants of Title unto the said Grantee, LINDA R. HOLLANDSWORTH, to-wit:

All that certain tract or parcel of real estate, together with the improvements thereon and appurtenances thereunto belonging, situate in the Burks Fork Magisterial District of Floyd County, Virginia, containing 3.3492 acres, more or less, as shown on a plat of survey prepared by Donald V. Semones, C.L.S., dated June 6, 1988, recorded in the office of the Clerk of the Circuit Court of Floyd County, Virginia, in Deed Book 164 at page 752, and

62-24B

Being the same real estate which was conveyed to Virgil T. Trail and Elois S. Trail, husband and wife, from Ronnie C. Bishop, et ux, by deed dated April 6, 1993, of record in the aforesaid Clerk's Office in Deed Book 190 at page 662.

This conveyance is made subject to all valid easements, conditions and restrictions of record.

Excluded to 7-95 Robert C. Beasley

STATE OF VIRGINIA)
COUNTY OF Floyd)

TO-WIT:

The foregoing instrument was acknowledged before me
this 8 day of August, 1988 by VIRGIL T. TRAIL and
ELOIS S. TRAIL, husband and wife.

My Commission Expires: September 3, 1990

Shirley M. Dwell
NOTARY PUBLIC

VIRGINIA: in the Clerk's Office of the Circuit Court of Floyd County
August 8, 1988, at 10:10 A.M.
This Instrument received in office, and, with certificate thereto attached
admitted to record. The tax imposed by Section 58.1-802 of the code in
the amount of \$ 25.00 has been paid.

Teste: MARGARET H. HARMAN, Clerk

David J. Howell D.C.

HOLLANDSWORTH LINDA R

GREASY CREEK PC1-764

562 AGNES LANE
WILLIS VA 24380

ACREAGE: 1.59
Occur

SITUS:
Effec Rate

Base Value Htd

Base Value Non Liv

DB: 0207-0383 CARD 1 of 1 R012987
PB: MAP: 062 24C
WB: CLASS: 2 DIST: 02
DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl

CONSTRUCTION DETAIL -

Mkt Value Main Bldg This Card	Value	Override
SUMMARY		
Mkt Value Land	6400	6400
Mkt Value Bldg(s)	0	0
Mkt Value Total	6400	6400

NOTES

12/31/84

ATTACHMENTS: No
NEW CONST: No
DATE APPRAISED: 8/28/14
APR INITIALS: DM
DATA_SOURCE: -
HOME_CODE: No
AS400: 12536
DATE LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA
Rept# DT Date QU VI Price
12/18/95 1744

Sub Hid NI-Area RI Gr Nbd

TTL
Code XFOB_CODE Occur Desc ACRES: 1.59 YearBlt Lgth Wath Adj Adj2 Adj3 Adj4 Value Units Fnl Val Notes
1 MOB HOW PP 0 0 0 0 1 1 0 NO HOOK-UP

FR VIRGIL T TRAIL ET UX
TIME_DAY: 10:50
BOE_CODE: -

Code Sub Cd Occur Desc Ftyg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
3010004 LAND_A 1 P/O ANOTHER 0 0 0 0 0 4000 1.59 6400 MH TUCKED UP IN WOODS/NO SITE

HOLLANDSWORTH LINDA R

GREASY CREEK PLAT DB 164/752

DB: 0203-0844 CARD 1 of 1 R000888

562 AGNES LANE
WILLIS VA 24360

CONSTRUCTION DETAIL -

ACREAGE: 3.35 SITUS: 562 AGNES LN
Occur Hld Area Effec Rate Base Value Hld Base Value Non Liv
0 0 0.00 0 0

PB: MAP: 062 24B
WB: DIST: 02
CLASS: 2 DATE: 03/08/2016
Base Value Xf Phys Depr Func Obsl Econ Obsl
0

Mkt Value Main Bldg This Card		
SUMMARY	Value	Override
Mkt Value Land	24600	24600
Mkt Value Bldg(s)	0	0
Mkt Value Total	24600	24600

