

TICOR TITLE INSURANCE

American Land Title Association Owner's Policy

TICOR TITLE INSURANCE

**OWNER'S POLICY
SCHEDULE A**

Agent's I.D. Number:
7013

Agents Reference Number:
20,258

Policy Number:
47-7013-106-00000116

Amount of Insurance:
\$205,000.00

Date of Policy:
July 13, 1985 at 2:39 PM

1. Name of Insured:

ROLANDO E. TIMM

2. The estate or interest in the land described in this policy and covered herein is FEE SIMPLE.

3. Title to the estate or interest in the land is vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed and assignments:

DEED OF TRUST from Rolando E. Timm, to Thomas C. Broyles and Andrew S. Fine, Trustees for Commerce Bank, dated July 12, 1985, duly filed for record in the Clerk's Office of the Circuit Court of the City of Virginia Beach, State of Virginia, on July 13, 1985 at 2:39 PM, and recorded in Deed Book 3516, page 274, as Document No. 3339, to secure the principal sum of \$215,000.00 and interest thereon.

The land herein described is encumbered by the mortgage or trust deeds, if any, shown in Schedule B hereof.

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

ALL THAT certain lot, place or parcel of land, together with all improvements thereon and all appurtenances thereunto belonging, lying, situate and being in the City of Virginia Beach, Virginia, and being known, numbered and designated as Parcel 'C-2D' Area = 1.024 Ac., as shown on that certain plat entitled, "GREEN RUN P.U.D. SUBDIVISION PARCEL 'C-2D' AND PARCEL 'C-2E' PRINCESS ANNE BOROUGH, VIRGINIA BEACH, VIRGINIA", signed by Robert Fallon, C.L.S., on March 20, 1979, prepared by Talbot & Associates, Ltd., Engineers-Architects-Planners-Surveyors, Virginia Beach, Virginia, duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 133 at Page 44, reference to which plat is hereby made for a more particular description of said property.

* This policy valid only if Schedule B is attached *

*SEE NEXT
Policy for additional
Easements*

Ticor Title Insurance Company



TICOR TITLE INSURANCE

OWNER'S POLICY
SCHEDULE B

Policy Number
47-7013-108-00000118

Agent's Reference Number
20,288

SPECIAL EXCEPTIONS

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- (1) Real Estate taxes accruing from the beginning of the first half of the fiscal year 1985-1986 and subsequent semi-annual payments.
- (2) Storm Water taxes.
- (3) Covenants and restrictions as contained in instrument duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, in Deed Book 1941, page 488, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicaps but does not discriminate against handicapped persons. *1941/488*
- (4) Twenty (20) foot drainage easement along southern lot line as shown on the recorded plat of the subdivision. Asphalt encroachment onto a portion of said easement as shown on the physical survey dated June 21, 1985 made by Stephen I. Boone & Associates, P.C., Land Surveyors.
- (5) Sign and fence encroachments along southern lot line as shown on the aforesaid survey.
- (6) Any dues or assessments imposed by the Homeowner's Association.
- (7) Financing Statement No. 85-2496 recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia, on July 13, 1985 showing Commerce Bank as the secured party, and Princess Anne Learning Systems Corp. and Rolando E. Timm and Judyth W. Timm as debtors.

*4352/901 Stormwater Management Facilities
Maintenance Agreement
20' Drainage Easement as shown on plat*

Ticor Title Insurance Company

TICOR TITLE INSURANCE

PIONEER TITLE

IMPORTANT INFORMATION TO POLICYHOLDERS

In the event you need to contact someone about this policy for any reason, please contact your agent. If you have additional questions, you may contact the insurance company issuing this policy at the following address and telephone number:

TICOR TITLE INSURANCE COMPANY
11350 Random Hills Road, Suite 650,
Fairfax, Virginia 22030
Telephone: (703) 691-2800.

