

WILLIS DISTRICT

00000000009435

RECORD OF OWNERSHIP

~~OWENS LETTIE BEATRICE~~
~~GEN DELIVERY~~
~~HAYSI VA~~

24256

DATE
RECORDED 4-12-91
 DEED OR
WILL BOOK 272-195
 CONSID-
ERATION 15000

YATES, CHRISTOPHER

DATE
RECORDED 1-02-97

DEED OR
WILL BOOK 322-809

CONSID-
ERATION 18000

DATE
RECORDED

DEED OR
WILL BOOK

CONSID-
ERATION

DATE
RECORDED

DEED OR
WILL BOOK

CONSID-
ERATION

DATE
RECORDED

DEED OR
WILL BOOK

CONSID-
ERATION

BUILDING PERMITS

NO.	TYPE	DATE	% COMP.	DATE FINAL	APPRAISAL	APPRAISAL

NOTES: New Survey DB 322 pg 711. See
 attached deed.

CLASS

2

ZONING

DISTRICT

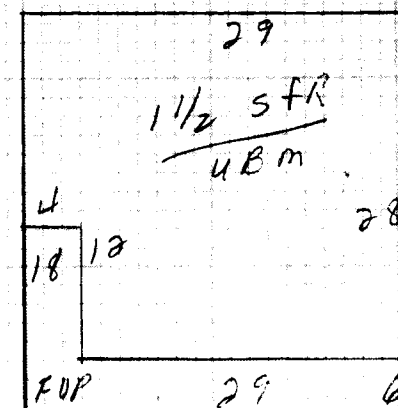
05

LEGAL DESCRIPTION

SKEETROCK BRANCH

~~STATE~~ 1.459 AC

YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	ACRES
1992				
1993				
1994	2,000	25,100	27,100	
1995	2,000	25,100	27,100	
1996				
1997				
1998	2,000	25,100	27,100	
1999				
2000	2100	25,100	27,200	
2001				
2002				
2003				



Dwelling		✓	Comp. Sh.	✓	Wood Siding	✓	Yr. Built	Remod.		Bsmt.	[]	2nd	[3]	Plaster		BATH(S) / Full / 1/2 Bath(s)																			
			State		Brick		No. Stories		1	1st	[2]	3rd	[]	Sheet rock		Modern Bath [] Modern Kitchen []																			
			Asbestos		Asb. Wood Shg.		S. Level []	S. Foyer []		Total No. Bedrooms		3		Ceciled		Cent. Heat <u>W/1/2</u> A/C																			
			Metal		Cin. Block []	Stone []								Panel		Fir. or Wall Furnace [] Stove(s) []																			
Wood Frame		✓	Tar & Grav.		Stucco []	Con. Block []	Crawl []	Conc. []		HW [] Pine []	Carp. []	Tile []		Unfinished																					
Cin. Block			Tile		Aluminum []	Masonite []	Riers []	Cin. Blk. []								Number /																			
Steel Frame			Shakes		Storm Doors []	Storm Win. []	Slab []	Brick []		Disappearing Stairs				Gd. []	Fair []	Poor []	VP []	Number Chimneys /																	
					Basement Size	50%	Attic Floor & Stairs									Brick []	C. Block []	[]																	
					Gd. []	Fair []	Poor []	VP []		Basmt. Finish		1/4 []	1/2 []	3/4 []	Full []	Attic []	Walls []	Fl. []	Stone []	Metal []															
ITEM	SIZE	RATE	VALUE	ADJ.	VALUE											YR.	94	YR.		YR.															
1st Flr	1146	30	34380																																
						DESCRIPTION	SIZE	GRADE	AGE	DATE	REPLACEMENT	COND.	DEPR.	Market Value		Market Value		Market																	
						Dwelling		D-			35791		30%	25100																					
						In misc Bld 10x14																													
Porch	0	222	8	1776																															
Porch																																			
Carport																																			
Garage																																			
Cent. A/C																																			
Basement	764	6.5	4966			M & L	M & L	MOBILE HOME INFORMATION						Market Value All Improvements		25100																			
Basmt. Finish						DATE	DATE	Owner						Market Value All Land		2000		2100																	
Attic						APRP.	APRP.	Make						TOTAL MARKET VALUE		27700		27,200																	
Fireplace(s)			2000			DATE	DATE	Size						COND.		USE VALUE APPRAISAL RECORD		Property and income information																	
Heating						DATE	DATE	Not Home []						Time		Acreage		Use Value																	
Bath(s)						DATE	DATE	AM []						PM []		Agric.		Land Cost																	
Total						43122																													
Factor						.83																													
Replacement						35791																													
FRONTS ON						LAND VALUE COMPUTATION						LAND VALUE COMPUTATION						Sale Price																	
Frontage	Depth	Square Footage	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TO TOTAL APPRAISAL	Unit Price	Depth Factor	Front Ft. Rate	TOTAL	Adj.	TO TOTAL APPRAISAL	\$																				
															Rent																				
															\$																				
															Expenses																				
PROPERTY FACTORS						CLASSIFICATION						ACRES						RATE						ADJ.						\$					
Utilities						Street or Road						Home Site																		Net Rent					
Public Water						Paved						1						.93						2000											
Public Sewer						Gravel												.459						300						138					
Well						✓ Dirt						✓																							
Spring						No Road																													
Septic System						Curb & Gutter						Wasteland						1.459						2100											
U. G. Utilities						Sidewalk						Total Acreage						.93						Total Value Land						2000					
PROPERTY TOPOGRAPHY						General Remarks:																													
LEVEL []						SLOPES UP []						SLOPES DOWN []																							
LOW []						STEEP UP []						STEEP DOWN []																							
																								BOARD REVIEW NOTES											

Order # 902014

BOOK 322 PAGE 709

This Instrument Prepared by:
Buddy H. Wallen, P. C.
Attorney at Law
P. O. Box 705
Clintwood, Virginia 24228

THIS DEED, made and entered into on this the 27th day of December, 1996, by and between LETTIE BEATRICE OWENS, party of the first part, and CHRISTOPHER T. YATES, party of the second part, whose address is Centennial Heights, Apartment 11, Haysi, Virginia 24256.