NOTES

ATTACHMENTS: NO
NEW_CNST: NO
DATE_APPRAISED: 8/28/14
APR_INITIALS: DM
DATA_SOURCE: -
HOME_CODE: No

AS400: 900
DATE_LISTED: 0
MINERAL_CODE: -
SPECIAL_CODE: -

SALE DATA
Rcpt# DT Date QU VI Price
05/26/95

FR VIRGIL T TRAIL ET UX

TIME_DAY: 10:50

BOE_CODE: -

TTL
Code Occur ACRES: 3.35
XFOB0000 1 FR SHED 0 YearBlt 0 Lgth 0 Width 0 Adj 0 Value 0 Units 1 Fnl Val 0 NCV Notes

Code Sub Cd Occur Desc Frtg Depth Adj1 Adj2 Adj3 Adj4 Value Units Fnl Val Notes
2000001 LAND_A 1 HOMESTE WD 0 0 0 0 0 0 14000 1 14000
3000004 LAND_A 2 RESIDUAL 0 0 0 0 0 0 4500 2.35 10600 HOUSE BURNED -NCV

164/752

PROPERTY # 5 – .911 Acre, Fork Mountain Road, Meadows of Dan VA

The Court of Floyd County has ordered an auction of 5 properties on Wednesday, October 26th at 10 am for delinquent Real Estate Taxes. The Auction will be conducted live and online. You can bid online now at <http://www.blueridgelandandauction.com>, or bid at live auction in Board Room of Floyd County VA Administration Building located at 120 West Oxford Street, Floyd VA 24091 which is one block from the Floyd County Courthouse Parking Lot.

General Terms and Conditions are 10% Buyer's Premium, 60 day close, 10% Earnest Money Deposit, and Subject to Floyd County Court Approval. Winning Bidder's will be expected to sign a Purchase Contract and place an Earnest Money Deposit on the day of Sale. Floyd County Court is scheduled to consider offers from Auction on December 13th, 2016. Property owners may redeem properties up until the day of Auction. Auctioneer will notify public if and when any of the properties have been redeemed either by Auction day announcements or by removing redeemed property from website and online bidding site. Bidders are expected to review Bidder Packet which contains Terms and Conditions, Purchase Contract, Maps, Tax Cards, and Property information. Information included in Bidder Packet is taken from Public Record and is believed to be accurate but not guaranteed. Bidders are expected to complete their own due diligence on properties prior to bidding.

Fork Mountain Road, Meadows of Dan VA. This property has .911 Acres and is Tax Assessed at \$16,000. Directions, From Floyd take Floyd Highway South (Route # 221 South), Left on Union School Road (727), Left on Conner Grove Road (799), Right on Blue Ridge Parkway South, Right on Fork Mountain Road (603), Property on left of Fork Mountain Road just after Parkway Church Road on Right.

LEGAL DESCRIPTION – .911 ACRE LOCATED IN THE BURKS FORK MAGISTERIAL DISTRICT OF FLOYD COUNTY; TAX MAP # 77-147B; PC2 – 21D; DB 190 – 340;

FORK MOUNTAIN ROAD, MEADOWS OF DAN VA

GIS MAP, TAX CARD, DEED, AND PLAT FOR THIS PROPERTY SHOWN IN THE NEXT PAGES.