If you have been unable to contact or obtain satisfaction from the company or the agent, you may contact the Virginia Bureau of Insurance at:

State Corporation Commission, Bureau of Insurance
Property and Casualty Division,
1220 Bank Street, Jefferson Building,
P.O. Box 1157, Richmond Virginia 23208
Telephone: (800) 552-7945 (in Virginia), or
(804) 786-3741 (outside Virginia).

Written correspondence is preferable so that a record of your inquiry is maintained. When contacting your agent, company or the Bureau of Insurance, have your policy number available.

NOTE: You are reminded that all claims and notices required under the terms of the policy must be made to the Claims Department at the Company's principal office at 8300 Wilshire Boulevard, P.O. Box 92782, Los Angeles, California 90009, as required by the terms of the policy. Do not hesitate to contact Ticor's state office in Fairfax at the address and telephone shown above should you have any questions.

Ticor Title Insurance Company

PROPERTY DETAILS

1305 Windmill Point Cres

LEGAL DESCRIPTION	Green Run Pud Parcel C-2d 1.024 Acs
GPIN (PARCEL ID)	14854846990000
SERVICE DISTRICT	10 : Centerville

FY19/20 ASSESSMENT

LAND VALUE	\$269,800
IMPROVEMENT VALUE	\$1,066,300
TOTAL VALUE	\$1,336,100

SALES HISTORY

DOCUMENT #	SALES DATE	SALES PRICE	DEED BOOK/PAGE
0000000000000000	07/13/1995	\$205,000	3516 / 271

TAX ASSESSMENTS

FISCAL YEAR	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TAX PER \$100	ANNUAL TAXES
2020	\$269,800	\$1,066,300	\$1,336,100	\$1.0175	\$13,594.82
2019	\$249,100	\$1,069,500	\$1,318,600	\$1.0025	\$13,218.98
2018	\$249,100	\$1,153,400	\$1,402,500	\$1.0025	\$14,060.06
2017	\$228,300	\$1,155,600	\$1,383,900	\$0.99	\$13,700.62
2016	\$222,100	\$1,171,400	\$1,393,500	\$0.99	\$13,795.66
2015	\$222,100	\$1,188,600	\$1,410,700	\$0.93	\$13,119.52
2014	\$222,100	\$1,202,000	\$1,424,100	\$0.93	\$13,244.14
2013	\$229,700	\$1,163,400	\$1,393,100	\$0.95	\$13,234.46
2012	\$234,300	\$1,162,400	\$1,396,700	\$0.89	\$12,430.64
2011	\$234,300	\$1,173,700	\$1,408,000	\$0.89	\$12,531.20
2010	\$234,300	\$1,154,600	\$1,388,900	\$0.89	\$12,361.22

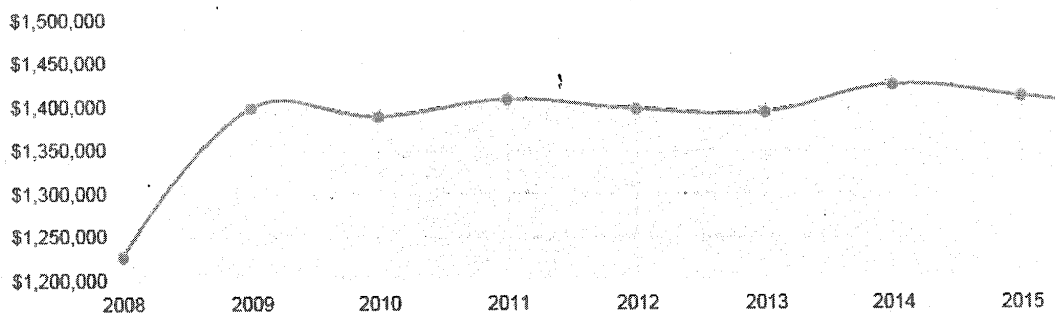
FISCAL YEAR	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	TAX PER \$100	ANNUAL TAXES
2009	\$229,700	\$1,168,900	\$1,398,600	\$0.89	\$12,447.54
2008	\$223,025	\$1,003,859	\$1,226,884	\$0.89	\$10,919.28

