Sandlick District

19 725

Boyd, Michael Rt. 2 Box 131 Naysi, VA 24256	DATE RECORDED	12-13-82
	DEED OR WILL BOOK	214,539
	CONSID-ERATION	
	DATE RECORDED	
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	CONSID-ERATION	
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	CONSID-ERATION	
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	CONSID-ERATION	
	DATE RECORDED	
	DEED OR WILL BOOK	
	CONSID-ERATION	

CLASS	LEGAL DESCRIPTION
ZONING	Prater 2 AC.
DISTRICT	

1992				
1993				
1994				
1995				
1996				
1997				
1998				
1999	600		600	
2000				
2001				
2002				
2003				

NO.	TYPE	DATE				

NOTES: from Card #6592., See attached deeds.

MAP NO. 145A-1315(A)

	Dwelling		Comp. Sh.		Wood Siding		Yr. Built	Remod.		Bsmt. [ ] 2nd [ ]		Plaster		BATH(S) Full ½ Bath(s)			
			Slate		Brick		No. Stories			1st [ ] 3rd [ ]		Sheet rock		Modern Bath ☐ Modern Kitchen ☐			
			Asbestos		Asb. Wood Shg.		S. Level ☐ S. Foyer ☐			Total No. Bedrooms		Ceciled		Cent. Heat	A/C		
			Metal		Cin. Block ☐ Stone ☐							Panel		Flr. or Wall Furnace ☐ Stove(s) ☐			
	Wood Frame		Tar & Grav.		Stucco ☐ Con. Block ☐		Crawl ☐ Conc. ☐			HW ☐ Pine ☐ Carp. ☐ Tile ☐		Unfinished					
	Cin. Block		Tile		Aluminum ☐ Masonite ☐		Piers ☐ Cin. Blk. ☐							Number			
	Steel Frame		Shakes		Storm Doors ☐ Storm Win. ☐		Slab ☐ Brick ☐			Disappearing Stairs		Gd. ☐ Fair ☐ Poor ☐ VP ☐		Number Chimneys			
							Basement Size			Attic Floor & Stairs				Brick [ ] C. Block [ ]			
					Gd. ☐ Fair ☐ Poor ☐ VP ☐		Bsmt. Finish			¼ ☐ ½ ☐ ¾ ☐ Full ☐		Attic ☐ Walls ☐ Fl. ☐		Stone [ ] Metal [ ]			

																			YR.		YR.	YR.
							Dwelling															
Porch																						
Porch																						
Carport																						
Garage																						
Cent. A/C																						
Basement																						
Bsmt. Finish																						
Attic																						
Fireplace(s)																						
Heating																						
Bath(s)																						
Total																						
Factor																						
Replacement																						

M & L	M & L	Owner	Market Value All Improvements
DATE	DATE	Make Year	Market Value All Land
APRP.	APRP.	Size Cond.	
DATE	DATE	Not Home ☐ Time AM ☐ PM ☐	
CLASSIFICATION	ZONING		

Agric.			Land Cost
Hort.			$
Forest			Bldg. Cost
Open Space			$
Totals			Sale Price
			$
			Rent
			$
			Expenses
			$
			Net Rent
			$

BOARD REVIEW NOTES

PROPERTY FACTORS																	
Utilities		Street or Road		CLASSIFICATION	ACRES	RATE	ADJ.		CLASSIFICATION	ACRES	RATE	ADJ.					
Public Water		Paved		Home Site					Home Site								
Public Sewer		Gravel			2	300		600									
Well		Dirt															
Spring		No Road															
Septic System		Curb & Gutter		Wasteland					Wasteland								
U. G. Utilities		Sidewalk						600									

LEVEL ☐	SLOPES UP ☐	SLOPES DOWN ☐
LOW ☐	STEEP UP ☐	STEEP DOWN ☐

General Remarks:

THIS DEED, made and entered into on this 20th day of September, 1977, by and between CLAUDIE FULLER and BLANCHE FULLER, husband and wife, parties of the first part, and JOHNNIE BOYD, party of the second part.

WITNESSETH:

That for and in consideration of the exchange of land, the parties of the first part do hereby grant, bargain, sell and convey to Johnnie Boyd, with covenants of General Warranty and English Covenants of Title, all that certain tract or parcel of land lying and being on the waters of Lick Creek in Dickenson County, Virginia, and being more particularly bounded and described as follows:

BEGINNING on a beech tree in a hollow below a field; thence N E to a stake on a point; thence up said point to a big white oak stump; thence S E to a stake in a field; thence S E to a stake in the Haburn line; thence S W to the top of the point; thence with the fence to a maple; thence N to a maple; thence N W to a stake on a point; thence W with a fence to the BEGINNING, containing 19 acres, more or less, and being the same land conveyed by K. B. Owens and Laura Owens, his wife, to Claudie Lester Fuller and Blanche Fuller, his wife, by deed dated April 9, 1974 and of record in Deed Book 165, Page 001 of the Clerk's Office of Dickenson County, Virginia.

There is excpeted from this conveyance the following two tracts of land:

Tract No. 1 BEGINNING at a stake in a hollow, a common corner to tract number one and tract number two of the deed from Claudie Fuller and Blanche Fuller to Larry Wayne Boyd and Michael Lee Boyd, dated September 20, 1977, thence S 16° 08' W 327.59 feet along the dividing line of tract number one and tract number two of the deed to a nail in a maple in fence line; thence N 67° 01' W 230.65 feet to a nail in double maple, thence N 35° 27' W 103.97 feet to a nail in a maple; thence N 36° 43' W 157.74 feet to a nail in a beech in hollow; thence N 87° 06' E 288.34 feet to a tack in a black walnut in a drain, thence S 89° 38' E 170.00 feet to the BEGINNING, containing 2.03 acres, more or less;

Tract No. 2 BEGINNING at a stake in a hollow, a common corner to tract number one and tract number two of the deed from Claudie Fuller and Blanche Fuller to Larry Wayne Boyd and Michael Lee Boyd, dated September 20, 1977; thence S 89° 38' E 101.55 feet to a nail in forked poplar on hillside; thence S 81° 41' E 233.66 feet to a stake up a hollow; thence S 40° 08' W 443.17 feet to a stake in fence line; thence 67° 01' W 150.00 feet to a nail in maple in fence line; thence S 16° 08' W 327.59 feet along the dividing line of tract number one and tract number two of the deed to the BEGINNING, containing 2.00 acres, more

COMPARED
& mailed
To Johnnie F. Boyd
Oct 28 1977
Helen Clark
Dep. clerk
Rt 2 Box 82
Haysi, Va.

or less, reference to which is hereby made in Deed Book 165, Page 001, of the Clerk's Officeof Dickenson County, Virginia, for a more complete description.

There is also excepted from this conveyance all excpetions and reservations as have heretofore been made by prior deeds of record.

WITNESS the following signatures and seals:

Claudie Fuller (SEAL)
CLAUDIE FULLER

Blanche Fuller (SEAL)
BLANCHE FULLER

STATE OF VIRGINIA,

COUNTY OF DICKENSON, To-wit:

I, Jeannie B. Hallen, a Notary Public in and for the County and State aforesaid, do hereby certify that Claudie Fuller and Blanche Fuller, whose names are signed to the foregoing deed bearing date on the 20th day of September, 1977, have acknowledged the same before me, in my County aforesaid.

Given under my hand this 19th day of October, 1977.

My commission expires May 7, 1979.

Jeannie B. Hallen
NOTARY PUBLIC

I WAS COMMISSIONED
AS JEANNIE GRAY BAKER

VIRGINIA: In the Clerk's Office of the Circuit Court of Dickenson County, October 19, 1977. This deed was this day received in said office, and, upon the certificate of acknowledgement thereto annexed, admitted to record, at 10:20 o'clock A. M., after payment of $ 1.50, tax imposed by Sec. 58-54 (b), in deed book 187, page 279.

Teste: Jeddy Bailey, Clerk.

By Jo Ann Hood, Dep. Clerk.

Tax $ 1.50 Transfer Fee $ 1.00

BOOK 214 PAGE 539

DEED OF GIFT

THIS DEED, made and entered into this 20th day of September 1977 by and between Johnnie F. Boyd party of the first part, and Michael Lee Boyd, party of the second part.

WITNESSETH:

That, for and in consideration of ONE DOLLAR ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey to Michael Lee Boyd, with covenants of General Warranty and English Covenants of Title, all that certain tract or parcel of land lying and being on the waters of Lick Creek in Dickenson County, Virginia, and being more particularly bounded and described as follows:

BEGINNING on a beech tree in a hollow below a field; thence N E to a stake on a point; thence up said point to a big white oak stump; thence S E to a stake in a field; thence S E to a stake in the Hoburn line; thence S W to the top of the point; thence with the fence to a maple; thence N to a maple; thence N W to a stake on a point; thence W with a fence to the BEGINNING, containing 19 acres, more or less, and being the same land conveyed by K. B. Owens and Laura Owens, his wife, to Claudie Lester Fuller and Blanche Fuller his wife, by deed dated April 9,1974 and of record in Deed book 165, Page 001 of the Clerk's Office of Dickenson County, Virginia.

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COMPARED & mailed
To Michael Lee Boyd
12-13-1982
Laura Large
Dep. clerk.
Bet 82