***TO VIEW GIS MAP DATA GO TO Floyd.interactivegis.com and click search tab**



FLOYD COUNTY, VIRGINIA

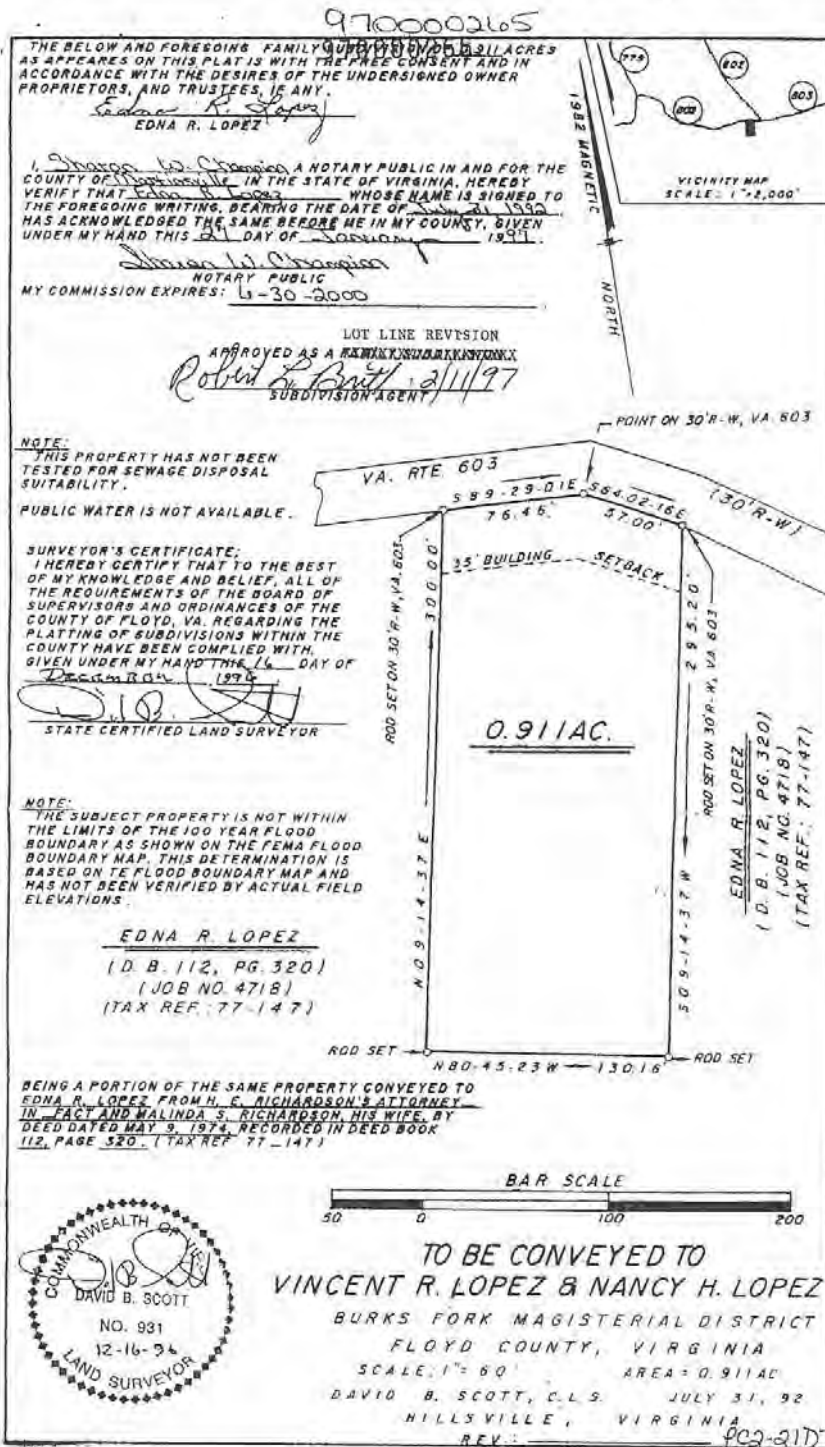
Default View

0 71 142 ft

www.interactiveGIS.com

Printed 09/27/2016

LOPEZ



VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County, February 11, 1997, at 1:36 P.M.
This Map received in office, and, admitted to record.
Tested: Shonda J. Vaughn
Clerk-Deputy Clerk

PC2-21D

VINCENT R. LOPEZ AND
NANCY H. LOPEZ,
HUSBAND AND WIFE

930000709

Deed Book

190

Page

340

TO AND FROM: DEED OF EXCHANGE

709

EDNA RICHARDSON LOPEZ,
WIDOW

THIS DEED OF EXCHANGE, made and entered into this 25th day of January, 1993, by and between EDNA RICHARDSON LOPEZ, widow, party of the first part and Grantor and Grantee herein, and VINCENT R. LOPEZ and NANCY H. LOPEZ, husband and wife, parties of the second part and Grantees and Grantors herein.