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

ANNUAL TAXES



ANNUAL ASSESSMENTS



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

Tax Account	
Parcel ID	Last Update
14854846990000	11/19/2019 12:48:32 AM
Owner: TIMM ROLANDO E PO BOX 10550 VIRGINIA BEACH VA 23450-0550	SITUS: 1305 WINDMILL POINT CRES
Legal Description	
GREEN RUN PUD PARCEL C-2D 1.024 ACS	

Tax Assessment			
	Gross Tax	Credit	Net Tax
City of Virginia Beach	\$13,594.82	\$0.00	\$13,594.82
Total Tax	\$13,594.82	\$0.00	\$13,594.82

Tax Installment Information							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	1120060936	12/5/2019	2020	\$6,797.41	\$0.00	\$0.00	\$6,797.41
INST 2	1120060936	6/5/2020	2020	\$6,797.41	\$0.00	\$0.00	\$6,797.41
Total Due:				\$13,594.82	\$0.00	\$0.00	\$13,594.82

Payment History
No Payment Records Found

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@vbgov.com

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



Storm Water Query

Storm Water Query Results

Estimated Closing Date of: 11/30/2019

Account	Owner Name	Address	GPIN	Total Unpaid
0003015670142051	ROLANDO E TIMM	1305 WINDMILL POINT CRES	1485-48-4699-0000	\$1,075.18

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

The account balance for this GPIN as of 11/19/2019 is: ----- \$1,075.18

For an estimated closing date of 11/30/2019, total storm water fees due
at closing are estimated to be: ----- \$1,158.79

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.

DEED BOOK: 3516 PAGE: 271 AND/OR INSTR: 7-12-95
GRANTOR: Nationsbank NA 95 DATED: 7-12-95
TRUSTEE: Trust for Lovers Savings Bank adjustable rate commercial
GRANTEE: Mortgage Pass Through Certificate Series 1988
TO: Rolando E Timm
BRIEF LEGAL: Parcel 2-210 MB 133/44
TENANCY: 115
ACK: 7-12-95
RECORDED: 7-13-95
CITY: Virginia Beach
DECEASED:
DATE OF DEATH:
ATTORNEY:
NUMBER OF CURRENT DEEDS OF TRUST LIENS OPEN: B/T REF:

DEED BOOK: 201022001621210 CREDIT LINE
PAGE: 10-21-10 AND/OR INSTR: 10-22-10
DATED: 10-21-10 RECORDED: 10-22-10 TYPE: [IVA] [FHA] [CONV] [CL] [FC] [OTHER]
GRANTOR: Rolando E Timm
TRUSTEES: Thomas W. Winfree and G. Andrew Major
PAYABLE TO: Village Bank
AMOUNT \$: 990,000 LAST PAYMENT DATE:
ASSIGNMENT: 20130328000357640 To Stellanor Bank
MODIFICATION: Assignment of Rent's 2010102201121220

DEED BOOK: 4312 PAGE: 745 AND/OR INSTR: CREDIT LINE
DATED: 10-23-00 RECORDED: 10-24-00 TYPE: [IVA] [FHA] [CONV] [CL] [FC] [OTHER]
GRANTOR: Rolando E Timm
TRUSTEES: Victor M Santos and Frank L Summers, Jr
PAYABLE TO: Community Bank
AMOUNT \$: 250,000 LAST PAYMENT DATE:
MODIFICATION: ATTEMPTED Release 20030505000685420 only Ref 250,000
472011081 INCREASES amount to 350,000

JUDGMENTS- Seller: Yes: No: UCC- Yes: No: Name as Searched: Timm
CHANCERY- Buyer: Yes: No: UCC- Yes: No: Name as Searched:
Seller: Yes: No: LAW - Seller: Yes: No: V

