



## **Multi-Property Estate Auction**

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**#1 – 508 N Witchduck Road  
Virginia Beach, VA 23462**

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**Due Diligence**

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## PROPERTY DETAILS

# 508 N Witchduck Rd

LEGAL DESCRIPTION	Aragona Village Sec 12 Lot 13 Blk 4
GPIN (PARCEL ID)	14679833880000
SERVICE DISTRICT	40 : Bayside

## FY19/20 ASSESSMENT

LAND VALUE	\$62,700
IMPROVEMENT VALUE	\$70,300
TOTAL VALUE	\$133,000

## LAND INFORMATION

UNOFFICIAL ZONING DISTRICT	R7.5
PROPERTY CODE/CATEGORY	101 Residence
LAND USE	No
WATERSHED	Chesapeake Bay
PLATS (MAP BOOK/INSTRUMENT #)	Download ( <a href="https://media.vbgov.com/rea/plats/047_0034.PDF">https://media.vbgov.com/rea/plats/047_0034.PDF</a> )
LAND SQUARE FOOTAGE	9,203.88 sq ft

## BUILDING INFORMATION

USE CODE	DESCRIPTION	ID #	CONSTRUCTED YR.	SIZE
ICP	Integral Carport	G01	0	240 SF
UTILROOM	Residential Utility/Stg Room	01	1958	108 SF
DWELL	Dwelling	D	1958	894 SF

FLOORS	FINISHED AREA	DESCRIPTION
1.0	894 SF	

FLOORS	FINISHED AREA	DESCRIPTION
Total	894 SF	
ROOM INFORMATION		
Bedrooms		3
Half Baths		0
Full Baths		1
Total Rooms		5
INTERIOR & EXTERIOR FEATURES		SIZE/COUNT
Open Frame Porch		24

## SALES HISTORY

DOCUMENT #	SALES DATE	SALES PRICE	DEED BOOK/PAGE
20180126000070210	01/26/2018	\$0	/
0000000000000000	07/09/1992	\$0	3105 / 1700

## TAX ASSESSMENTS

FISCAL YEAR	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TAX PER \$100	ANNUAL TAXES
2020	\$62,700	\$70,300	\$133,000	\$1.0175	\$1,353.28
2019	\$60,000	\$70,300	\$130,300	\$1.0025	\$1,306.26
2018	\$60,000	\$70,300	\$130,300	\$1.0025	\$1,306.26
2017	\$60,000	\$66,200	\$126,200	\$0.99	\$1,249.38
2016	\$66,800	\$63,400	\$130,200	\$0.99	\$1,288.98
2015	\$82,800	\$54,800	\$137,600	\$0.93	\$1,279.68
2014	\$82,800	\$54,800	\$137,600	\$0.93	\$1,279.68
2013	\$82,800	\$54,800	\$137,600	\$0.95	\$1,307.20
2012	\$92,100	\$54,800	\$146,900	\$0.89	\$1,307.42
2011	\$92,100	\$58,000	\$150,100	\$0.89	\$1,335.90
2010	\$95,800	\$63,300	\$159,100	\$0.89	\$1,416.00
2009	\$98,600	\$68,700	\$167,300	\$0.89	\$1,488.98
2008	\$93,000	\$65,430	\$158,430	\$0.89	\$1,410.04

Exemption programs such as Seniors, Disabled Persons, Veterans, Energy Efficient Buildings, etc. are not reflected in the Annual Taxes.

## ANNUAL TAXES





# CITY OF VIRGINIA BEACH OFFICE OF THE REAL ESTATE ASSESSOR

Municipal Center- Building 18  
2424 Courthouse Drive  
Virginia Beach, Virginia 23456-9054  
Telephone (757) 385-4601 Fax (757) 385-5727

THORNE GLORIA K  
KORDULAK JOHN L  
433 W CHICKASAW RD  
VIRGINIA BEACH VA 23462-6246

*To change mailing address please contact  
the City Treasurer's Office at (757)385-8258*

## REAL ESTATE ASSESSMENT NOTICE

ASSESSED VALUE FOR PROPERTY BELOW FOR FISCAL YEAR 2019/2020  
(EFFECTIVE JULY 1, 2019 THROUGH JUNE 30, 2020 )

**PARCEL IDENTIFICATION NUMBER:** 14679833880000  
**PROPERTY ADDRESS:** 508 N WITCHDUCK RD  
**LEGAL DESCRIPTION:** ARAGONA VILLAGE SEC 12 LOT 13 BLK 4  
  
**DISTRICT:** Bayside  
**AREA ID:** 4112003

**\*\*\*THIS IS NOT A BILL\*\*\***

	FY 2017/2018 ASSESSMENT	FY 2018/2019 ASSESSMENT	FY 2019/2020 ASSESSMENT
<b>Land:</b>	\$60,000	\$60,000	\$62,700
<b>Structure:</b>	\$70,300	\$70,300	\$70,300
<b>Total:</b>	\$130,300	\$130,300	\$133,000
<b>Tax Rate/\$100 of Value:</b>	\$1.0025	\$1.0025	\$1.0025 *
<b>Estimated Annual Tax Levy:</b>	\$1,306.26	\$1,306.26	\$1,333.33 *
<b>% Change in FY2019/2020 Tax Levy:</b>	2.07%	2.07%	

*Exemption programs such as Seniors, Disabled Persons, Veterans, etc. are not reflected in the Tax Levy  
and the Change in the Tax Levy.*

\*As of the date of this notice the real estate tax rate for FY2019/2020 has not been established, therefore the estimated annual tax levy and percentage change for the new assessment is a projection based on the FY 2018/2019 tax rate. Tentatively, a Public Hearing before City Council to discuss the real estate tax rate has been scheduled for **April 30, 2019 at 6:00 pm in the City Council Chambers**. In the event the time and date is changed, information on the rescheduled Public Hearing will be published in the Beacon and at VBgov.com. **The Real Estate Assessor will hold hearings to review your assessment upon request from March 15 thru May 17, 2019.** Should you desire to discuss your assessment, please call (757) 385-4601, select option 3. State Statutes 58.1-3331 and 58.1-3332 establish procedures for property owners to view and copy records maintained by the Assessor's Office. Any application for appeal to the Board of Equalization must be received by September 30, 2019.



5350 KempsRiver Drive, Suite 108C

Virginia Beach, VA 23464

Phone: (757) 420-3844

Title Search Invoice

John L. Kordulak

Phone: (757) 651-7783 cell

Fax: (757) 495-3126

Dated: June 7, 2019

RE: 508 N. Witchduck Road  
Virginia Beach, VA

File: John Kordulak 508 Witchduck

Title Search	\$150.00
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Total Amount Due	\$150.00
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Buyer: \_\_\_\_\_ address: 508 N. Witchduck Road

Effective date: 6/4/19 File no. \_\_\_\_\_ Deed type Exempt BUILT: 1958

City: Va Beach Grantor: Gloria K. Thorne & John L. Kordulak Successor

Grantee: Gloria K. Thorne & John L. Kordulak Co-Trustees of The Sallye N. Kordulak LLC

Dated: 1/23/19 Recorded: 1/26/18 Book/Inst: 20180126000070210

Short Legal: Aragona Village, Sect 12, Lot 13, Bk 4 (MB 47/34)

Tax ID: 146298 3388 0000 City current yrs (2019) 2 1/2 paid  (not)

Delinq:  yes  no bal thru 6/30/19 \$362.09

Next due: 12/5/19 Amt not available homestd yes no

Total Value: 130,300 Land: 60k Bldg: 70,300

First Mtg: \_\_\_\_\_ Second Mtg: \_\_\_\_\_

Mortgagor: \_\_\_\_\_ Mortgagor: \_\_\_\_\_

Trustee: \_\_\_\_\_ Trustee: \_\_\_\_\_

Mortgagee: \_\_\_\_\_ Mortgagee: \_\_\_\_\_

Dated: \_\_\_\_\_ recd: \_\_\_\_\_ Dated: \_\_\_\_\_ recd: \_\_\_\_\_

Bk/pg: \_\_\_\_\_ amt: \$ \_\_\_\_\_ Bk/pg: \_\_\_\_\_ amt: \$ \_\_\_\_\_

Assigned to: \_\_\_\_\_ Assigned to: \_\_\_\_\_

BK/pg: \_\_\_\_\_ recd: \_\_\_\_\_ BK/pg: \_\_\_\_\_ recd: \_\_\_\_\_

Third Mtg: \_\_\_\_\_ Fouth MTG: \_\_\_\_\_

Mortgagor: \_\_\_\_\_ Mortgagor: \_\_\_\_\_

Trustee: \_\_\_\_\_ Trustee: \_\_\_\_\_

Mortgagee: \_\_\_\_\_ Mortgagee: \_\_\_\_\_

Dated: \_\_\_\_\_ recd: \_\_\_\_\_ Dated: \_\_\_\_\_ recd: \_\_\_\_\_

Bk/pg: \_\_\_\_\_ amt: \$ \_\_\_\_\_ Bk/pg: \_\_\_\_\_ amt: \$ \_\_\_\_\_

Assigned to: \_\_\_\_\_ Assigned to: \_\_\_\_\_

BK/pg: \_\_\_\_\_ recd: \_\_\_\_\_ BK/pg: \_\_\_\_\_ recd: \_\_\_\_\_

Sellers Judgments /Lien yes  no  Buyers Judgments/Liens yes/no # n/a - TRSD

UCC yes /  no  NOTES: \_\_\_\_\_

No evidence of death found for John Kordulak (DB 1105 PG 78)

If this is Virginia Beach, you must call 757-385-4421, option 1, to check for code enforcement liens

If this is Norfolk and or Virginia beach you must call for a faxed utility payoff/ stormwater payoff good to the sales

date - Norfolk 757 664-4633 and va beach 757 385 5859. If property is 100% tax exempt it will be subject to a prorated tax amount- call treasurer for amt ( tax rate is \$/ .0025 per 100 of the total assessment due

Accutitle Services \_\_\_\_\_ accutitlesearch@aol.com 757-717-5140 PROBATE WAS RUN





Due to the tragic event on May 31 at the Virginia Beach Municipal Center, the City Treasurer, V. Leigh Henderson, has extended the due date for real estate tax payments normally due on June 5 to Wednesday, June 19.

Account Information	
Parcel ID	Last Update
14679833880000	6/6/2019 12:48:17 AM
Owner: THORNE GLORIA K 433 W CHICKASAW RD VIRGINIA BEACH, VA 23462-6246	SITUS: 508 N WITCHDUCK RD
Legal Description	
ARAGONA VILLAGE SEC 12 LOT 13 BLK 4	

Tax Bills				
Tax Year	Bill Number	Penalty/Fees	Interest	Amount Due
2019	1119029655	\$32.66	\$2.87	\$362.09
2018	1118029740	\$0.00	\$0.00	\$0.00
2017	1117029718	\$0.00	\$0.00	\$0.00
2016	1116029703	\$0.00	\$0.00	\$0.00
2015	1115029793	\$0.00	\$0.00	\$0.00
Total				\$362.09

Under Virginia State Law, these real estate tax information records are public information. Display of this tax information on the Internet is specifically authorized by the Code of Virginia § 58.1-3172.1.

While the Real Estate Treasurer's Office has attempted to ensure that the tax information contained on this site is accurate and reflects the property's characteristics, the City of Virginia Beach and the Virginia Beach Treasurer's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information. The City of Virginia Beach and the Virginia Beach Treasurer's Office do not assume any liability associated with the use or misuse of this real estate tax information. All payments made after the due date are considered late and penalty and interest will be applied. Note that payments & balance dues may be as of the prior business day. If you have questions, please contact us at (757) 385-4445 or vbre4you@vb.gov

These use and privacy terms and conditions stated below incorporate any and all similar terms provided by vb.gov.com. In the event that there is a conflict between the provisions herein provided and those provided by vb.gov.com, the terms provided by vb.gov.com shall control.



City of Virginia Beach Treasurer's Office

City of Virginia Beach Treasurer's Office  
 Municipal Center - Bldg 1  
 2401 Courthouse Drive  
 Virginia Beach, VA 23456

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Tax Account	
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14679833880000	6/6/2019 12:48:17 AM
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Legal Description	
ARAGONA VILLAGE SEC 12 LOT 13 BLK 4	

Tax Assessment			
	Gross Tax	Credit	Net Tax
City of Virginia Beach	\$1,306.26	\$0.00	\$1,306.26
Total Tax	\$1,306.26	\$0.00	\$1,306.26

Tax Installment Information							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	1119029655	12/5/2018	2019	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	1119029655	6/5/2019	2019	\$326.56	\$32.66	\$2.87	\$362.09
<b>Total Due:</b>				<b>\$326.56</b>	<b>\$32.66</b>	<b>\$2.87</b>	<b>\$362.09</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2019	1119029655	B19.240988	\$326.57	06/04/2019
2019	1119029655	B19.135367	\$653.13	12/05/2018

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Storm Water Query

Storm Water Query Results

Estimated Closing Date of: 06/30/2019

Account	Owner Name	Address	GPIN	Total Unpaid
0002073030206113	SALLYE N KORDULAK TR	508 N WITCHDUCK RD	1467-98-3388-0000	\$65.04

[Please double-check the GPIN number to make sure it is the correct one.]

The account balance for this GPIN as of 06/06/2019 is: ----- \$65.04

For an estimated closing date of 06/30/2019, total storm water fees due at closing are estimated to be: ----- \$79.70

**\*\*\*Important Notice\*\*\***

To ensure proper posting of this payment:

- Please remit to:

Treasurer  
City of Virginia Beach  
Municipal Center - Building 1  
2401 Courthouse Drive  
Virginia Beach, VA 23456-9018

Note: Please attach this form to your remittance.



26096

BOOK 2060 PAGE 774

Received of The Chesapeake and Potomac Telephone Company of Virginia One Dollar (\$1.00) in consideration of which the undersigned hereby grant and convey unto said Company, its successors, assigns, lessees and agents, a right of way and easement to construct, operate, maintain, replace and remove a communication system consisting of such poles, fixtures, guys, anchors, wires, cables, buried cables, buried wires, posts, terminals, location markers, conduits, manholes, and other appurtenances, as the grantees may from time to time require, upon, under, across and over the land which the undersigned own or in which the undersigned have any interest; said land being located and described as follows: PROPERTY OF SALLIE N. KORDULAK  
LOCATED ON THE EAST SIDE OF NORTH WITCHDUCK ROAD  
BORDERED ON THE SOUTH BY PROPERTY OF CLARENCE E. GILCHRIST  
AND ON THE NORTH BY PROPERTY OF ABERDEAN BLANKENSHIP.

BOROUGH of BAYSIDE, CITY of VIRGINIA BEACH and State of Virginia and upon, under, along and over the roads, streets and highways adjoining the said land, together with the following rights: Of ingress and egress over, under, and across the lands of the undersigned to and from said systems for the purpose of exercising the rights herein granted; to open and close fences, to cut down and keep cut down all trees and undergrowth within 5 feet of said system; to carry in said system the wires, cables, circuits and appurtenances of any other Company; including all electric wires; said system being located on said land as follows: SPECIFICALLY TO PLACE CABLES WITHIN A 10' EASEMENT  
SOUTH OF THE WEST PROPERTY LINE FROM THE SOUTH PROPERTY  
LINE TO THE NORTH PROPERTY LINE AS SHOWN ON ATTACHED  
EXHIBIT "A" AND MADE A PART HEREOF.

The Company will pay for damage to fences and growing crops arising from the construction and maintenance of the aforesaid system.  
Post Office Address: 433 W. CHICKASAW RD. VIRGINIA BEACH 23462

Witness MY hand and seal this 19<sup>TH</sup> day of DECEMBER, 19 79

Witness: \_\_\_\_\_ x Sallie N. Kordulak (Seal)

Witness: \_\_\_\_\_ (Seal)

Witness: \_\_\_\_\_ (Seal)

State of Virginia, CITY of VIRGINIA, To Wit:  
I, JOHN W. BOYETTE, a NOTARY of the State of Virginia in and for  
the CITY aforesaid, do hereby certify that SALLIE N. KORDULAK

whose name IS signed to the within writing bearing date on the 19<sup>TH</sup> day of DECEMBER,  
19 79, has acknowledged the same before me in my \_\_\_\_\_  
and State aforesaid.

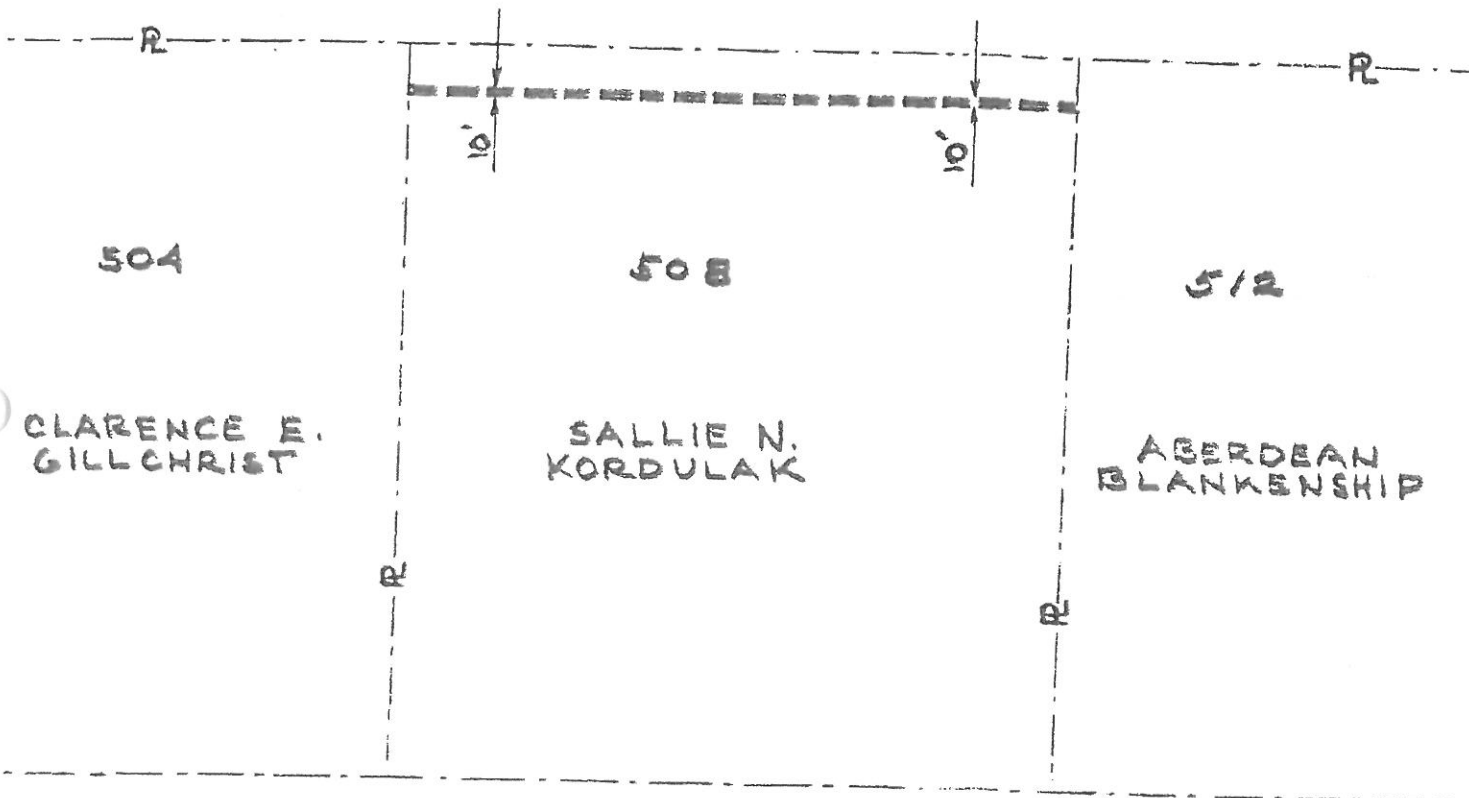
Given under my hand AND SEAL this 19<sup>TH</sup> day of DECEMBER, 19 79

John W. Boyette  
Notary Public

My commission expires 19<sup>TH</sup> day of AUGUST, 19 80.



NORTH WITCHDUCK ROAD



VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach 29<sup>th</sup> day of October, 1980 at Virginia Beach, this instrument was received and upon the certificate of acknowledgment thereto annexed, admitted to record. "The tax imposed by §58-54.1 of the Code, has been paid, in the amount of \$....."

TESTE: J. CURTIS FRUIT, Clerk

By: Mary E. Coyle D. C.

FORM NO. C.C. 21

NOT TO SCALE

--- DENOTES LOCATION OF RIGHT OF WAY SET OF

DISTRICT
BOROUGH OF BAYSIDE
COUNTY
CITY OF VIRGINIA BEACH
PERMIT NO. A-71205-R

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Getem Services  
1261 W 42nd St.  
Norfolk VA 23508  
757-489-8610

Company's Business Lic. No.

91000219

Date of Inspection

06/25/2019

Address of Property Inspected

508 N. Witchduck Rd.  
Virginia Beach, Va. 23462

Inspector's Name, Signature & Certification, Registration, or Lic. #

Phillip Lee T-100997

Structure(s) Inspected

House

## Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No visible** evidence of wood destroying insects was observed.  
 **B. Visible** evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): \_\_\_\_\_

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): \_\_\_\_\_

3. Visible damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: Drill holes in foundation and piers.

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_

Recommend treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement \_\_\_\_\_  
 Crawlspace Slab \_\_\_\_\_  
 Main Level 6,9,11,13 \_\_\_\_\_  
 Attic \_\_\_\_\_  
 Garage \_\_\_\_\_  
 Exterior 11,13 \_\_\_\_\_  
 Porch \_\_\_\_\_  
 Addition \_\_\_\_\_  
 Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior siding                    |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

See moisture report

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**





# MOISTURE INSPECTION REPORT

NAME & ADDRESS OF INSPECTION COMPANY <b>Getem Termite &amp; Pest Control</b>	ADDRESS OF PROPERTY INSPECTED
1261 West 42nd St.	508 N. Witchduck Rd.
Norfolk, VA 23508	Virginia Beach, Va. 23462
(757) 489-8610	DATE OF INSPECTION <b>6/25/2019</b> INSPECTION FEE <b>\$100</b>

BASED ON A CAREFUL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE UNDERSTRUCTURE (AS DESCRIBED ON THE REVERSE SIDE) OF THE PROPERTY LISTED ABOVE:

There is evidence of the presence of wood destroying fungi below the floor level of the first main floor.      YES       NO

There is evidence of the presence of excessive moisture conditions below the floor level of the first main floor.      YES       NO   
(If yes, describe under comments)

At the time of our inspection, there were visible damaged wooden members below the floor level of the first main floor caused by fungi.      YES       NO

IF ANY DAMAGE IS OBSERVED (AS SHOWN ABOVE) THAT DAMAGE WILL (CHECK ONE BELOW):

- Be corrected or has been corrected by this company.
- Be corrected by another company, see attached contact.
- NOT be corrected by this company which recommends that damage be evaluated by a qualified building expert and that needed repairs be made.

WERE ANY AREAS OF THE UNDERSTRUCTURE OBSTRUCTED OR INACCESSIBLE ?  
(IF yes, describe under comments)      YES       NO

COMMENTS Slab

SIGNATURE OF INSPECTOR

*Phillip Lee*

This report shall not be valid until the following statement of the property owner(s) or their duty authorized representatives is signed:

THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED INSPECTED PROPERTY HEREBY ACKNOWLEDGE THAT THEY ARE UNAWARE OF ANY PREVIOUS MOISTURE DAMAGE OR DIFFICULTIES INVOLVING MOISTURE THROUGHOUT THEIR OWNERSHIP OF SAID PROPERTY, OTHER THAN AS REPORTED ABOVE.

DATE

PROPERTY OWNER

PROPERTY OWNER

ACKNOWLEDGEMENT: Purchaser acknowledges that has recived a copy of this report.


DATE ACKNOWLEDGED \_\_\_\_\_ PURCHASER'S SIGNATURE \_\_\_\_\_

PLEASE NOTE THE FOLLOWING STATEMENTS:

- A. The inspection covered only the readily accessible areas of the understructure including sills, joists, sub-flooring and substructure support timbers which were visible. It was made only in those areas which are readily accessible and was made in area where moisture conditions were most likely to occur. No inspection was made in areas which required the breaking apart dismantling or removal of any object and no inspection was made of any portion of the property other than the foundation and the understructure below the level of the first floor.
- B. The inspection did not include areas which were obstructed or inaccessible at the time of inspection.
- C. This is not a structural damage report. Neither is this was warranty as to the absence of moisture
- D. This report is not a guarantee against the future moisture damage or moisture conditions, but is indicative of the condition of the understructure on the date of the inspection.
- E. If damage from moisture or fungi is discovered, it is the responsibility of the property owner to determine whether the damage requires repair by having a licensed building contractor or a structural engineer inspect and estimate the necessary repairs, or submit in writing that the damage does not warrant repair.
- F. This report does not in any way relate to an inspection for infestation or damage from wood destroying insects. Results of any for inspection for wood destroying insect infestation damage is the subject of an entirety separate inspection and report which is in no way involved with the preparation of this report.
- G. This report is not a comprehensive moisture report regarding the entire structure but only discloses the results of an inspection of the understructure as described in A above. Therefore, this report should not be relied upon in lieu of a physical inspection of the entire premises by any interested parties or persons.
- H. The format of this has been approved by the Tidewater Pest Control Association. The Tidewater Pest Control Association is in no way responsible or liable for the information disclosed in this report. The method or procedure utilized in the inspection, or the preparation of the information to complete this report.

THIS REPORT IS FOR THE EXCLUSIVE USE BY MEMBERS OF THE TIDEWATER PEST CONTROL ASSOCIATION ONLY.

Prepared by and return to:  
Kristen Hodeen Robinson, Esquire  
VSB #37348  
Courtesy Law, PC  
3419 Virginia Beach Blvd. #217  
Virginia Beach, Virginia 23452  
Telephone: (757) 321-8217; Fax: (757) 962-7626

  
20180126000070210 1/4  
City of Virginia Beach  
01/26/2018  
09:23:04 AM DEEDEX  
Tina E. Sinnen, Clerk

**EXISTENCE OF TITLE INSURANCE UNKNOWN**

**EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTION  
58.1-811(A)(13) OF THE CODE OF VIRGINIA, 1950, AS AMENDED.**

THIS DEED OF DISTRIBUTION, made this 23rd day of January, 2018, by and between  
**GLORIA K. THORNE** and **JOHN L. KORDULAK**, Successor Co-Trustees of the SALLYE  
N. KORDULAK REVOCABLE LIVING TRUST dated June 8, 1992 ("Grantor" for indexing  
purposes) and **GLORIA K. THORNE** and **JOHN L. KORDULAK** ("Grantees" for indexing  
purposes), whose address is 433 West Chickasaw Road, Virginia Beach, Virginia 23462.

**WITNESSETH:**

That as a distribution pursuant to the terms and provisions of the Sallye N. Kordulak  
Revocable Living Trust dated June 8, 1992, and for no monetary consideration, Grantors do give,  
grant and convey, with GENERAL WARRANTY and the ENGLISH COVENANTS OF TITLE,  
unto Grantees, as tenants in common, the following described property located in the City of  
Virginia Beach, Virginia, to-wit:

**SEE ATTACHED SCHEDULE A.**

This conveyance is made expressly subject to the conditions, restrictions, rights of way,  
and easements and other instruments of record, if any, legally affecting the aforementioned  
described property.

**GPIN:**

**Parcel One: 2433-35-0962-0000**  
**Parcel Two: 1467-98-3388-0000**  
**Parcel Three: 2433-36-0030-0000**

**RECEIVED**  
CITY OF VIRGINIA BEACH CLERK  
2018 JAN 26 AM 9:11  
TINA E. SINNEN

Gloria K. Thorne (SEAL)

GLORIA K. THORNE,  
Successor Co-Trustee of the Sallye N.  
Kordulak Revocable Living Trust dated June  
8, 1992

COMMONWEALTH OF VIRGINIA  
CITY OF VIRGINIA BEACH, to wit;

The foregoing instrument was acknowledged before me by GLORIA K. THORNE,  
Successor Co-Trustee of the Sallye N. Kordulak Revocable Living Trust dated June 8, 1992, in the  
jurisdiction aforesaid this 23rd day of January, 2018.

Kristen Hodeen Robinson

Notary Public

My commission expires: \_\_\_\_\_

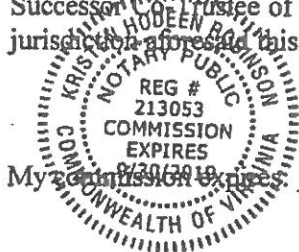


John L. Kordulak (SEAL)

JOHN L. KORDULAK,  
Successor Co-Trustee of the Sallye N.  
Kordulak Revocable Living Trust dated June  
8, 1992

COMMONWEALTH OF VIRGINIA  
CITY OF VIRGINIA BEACH, to wit;

The foregoing instrument was acknowledged before me by JOHN L. KORDULAK,  
Successor Co-Trustee of the Sallye N. Kordulak Revocable Living Trust dated June 8, 1992, in the  
jurisdiction aforesaid this 23rd day of January, 2018.



Kristen Hodeen Robinson

Notary Public

My commission expires: 9/30/2019

**THIS DOCUMENT PREPARED WITHOUT TITLE EXAMINATION**



## SCHEDULE A

### Parcel One:

ALL THAT certain lot or parcel of land situate in the Seaboard Magisterial District of the City of Virginia Beach, Virginia (formerly Princess Anne County, Virginia), and known as Lot Number Thirty-Five (35) on a certain plat entitled, "Tract B - Section 3, Sandbridge Beach, Princess Anne Co., Va., June, 1960, W.B. Gallup, Surveyor," which plat was duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia (formerly Princess Anne County, Virginia), on the 1<sup>st</sup> day of December, 1960, reference to which said plat is here by made for a more particular description of said lot.

IT BEING the same property conveyed to Sallye N. Kordulak, Trustee under a certain Revocable Living Trust established by Sallye N. Kordulak on June 8, 1992, and identified as the Sallye N. Kordulak Revocable Living Trust (the "Trust"), by deed of Sallye N. Kordulak dated June 8, 1992, and recorded in the aforesaid Clerk's Office Deed Book 3105 at page 1692. Sallye N. Kordulak departed this life on December 31, 2017. Pursuant to the terms of the Trust, upon the death of Sallye N. Kordulak, Gloria K. Thorne and John L. Kordulak accepted their appointment as successor Co-Trustees of the Trust.

### Parcel Two:

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, lying, situate and being in the City of Virginia Beach, Virginia, and known, numbered and designated as Lot 13, Block 4, on the plat entitled "Subdivision of Aragona Village, Section 12, Princess Anne County, Virginia", which plat is duly of record in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 47 at page 34.

- I T BEING the same property conveyed to Sallye N. Kordulak, Trustee under a certain Revocable Living Trust established by Sallye N. Kordulak on June 8, 1992, and identified as the Sallye N. Kordulak Revocable Living Trust (the "Trust"), by deed of Sallye N. Kordulak dated June 8, 1992, and recorded in the aforesaid Clerk's Office Deed Book 3105 at page 1700. Sallye N. Kordulak departed this life on December 31, 2017. Pursuant to the terms of the Trust, upon the death of Sallye N. Kordulak, Gloria K. Thorne and John L. Kordulak accepted their appointment as successor Co-Trustees of the Trust.

### Parcel Three:

ALL THAT certain lot or parcel of land situate in the Seaboard Magisterial District of the City of Virginia Beach, Virginia (formerly Princess Anne County,

Virginia), and known as Lot Number Thirty-Six (36) on a certain plat entitled, "Tract B - Section 3, Sandbridge Beach, Princess Anne Co., Va., June, 1960, W.B. Gallup, Surveyor," which plat was duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia (formerly Princess Anne County, Virginia), on the 1<sup>st</sup> day of December, 1960, reference to which said plat is here by made for a more particular description of said lot.

IT BEING the same property conveyed to Sallye N. Kordulak, Trustee under a certain Revocable Living Trust established by Sallye N. Kordulak on June 8, 1992, and identified as the Sallye N. Kordulak Revocable Living Trust (the "Trust"), by deed of Sallye N. Kordulak dated June 8, 1992, and recorded in the aforesaid Clerk's Office Deed Book 3105 at page 1694. Sallye N. Kordulak departed this life on December 31, 2017. Pursuant to the terms of the Trust, upon the death of Sallye N. Kordulak, Gloria K. Thorne and John L. Kordulak accepted their appointment as successor Co-Trustees of the Trust.

**DEED OF GRANTOR TO TRUSTEE**

**EXEMPT FROM TAX: VA. CODE SECTION 58.1-811 (A)(12)**

**THIS DEED OF BARGAIN AND SALE**, made on this 8th day of June, 1992, and between **SALLYE N. KORDULAK**, Grantor, party of the first part herein, and **SALLYE N. KORDULAK**, of 433 West Chickasaw Road, Virginia Beach, Virginia 23462, as Grantee and Trustee, under a certain **REVOCABLE LIVING TRUST** established by the Grantor on June 8, 1992, unrecorded, and identified as **THE SALLYE N. KORDULAK REVOCABLE LIVING TRUST**, party of the second part herein.

**WITNESSETH:**

That for and in consideration of the benefits accruing to herself and/or her heirs, executors and/or assigns, acknowledged by the Grantor herein to have value of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the signing, sealing and delivery of these presents, the Grantor hereby grants, sells, and conveys with General Warranty and English covenants of title, unto the Trustee the following described property, to-wit:

**ALL THAT** certain lot, piece or parcel of land, with the buildings and improvements thereon, lying, situate and being in the City of Virginia Beach, Virginia and known, numbered and designated as Lot 13, Block 4, on the plat entitled "Suddivision of Aragona Village, Section 12, Princess Anne County, Virginia", which said plat is duly of record in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 47 at page 34.

**IT BEING** the same property conveyed to the said Grantor herein by deed of Murray E. Haddaway and Mary R. Haddaway, husband and wife, dated April 1, 1969, and duly recorded in the aforesaid Clerk's Office in Deed Book 1105, at page 78.

**TO HAVE AND TO HOLD** the said property by my Trustee, **SALLYE N. KORDULAK**, with the appurtenances thereunto belonging upon the trusts and for the purposes set forth herein and, under the said Revocable Living Trust, and with the following rights, powers and privileges, in accordance with Section 55-17.1 of the Code of Virginia, as amended:

- 1. Trustee, including any Successor Trustee, shall have the power to sell, lease, encumber or otherwise dispose of the property herein described,
- 2. No one dealing with the Trustee, including any Successor Trustee, shall be required to make further inquiry as to the right of such Trustee to act,

EX 3 | 0588 | 70 !

3. No one dealing with the Trustee, including any Successor Trustee, shall inquire as to the disposition of any proceeds.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations, and easements of record, if any, constituting constructive notice.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS: the following signature and seal.

Sallye N. Kordulak  
SALLYE N. KORDULAK  
Grantor and original Trustee

STATE OF VIRGINIA

CITY OF VIRGINIA BEACH, to-wit:

I, IVY C. FRANCIS, a Notary Public in and for the State of Virginia, hereby certify that SALLYE N. KORDULAK, Grantor and original Trustee, whose name is signed to the foregoing writing dated June 8, 1992, has acknowledged the same before me in my presence in the City and State aforesaid.

Given under my hand this 8<sup>th</sup> day of June, 1992.

(SEAL) Ivy C. Francis  
Notary Public

My commission expires 6-30-95.

This instrument was prepared by:

R. THOMAS IRWIN  
Attorney at Law  
DAVIS, IRWIN & BRYNTESON, P.C.  
6037 Providence Road, Suite 5  
Virginia Beach, Virginia 23464

VIRGINIA: In the Clerk's Office of the Circuit Court of Virginia Beach ..... 9 day of July 1992 at 10:09 this instrument was received and upon the certificate of acknowledgment thereto annexed, admitted to record. The tax imposed by §58.1-202 of the Code, has been paid, in the amount of \$.....

TESTE: J. CURTIS FRUIT, Clerk

By: Ernie Blum D. C.

3655

BOOK 1105 PAGE 78

July 1950

THIS DEED, Made this 1st day of April, 1969, by and between  
MURRAY E. HADDAWAY and MARY R. HADDAWAY, husband and wife, parties of the  
first part; and JOHN KORDULAK and SALLYE N. KORDULAK, husband and wife,  
parties of the second part:

WITNESSETH: That for and in consideration of the sum of Ten Dollars  
(\$10.00), cash in hand paid, and other good and valuable considerations, the  
receipt of which is hereby acknowledged, the parties of the first part do  
hereby grant and convey, with General Warranty, unto the said parties of  
the second part, as tenants by the entirety with the right of survivorship,  
as at common law, the following described property, to-wit:

ALL THAT certain lot, piece or parcel of land, with  
the buildings and improvements thereon, lying, situate  
and being in the City of Virginia Beach, Virginia and  
known, numbered and designated as Lot 13, Block 4, on  
the plat entitled "Subdivision of Argonna Village,  
Section 12, Princess Anne County, Virginia", which  
said plat is duly of record in the Clerk's Office of  
the Circuit Court of the City of Virginia Beach,  
Virginia in Map Book 47 at page 34.

IT BEING the same property conveyed to the parties of  
the first part by deed of Melvin Jack Dalton, et ux,  
dated December 18, 1963 and duly of record in the  
aforesaid Clerk's Office in Deed Book 816 at page 465.

This conveyance is made expressly subject to the conditions, re-  
strictions and easements, if any, of record, constituting constructive notice.

This conveyance is also made expressly subject to a Deed of Trust  
made by Melvin Jack Dalton, et ux to Edwin C. Kellan, et al Trustees, dated  
August 17, 1960 and duly of record in the aforesaid Clerk's Office in Deed  
Book 646 at page 52, to secure a loan in the original principal amount of  
Eleven thousand Nine Hundred Fifty (\$11,950.00) Dollars, the balance due on  
which the said parties of the second part expressly assumes and agrees to pay  
off as evidenced by their accepting and recording this deed.

NO	RADIUS	CHORD	AREA	PERCENTAGE	ARC
1	1.0000	1.0000	0.7854	78.54%	90.00
2	1.1220	1.1220	0.9503	84.77%	101.31
3	1.2500	1.2500	1.1044	88.36%	113.10
4	1.3840	1.3840	1.2478	90.20%	125.29
5	1.5240	1.5240	1.3816	91.36%	137.87
6	1.6700	1.6700	1.5069	92.00%	150.84
7	1.8220	1.8220	1.6248	92.45%	164.29
8	1.9800	1.9800	1.7354	92.71%	178.22
9	2.1440	2.1440	1.8398	92.82%	192.63
10	2.3140	2.3140	1.9381	92.81%	207.52
11	2.4900	2.4900	2.0304	92.70%	222.89
12	2.6720	2.6720	2.1168	92.50%	238.74
13	2.8600	2.8600	2.1974	92.22%	255.07
14	3.0540	3.0540	2.2723	91.87%	271.88
15	3.2540	3.2540	2.3417	91.46%	289.17
16	3.4600	3.4600	2.4058	90.99%	306.94
17	3.6720	3.6720	2.4647	90.47%	325.19
18	3.8900	3.8900	2.5185	89.91%	343.92
19	4.1140	4.1140	2.5674	89.31%	363.14
20	4.3440	4.3440	2.6115	88.68%	382.84
21	4.5800	4.5800	2.6509	88.03%	403.03
22	4.8220	4.8220	2.6857	87.36%	423.71
23	5.0700	5.0700	2.7160	86.68%	444.88
24	5.3240	5.3240	2.7428	85.99%	466.54
25	5.5840	5.5840	2.7662	85.30%	488.69
26	5.8500	5.8500	2.7863	84.60%	511.33
27	6.1220	6.1220	2.8032	83.90%	534.46
28	6.4000	6.4000	2.8170	83.20%	558.08
29	6.6840	6.6840	2.8278	82.50%	582.19
30	6.9740	6.9740	2.8357	81.80%	606.80
31	7.2700	7.2700	2.8407	81.10%	631.91
32	7.5720	7.5720	2.8439	80.40%	657.52
33	7.8800	7.8800	2.8453	79.70%	683.64
34	8.1940	8.1940	2.8450	79.00%	710.27
35	8.5140	8.5140	2.8430	78.30%	737.41
36	8.8400	8.8400	2.8393	77.60%	765.06
37	9.1720	9.1720	2.8340	76.90%	793.22
38	9.5100	9.5100	2.8272	76.20%	821.89
39	9.8540	9.8540	2.8190	75.50%	851.07
40	10.2040	10.2040	2.8094	74.80%	880.76
41	10.5600	10.5600	2.7985	74.10%	910.96
42	10.9220	10.9220	2.7863	73.40%	941.67
43	11.2900	11.2900	2.7729	72.70%	972.89
44	11.6640	11.6640	2.7583	72.00%	1004.62
45	12.0440	12.0440	2.7425	71.30%	1036.86



I, Frank B. Smith, of the County of Princess Anne, State of Virginia, do hereby certify that this map was made by me, or under my supervision, in accordance with the provisions of the Act of the General Assembly of Virginia, passed at the Session of 1929, Chapter 111, and that the same is a true and correct copy of the original map on file in my office, and that the same is a true and correct copy of the original map on file in the office of the County Clerk of Princess Anne County, Virginia.

NOTE: The undersigned certifies that the "ARAGONA VILLAGE" plat is a true and correct copy of the original map on file in my office, and that the same is a true and correct copy of the original map on file in the office of the County Clerk of Princess Anne County, Virginia.

Approved: *Frank B. Smith*, County Clerk, 1-11-29  
 Approved: *James H. Smith*, 1-11-29  
 Approved: *John H. Smith*, 1-11-29  
 Approved: *William H. Smith*, 1-11-29

ARAGONA VILLAGE  
 SECTION TWELVE  
 PRINCESS ANNE COUNTY, VA.  
 Scaled to 1" = 100'  
 PLANNED BY THOMAS H. SMITH, JR.  
 ENGINEER & ARCHITECT  
 PRINCESS ANNE COUNTY, VA.

812

ON CARDS



FIRST AMERICAN TITLE INSURANCE COMPANY  
558 East Main Street  
Norfolk, Virginia 23510

Limited  
Back-titile

SCHEDULE A

9211-19356  
Policy No. A573670 Date of February 19, 1993 Amount: \$58,800.00  
Policy 11:00 a.m.

INSURED

PHH US Mortgage Corporation, and/or its successors and assigns as their respective interest may appear.

1. Title to the estate or interest covered by this policy at the date hereof is vested in:

Anthony G. Campo, Jr. and Cynthia L. Campo

2. The estate or interest in the land described or referred to in this Schedule covered by this policy is Fee Simple.
- X. The mortgage and assignments, if any, covered by this policy are described as follows:

Deed of Trust from Anthony G. Campo, Jr. and Cynthia L. Campo to John Bursen and William Savage, Trustees, securing PHH US Mortgage Corporation, in the amount of \$58,800.00, dated January 28, 1993, and recorded February 19, 1993, in Deed Book 3183, at page 1521, among the land records of the City of Virginia Beach, Virginia.

4. The land referred to in this policy is situated in the State of Virginia, City of Virginia Beach, and is described as follows:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

09-05-93  
kec

ALTA ENDORSEMENT(S)  
ATTACHED

8.1

LEGAL DESCRIPTION

9211-19356  
Policy No. A573670

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, lying, situate and being in the City of Virginia Beach, Virginia, being known, numbered and designated as Lot 1, Block 4, plats "Subdivision of Aragona Village Section Twelve", which plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Map Book 47, at page 34.



SCHEDULE B

9211-19356  
Policy No. A573670

This policy does not insure against loss or damage by reason of the following:

1. Taxes for the ~~second~~ half ~~1992/93~~ fiscal year, a lien but not yet due and payable, and subsequent fiscal years.
2. Restrictions appearing of record in Deed Book 592, at page 300, but this policy insures the lender that a future violation thereof will not cause a forfeiture or reversion of title.
3. Easement granted to Virginia Electric and Power Company by instrument recorded in Deed Book 595, at page 360.
4. Easement ten (10) feet along the rear and five (5) feet along the side, as shown on recorded plat of subdivision.
5. Easement five (5) feet along the rear and three (3) feet along the side for utilities and drainage, as contained in said restrictions.
6. Thirty (30) foot front, fifteen (15) foot any side street and five (5) foot interior and twenty (20) foot rear building setback line, as contained in said restrictions.
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.