WITNESSETH:

That for and in consideration of the sum of EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey unto Christopher T. Yates, with General Warranty and English Covenants of Title, all that certain tract or parcel of land, with all the appurtenances thereto belonging, situate, lying and being on Skeetrock Branch, in Dickenson County, Virginia, and being more particularly bounded and described as follows:

BEGINNING on an iron pin in the southern edge of a 20-foot right-of-way, corner to George Powers, said iron pin being N 51° 00' 00" E 52.66 feet from a marked pine; thence leaving said Powers and with said right-of-way N 51° 00' 00" E 215.00 feet to a twin oak (one side cut down); thence leaving said right-of-way and with a driveway N 85° 27' 36" E 69.45 feet to a railroad spike, corner to Ellis Wallace, Sr.; thence leaving said driveway and with said Wallace S 32° 18' 39" E 177.62 feet to a metal pipe; thence S 31° 36' 39" E 112.00 feet to a marked pine, corner to Timothy Thomas; thence leaving said Wallace and with said Thomas S 85° 50' 10" W 292.00 feet to an iron pin, corner to said Powers; thence leaving said Thomas and with said Powers N 38° 06' 18" W 160.00 feet to the BEGINNING, containing 1.459 acres, as shown on the attached plat entitled "Plat Made for Chris Yates", as prepared by Cornerstore Surveying, dated December 26, 1996 and being the same land conveyed to Lettie Beatrice Owens by James Maurice Moore and Teresa Lynn Moore by deed dated April 12, 1991, of record in Deed Book 272, page 195, of the Clerk's Office of the Circuit Court of Dickenson County, Virginia.

There is excepted from this conveyance such exceptions and reservations as have been heretofore made by prior deeds of record.

Order #902014

BOOK 322 PAGE 710

WITNESS the following signature and seal:

Lettie B Owens (SEAL)
LETTIE BEATRICE OWENS

STATE OF VIRGINIA,

COUNTY OF DICKENSON, To-wit:

The foregoing deed was acknowledged before me this 2nd day of
January, 1997, by Lettie Beatrice Owens.

My commission expires August 31, 1999.

Susan Mullins
NOTARY PUBLIC

STATE OF VIRGINIA,

COUNTY OF DICKENSON, To-wit:

The undersigned affiant being first duly sworn, makes oath that the actual
consideration for the foregoing transfer of the property herein described is \$18,000.00.

Christopher T. Yates
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 2nd day of January,
1997.

My commission expires August 31, 1999.

Susan Mullins
NOTARY PUBLIC

Order # 902014

LEGEND

NO ABSTRACT OF TITLE FURNISHED. THIS PROPERTY IS NOT IN THE FLOODPLAIN.

BOOK 322 PAGE 711

○ - TREE AS SHOWN (FOUND)

○ - METAL PIPE (FOUND)

△ - IRON PIN (SET)

▲ - RAILROAD SPIKE (SET)

⚡ - POWER POLE

-P&T--POWER & TELEPHONE LINE

-x--BOARD FENCE

+ - GRAVE

N

ELLIS WALLACE, SR.
D.B.275 P.353

S32°18'39"E
117.62'

DRIVEWAY

N85°27'36"E
69.45'

TWIN OAK
ONE
SIDE
CUT

1 1/2 STORY
FR. DWL.
W/ BSM.

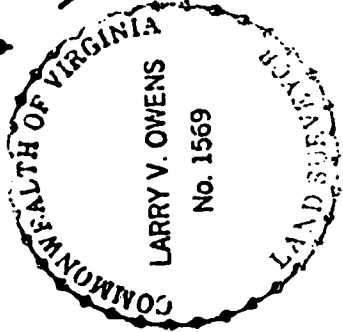
CONC. WALK

BLOCK CISTERN

CONC. PAD

DRIVEWAY

FR. STORAGE
BLDG.



I certify that this plat is drawn from a current field survey and that it is true and correct to the best of my knowledge and belief.

Larry V. Owens

PLAT OF A 1.459 ACRE PARCEL, BEING THE PROPERTY RECORDED IN D.B.272 P.195.

PLAT MADE FOR CHRIS YATES SHOWING PROPERTY OF LETTIE BEATRICE OWENS.

LOCATED OFF VIRGINIA STATE ROUTE 611 ON THE WATERS OF SKEETOCK BRANCH IN THE WATERS

S31°56'53"E
112.00'

MARKED PINE

+

TIMOTHY THOMAS
D.B.222 P.575

S85°50'10"W
292.00'

1.459 AC.

1997. This deed was this day
Jana 30th
presented in said office, and upon the certificate of acknowledgment thereto annexed, admitted to record at _____ o'clock P.M., after payment of
\$18.00 tax imposed by Sec. 58.1-802.
BY: *[Signature]* TESTE: JOE TATE, CLERK
Original returned this date to: *Trina Bise*

N38°06'18"W
160.00'

GEORGE POWERS
D.B.252 P.470

N5°00'00"E
52.66'

MARKED PINE