GPIN # / MAP # / PARCEL: 1485484699000 Day Care Center
ASSESSED IN NAME OF: Timm Rolando E
LAND ASSESSMENT: 269,800 TAXES PAID: Thru June 2019
IMPROVEMENTS: 1,066,300 DELINQUENT: 8
TOTAL ASSESSMENT: 1,336,100 STORM WATER FEE: 1,025.18 W/P: 1,158.79 by 11/30/19
SEMI-QUARTERLY TAX: 4,797.41 PROPERTY ADDRESS: 1305 Windmill Point Cres
TOTAL TAX: 13,594.82
NOTES:

CASE # 111917886 EXAMINER: J. W. L. EFFECTIVE THRU: 11-17-95 @ 9:00AM
No. of Copies: No. of Hours Used:

Full / Current Owner / Current Owner + 1 Link / Commercial

This abstract of title is not a title opinion or preliminary title report or commitment to issue title insurance. No one may rely upon this abstract of title as a representation of the status of title to the property without the expressed written consent of the title insurer. It is the policy of the title insurer to insure the above real estate which do not appear among the land record and not covered by this report.

DEED OF BARGAIN AND SALE

\$107.50

THIS DEED, dated as of the 12th day of July, 1995, between
NATIONSBANK, N.A., as Trustee for Investors Savings Bank
Adjustable Rate Commercial Mortgage Pass-Through Certificates,
Series 1988 (the "Grantor"), as grantor for indexing purposes,
and ROLANDO E. TIMM (the "Grantee"), as grantee for indexing
purposes, provides:

THAT for and in consideration of the conveyance made hereby,
the consideration received therefor by the Grantor and other good
and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, the Grantor, subject to the matters
described herein, hereby grants and conveys with special warranty
to the Grantee the real estate located at 1305 Windmill Point
Crescent, Virginia Beach, Virginia, and more particularly
described on Exhibit A attached hereto (the "Real Estate"). The
Real Estate is conveyed subject to all easements, conditions,
restrictions and agreements of record that lawfully apply to the
Real Estate or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be
executed on its behalf by its duly authorized representative.

GRANTOR

NATIONSBANK, N.A., as Trustee
for Investors Savings Bank
Adjustable Rate Commercial Mortgage
Pass-Through Certificates, Series
1988

By: 

Name: Sally P. Gleason

Title: Assistant Vice-President

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me in the City of Richmond, Virginia, this 12th day of July, 1995, by Sally P. Gleason, Assistant Vice-President of NationsBank, N.A., as Trustee for Investors Savings Bank Adjustable Rate Commercial Mortgage Pass-Through Certificates, Series 1988.

My commission expires: 9/30/96.

[NOTARIAL SEAL]

Laurie G. Duncan
Notary Public

The address of the Grantee is:

2292 Huckleberry Trail
Virginia Beach, Virginia 23456

EXHIBIT A**(Property Description)**

ALL THAT certain lot, piece or parcel of land, together with improvements thereon and all appurtenances thereunto belonging, lying, situate and being in the City of Virginia Beach, Virginia, and being known, designated and described as "Parcel 'C-2D' Area - 1.02 AC", as shown on that certain plat entitled "Green Run P.U.D. Subdivision Parcel 'C-2D' and Parcel 'C-2E' Princess Anne Borough, Virginia Beach, Virginia, signed by Robert Fallon, C.L.S., on March 20, 1979, prepared by Talbot & Associates, Ltd., Engineer-Architects-Planner-Surveyors, Virginia Beach, Virginia duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach in Map Book 133, at Page 44, reference to which plat is hereby made for a more particular description of said property.

RECORDED WITH
CERTIFICATE INDEXED

95 JUL 13 PM 2:39

S.E. 1/4
VIRGINIA BEACH
TESTE: 209/90