W I T N E S S E T H

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and the conveyance of the hereinafter described lot or parcel of land, the party of first part does hereby bargain, sell, grant and convey with General Warranty and English Covenants of title unto the said Vincent R. Lopez and Nancy H. Lopez, husband and wife, as tenants by the entirety with the right of survivorship as at common law, the following described property, to-wit:

All that certain lot or parcel of land together with improvements thereon located and appurtenances thereunto appertaining, situated in the Burke Fork Magisterial District of Floyd County, Virginia, and lying on the South side of Virginia Route 603 and containing by survey 0.911 acre, all as is more particularly shown on that certain plat legended "To Be Conveyed to Vincent R. Lopez and Nancy H. Lopez", prepared by David B. Scott, C.L.S., dated July 31, 1992, to be recorded

contemporaneously herewith in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in the current Map Book;

and being a portion of the same property Edna R. Lopez acquired from acquired from H. G. Richardson's Attorney-in-Fact and Malinda S. Richardson, his wife, by Deed dated May 9, 1974, and of record in the aforesaid Clerk's Office in Deed Book 112, page 320, to which deed and plat reference is herehad for a more particular description of the property hereby conveyed.

And, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and the conveyance of the above-mentioned lot or parcel of land, the said party of the second part does hereby bargain, sell, grant and convey with General Warranty and English Covenants of title unto the said Edna Richardson Lopez, widow, the following described property, to-wit:

GARDNER, GARDNER, BARROW & SHARPE, P.C.

401 E. Church Street
Floyd County, VA 24101
703-943-3200

BARROW & SHARPE, P.C.

401 E. Church Street
Floyd County, VA 24101
703-943-3200

Noted to 1-93 Edna Richardson Lopez R. 1 P. 357 Monticello, VA 22112

GARDNER, GARDNER
400 First Street
Martinsville, VA
22112

GARDNER, GARDNER, BARROW & SHARPE, P.C.
400 First Street
22112
Martinsville, VA
22112

34

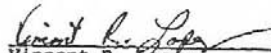
All that certain lot or parcel of land together with improvements thereon located and appurtenances thereunto appertaining, situated in the Burks Fork Magisterial District of Floyd County, Virginia, on the Southerly side of Virginia Route 603, and containing by survey 0.807 acre, all as is more particularly shown on that certain plat legended "Edna R. Lopez", prepared by David B. Scott, C.L.S., dated April 17, 1984, last revised August 3, 1992, and to be recorded contemporaneously herewith in the aforesaid Clerk's Office in the current Map Book;

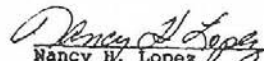
and being the same property Vincent R. Lopez and Nancy H. Lopez, husband and wife, acquired by Deed of record in the aforesaid Clerk's Office in Deed Book 140, page 404, to which deed and plat reference is herehad for a more particular description of the property hereby conveyed.

The parcels as herein exchanged are conveyed subject to all lawful easements, restrictions and rights-of-way properly of record in the aforesaid Clerk's Office. The 0.911 acre tract hereby conveyed is further subject to that certain 35-foot front building setback as shown on that certain plat legend "To Be Conveyed to Vincent R. Lopez and Nancy H. Lopez", prepared by David B. Scott, C.L.S., dated July 31, 1992, and to be recorded as aforesaid.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

WITNESS the following signatures and seals the day and year first above written:

 (SEAL)
Vincent R. Lopez

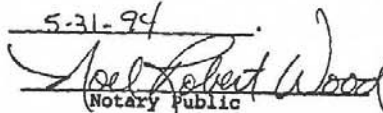
 (SEAL)
Nancy H. Lopez

 (SEAL)
Edna Richardson Lopez

STATE OF VIRGINIA, AT LARGE,
CITY OF MARTINSVILLE, TO-WIT:

The foregoing instrument was acknowledged before me this 17th day of April, 1993, by Vincent R. Lopez, Grantor and Grantee herein.

My commission expires: 5-31-94


(Notary Public)

STATE OF VIRGINIA, AT LARGE,
CITY OF MARTINSVILLE, TO-WIT:

