

WILLIS

19,305

MULLINS, FREDDIE & RAREN  
RT 2 Box 188  
CLINTWOOD VA 24228

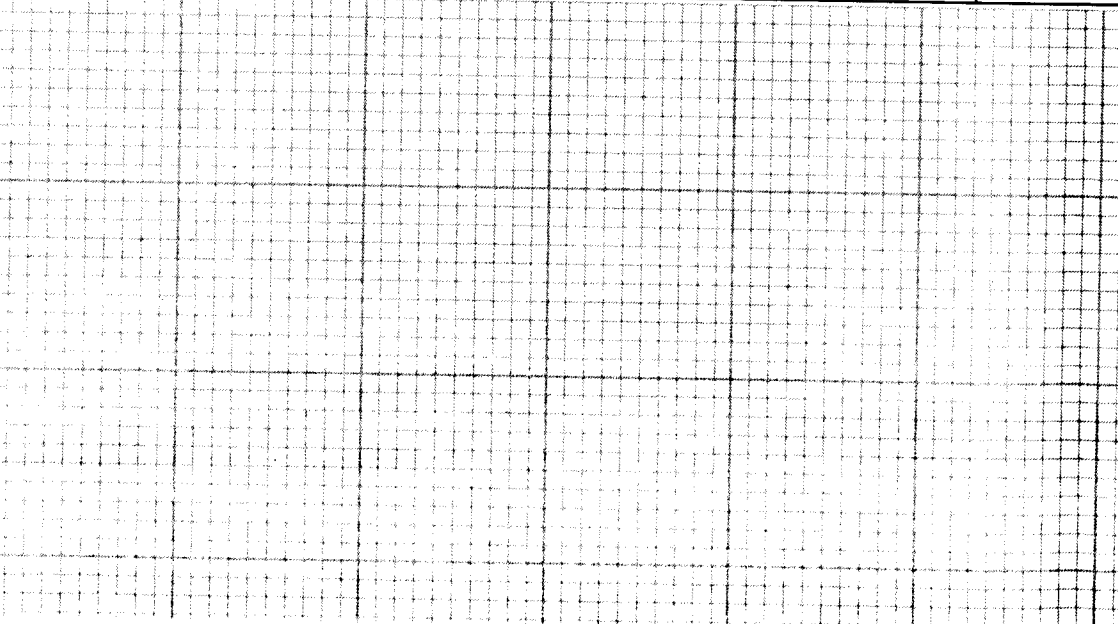
CLASS 02  
ZONING  
DISTRICT 05

LEGAL DESCRIPTION  
NAOMI MULLINS TRACT  
3/4 INST IN 32.50 AC

	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSIDERATION	

1992			
1993			
1994	7300		7300
1995	7300		7300
1996	7300		7300
1997			
1998			
1999			
2000			
2001			
2002	DELETED		
2003			


NOTES: States He is paying this on another ticket  
taken off per R.R. dated 12-03-96





the land and minerals described in the notice, and to pay to plaintiffs their proportionate share. The subject tract was described in the notice under Paragraph E.

(4) Subject to the correctness of the conclusions (a) that Nell Phipps by her will failed to dispose of the remainder interest in her property, including her interest in said tract; (b) that by a disclaimer dated September 25, 1986, Thelma Lloyd Phipps transferred to Beulah Phipps the A. M. Phipps interest in the 32½ acre tract; and (c) that by the disclaimer Thelma Lloyd Phipps transferred to Beulah Phipps both the interest in the 32½ acre tract inherited by A. M. Phipps from Columbus Phipps and the interest therein inherited by A. M. Phipps from Nell Phipps.

(5) The Naomi Mullins 32½ acre tract is not assessed for taxation, either in the name of Beulah Phipps or any other of the heirs of Columbus Phipps, nor in the name of Freddie E. and Karen S. Mullins. Freddie E. and Karen Mullins are assessed for a 10.44 acre tract on Rocky Branch, acquired by deed recorded in Deed Book No. 255, page 392, 1995 Land Book, Page 520, Line 16. However, the description of this tract shows that it is located east of the Naomi Mullins 32½ acre tract. Accordingly, a lien exists on the 32½ acre tract for omitted taxes for three years preceding the year in which this tract is eventually assessed for taxation, which will be payable by the party or parties who prevail in the litigation identified in the notices of Lis Pendens.

(6) A possible lien for federal estate taxes upon the estate of Nell B. Phipps.

21.64  
10.44  
-----  
32.08  
74.08

3 FREDDIE & KAREN 3/4  
CAROL & JEAN LUI 1/4  
1/8

MULLINS, FREDDIE F KAREN  
RT 2 Box 188  
CLINTWOOD VA 24228

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

CLASS 2.  
ZONING  
DISTRICT 05

LEGAL DESCRIPTION  
HOLLY CREEK  
ROCKY BRANCH  
3/4 INST IN 89 AC

1992				
1993				
1994	26 000		20 000	Supp # 01
1995	20 000		20 000	Supp # 02
1996	20 000		20,000	Supp # 01
1997				
1998				
1999				
2000				
2001				
2002				
2003				

BUILDINGS, PERMITS

TYPE	DATE	NO	COMP	DATE	NO

NOTES: States He is paying this on another linked  
state in PW R.R.



Dwelling	Comp. Sh.	Wood Siding	Yr. Built	Remod.	Bemt. [ ] 2nd [ ]	Plaster	BATH(S) Full 1/2 Bath(s)
	Slate	Brick	No. Stories		1st [ ] 3rd [ ]	Sheet rock	Modern Bath [ ] Modern Kitchen [ ]
	Asbestos	Asb. Wood Shg.	S. Level <input type="checkbox"/>	S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceclied	Cent. Heat [ ] A/C [ ]
Wood Frame	Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>				Panel	Fir. or Wall Furnace <input type="checkbox"/> Stove(s) <input type="checkbox"/>
Cin. Block	Tar & Grav.	Stucco <input type="checkbox"/> Con. Block <input type="checkbox"/>	Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>	HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input type="checkbox"/> Tile <input type="checkbox"/>	Unfinished		
Steel Frame	Tile	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Riers <input type="checkbox"/> Cin. Blk. <input type="checkbox"/>				
	Shakes	Storm Doors <input type="checkbox"/> Storm Win. <input type="checkbox"/>	Slab <input type="checkbox"/> Brick <input type="checkbox"/>	Disappearing Stairs	Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Number	

		Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Basement Size	Attic Floor & Stairs		YR.	YR.	YR.
			Basmt. Finish	1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full <input type="checkbox"/>	Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>			

Dwelling									
Porch									
Porch									
Carport									
Garage									
Cent. A/C									
Basement									

Bsmt. Finish	M & L	M & L	Market Value All Improvements
Attic	DATE	DATE	Market Value All Land
Fireplace(s)	APRP.	APRP.	
Heating	DATE	DATE	
Bath(s)			
Total			
Factor			
Replacement			

Property	Block	Square Footage	Dist. Price	Dist. Factor	Front Ft. Rate	TOTAL	ADJ.	TOTAL APPROPRIAL.	Dist. Price	Dist. Factor	Front Ft. Rate	TOTAL	ADJ.	TOTAL APPROPRIAL.

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved	Home Site				Home Site			
Public Sewer	Gravel								
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland				Wasteland			
U. G. Utilities	Sidewalk								

General Remarks: \_\_\_\_\_

LEVEL  SLOPES UP  SLOPES DOWN

LOW  STEEP UP  STEEP DOWN

BOARD REVIEW NOTES

notice that a cause is now pending in the Circuit Court of Dickenson County, Virginia, styled *Beulah Phipps, by her Power of Attorney, Carol Buchanan v. Freddie E. Mullins, Karen S. Mullins, et als.*, to set aside as fraudulent and void, *inter alia*, deeds from Beulah G. Phipps to Freddie E. and Karen S. Mullins, husband and wife, recorded in Deed Books No. 249, page 331, Deed Book No. 250, page 209, and Deed Book No. 274, page 337, conveying the subject tract.

(2) Subject to the correctness of the conclusions (a) that Nell Phipps by her will failed to dispose of the remainder interest in her property, including her interest in said tract; (b) that by a disclaimer dated September 25, 1986, Thelma Lloyd Phipps transferred to Beulah Phipps the A. M. Phipps interest in the 89 acre tract; and (c) that by the disclaimer Thelma Lloyd Phipps transferred to Beulah Phipps both the interest in the 89 acre tract inherited by A. M. Phipps from Columbus Phipps and the interest therein inherited by A. M. Phipps from Nell Phipps.

(3) The 89 acre tract is not assessed for taxation. Search was made for property listed in Dickenson County outside incorporated towns and in the Town of Clintwood, under the names, Beulah Phipps, Beulah G. Phipps, Carol Buchanan, Carol P. Buchanan, Jean Lui Phipps, Freddie E. Mullins, Karen S. Mullins, W. M. Phipps and Columbus Phipps, for property on Holly Creek and on Rocky Branch of Holly Creek.

(4) A possible lien for federal estate taxes upon the estate of Nell B. Phipps.

D 676

CARD 11536

PC. GASUS  
OWNERS

M. MINERALS

2

FREDDIE & KAREN MULLINS

3/4 66.75

1/8 EACH

CAROL & JEAN LUI

1/4 23.25

? card #  
17847  
3/49 2 AC  
MINERALS  
ONLY

MULLINS FREDDIE & KAREN  
RT 2 Box 188  
CLINTWOOD, VA 24228

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

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CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

DATE RECORDED  
DEED OR WILL BOOK  
CONSIDERATION

CLASS 02  
ZONING  
DISTRICT 5

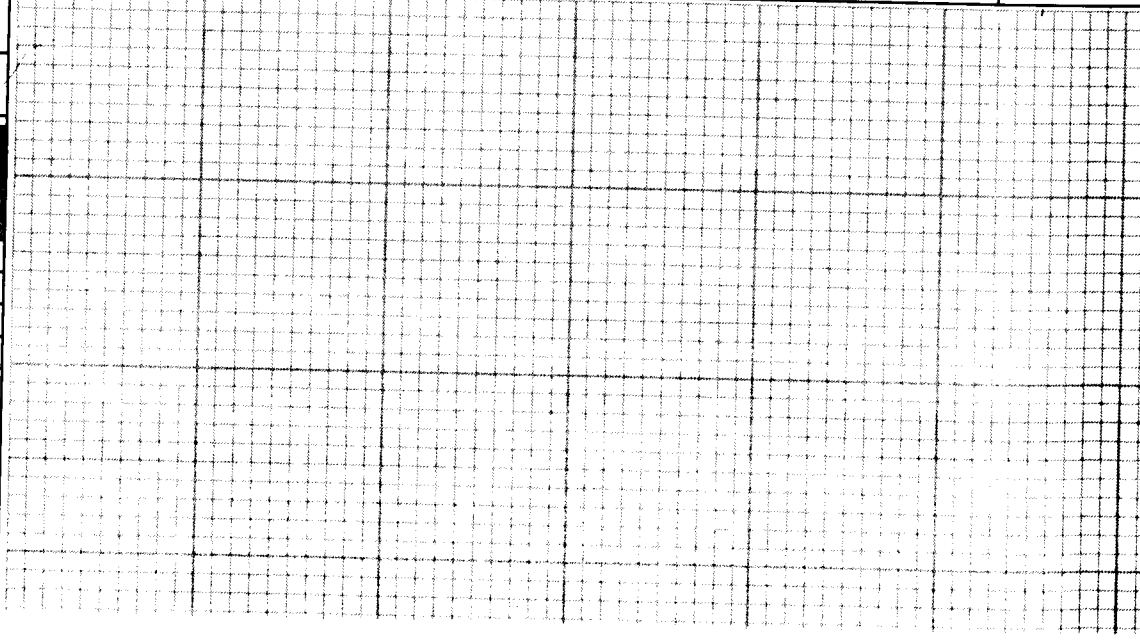
LEGAL DESCRIPTION  
ROCK BRANCH OF HOLLY CREEK  
3/4 8 50AC, 12 AC, 2 1/2 1/3 50AC  
= 60.90 AC

1992				
1993				
1994	18,300		18,300	SUPP# 6
1995	18,300		18,300	SUPP# 6
1996	18,300		18,300	SUPP# 1
1997				
1998				
1999				
2000				
2001				
2002				
2003				

BUILDING PERMITS

TYPE	DATE	NO.	STATUS	REMARKS

NOTES:  
States he is paying this on another ticket  
Take of per R.R.



MAP NO. \_\_\_\_\_

Dwelling	Comp. Sh.	Wood Siding	Yr. Built	Remod.	Bemt. [ ] 2nd [ ]	Plaster	BATH(S) Full	½ Bath(s)	
	Slate	Brick	No. Stories		1st [ ] 3rd [ ]	Sheet rock	Modern Bath <input type="checkbox"/>	Modern Kitchen <input type="checkbox"/>	
	Asbestos	Asb. Wood Shg.	S. Level <input type="checkbox"/>	S. Foyer <input type="checkbox"/>	Total No. Bedrooms	Ceciled	Cent. Heat	A/C	
Wood Frame	Metal	Cin. Block <input type="checkbox"/> Stone <input type="checkbox"/>				Panel	Fir. or Wall Furnace <input type="checkbox"/>	Stove(s) <input type="checkbox"/>	
Cin. Block	Tar & Grav.	Stucco <input type="checkbox"/> Con. Block <input type="checkbox"/>	Crawl <input type="checkbox"/> Conc. <input type="checkbox"/>	HW <input type="checkbox"/> Pine <input type="checkbox"/> Carp. <input type="checkbox"/> Tile <input type="checkbox"/>	Unfinished				
Steel Frame	Tile	Aluminum <input type="checkbox"/> Masonite <input type="checkbox"/>	Riers <input type="checkbox"/> Cin. BIK. <input type="checkbox"/>						
	Shakes	Storm Doors <input type="checkbox"/> Storm Win. <input type="checkbox"/>	Slab <input type="checkbox"/> Brick <input type="checkbox"/>						

			Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Basement Size	Disappearing Stairs	Gd. <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> VP <input type="checkbox"/>	Number
			Basmt. Finish	Attic Floor & Stairs			Number Chimneys
				¼ <input type="checkbox"/> ½ <input type="checkbox"/> ¾ <input type="checkbox"/> Full <input type="checkbox"/>	Attic <input type="checkbox"/> Walls <input type="checkbox"/> Fl. <input type="checkbox"/>	Brick [ ] C. Block [ ]	
						Stone [ ] Metal [ ]	
						YR.	YR.
Porch							
Porch							
Carport							
Garage							
Cent. A/C							
Basement							

Bemt. Finish	M & L	M & L	Market Value All Improvements
Attic	DATE	DATE	Market Value All Land
Fireplace(s)	APRP.	APRP.	Owner
Heating	DATE	DATE	Make
Bath(s)			Year
			Size
Total			Cond.
Factor			Not Home <input type="checkbox"/> Time
Replacement	CLASSIFICATION	ZONING	AM <input type="checkbox"/> PM <input type="checkbox"/>
			Agric.
			Hort.
			Forest
			Open Space
			Totals

Land Cost	Bldg. Cost	Sale Price	Rent	Expenses	Net Rent
\$	\$	\$	\$	\$	\$

PROPERTY FACTORS				CLASSIFICATION	ACRES	RATE	ADJ.	TOTAL VALUE OF IMPROVEMENTS						
Public Water	Paved			Home Site	60.90 AC			18,300						
Public Sewer	Gravel													
Well	Dirt													
Spring	No Road													
Septic System	Curb & Gutter			Wasteland										
U. G. Utilities	Sidewalk													

General Remarks:

LEVEL  SLOPES UP  SLOPES DOWN

LOW  STEEP UP  STEEP DOWN

BOARD REVIEW NOTES



Rocky Branch of Holly Creek, not previously conveyed by her to Mullins by deeds recorded in Deed Book No. 249, page 331, and Deed Book No. 250, page 209, said land being designated as TRACT #2.

\* \* \* \* \*

(34) Exclusive possession of all land acquired by Columbus Phipps from Madison Mullins has been held by Columbus Phipps, his heirs, and their successors since the conveyance of this land to Columbus Phipps by Madison Mullins by the deeds dated July 3, 1888, and February 22, 1889, a period of more than 100 years. During that time no hostile or adverse claim has been made against the Phipps title by any person.

(35) None of the J. Madison Mullins land is assessed for taxation, either in the name of Beulah Phipps or any other of the heirs of Columbus Phipps, or in the name of Freddie E. and Karen S. Mullins, unless the assessment of a 10.44 acre tract on Rocky Branch in the names of Freddie E. and Karen Mullins, acquired by deed recorded in Deed Book No. 255, page 392, 1995 Land Book, Page 520, Line 16, includes some of the J. Madison land.

(36) The present status of the title to the Madison Mullins 50 acre, 12 acre and 2 1/2 tracts, and his 1/3 interest in a part of the 50 acre tract conveyed by Solomon Mullins, Sr. to Omma [Naomi] W. - Martha (later Madison) - Margaret Mullins, as reported herein, assumes the correctness of the conclusions (a) that Nell Phipps by her

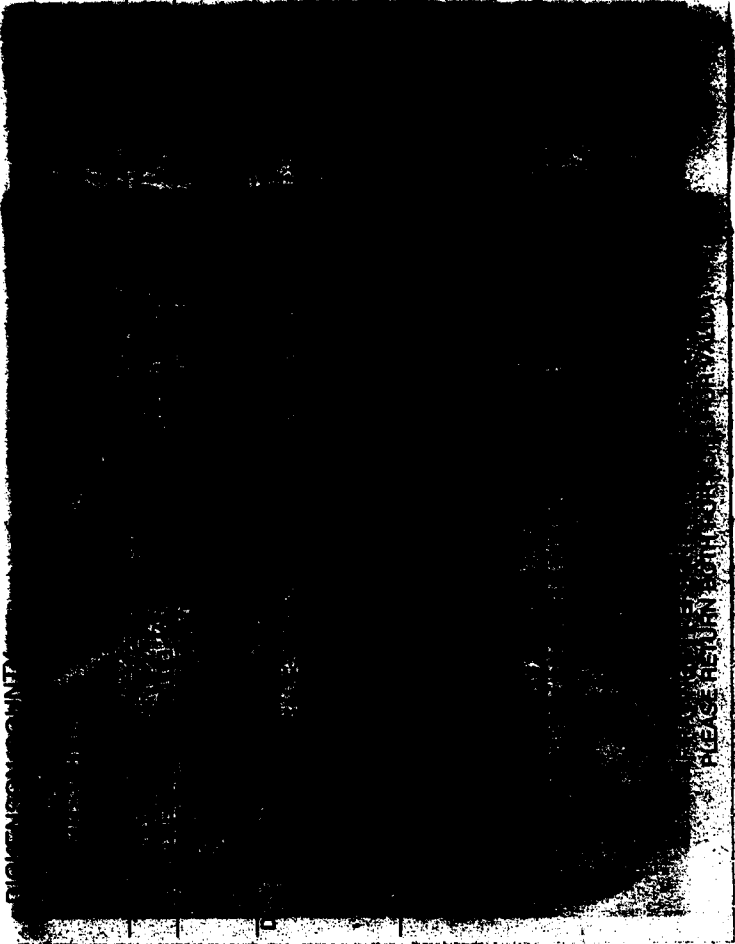
2 Cont. #  
17874  
June 7

50	
12.5	
17.00	
<hr/>	
81.50 AC = 3/4 61.14 AC	FREDDIE & KAREN 3/4
= 1/4 20.36	Carol & Jennifer 1/4

WICKENBURG COUNTY



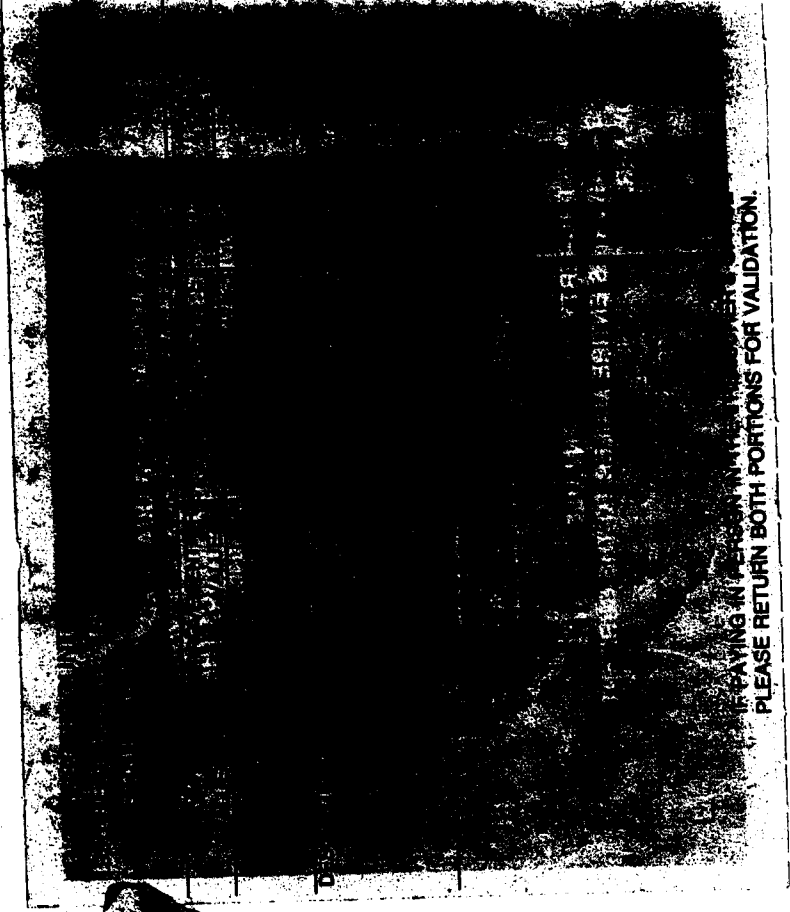
PERSON IN THE TREASURER'S OFFICE  
IN BOTH PORTIONS FOR VALIDATION



PLEASE RETURN BOTH PORTIONS FOR VALIDATION



PERSON IN THE TREASURER'S OFFICE  
IN BOTH PORTIONS FOR VALIDATION



PERSON IN THE TREASURER'S OFFICE  
IN BOTH PORTIONS FOR VALIDATION

*These are the tickets Freddie states are the same  
as 17305*