

PRELIMINARY REPORT OF TITLE
FOR
LUNENBURG COUNTY, VIRGINIA CIRCUIT COURT
OCTOBER 7, 2024
8:30 A.M.

For the purposes of a hearing before the Lunenburg County, Virginia Circuit Court, I have examined the title to the hereinafter described property pursuant to a suit for partition of real property styled *Caleb J. Douglas, et alia v. Michael Brandt, et alia*, and of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia as Case Number CL24000069-00.

This property is located in Rehoboth Magisterial District, Lunenburg County, Virginia, and is more particularly described as follows, to-wit:

All of that certain tract or parcel of land lying and being situate in Rehoboth Magisterial District, Lunenburg County, Virginia, containing approximately one hundred two (102) acres, more or less, and being designated as all of the property located on the northeastern side of the centerline of Virginia State Secondary Route Number 694, as shown on a plat of 119.42 acres made by J. Richard Dunn, Land Surveyor, dated October 25, 2000, and of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Plat Cabinet 3, Folder 94. For the purposes of information, this property is identified as Map Number 053-0A-0-35, Parcel Record Number (PRN) 7995.

Being the same property conveyed to John W. Douglas, Leslie E. Douglas, and Stephen M. Douglas by deed dated April 9, 2002, from Barnes Manufacturing Company, a Virginia corporation, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 271, Page 368.

The said John W. Douglas died intestate on August 28, 2011, survived by his four children, namely Linda Douglas Brandt, John W. Douglas, Jr., Leslie E. Douglas, and Stephen M. Douglas, as his sole heirs at law. For the purposes of information, the list of heirs of record in the Clerk's Office aforesaid in Will Book 35, Page 6269 is not a complete list of the heirs of John W. Douglas.

The said Linda Douglas Brandt died intestate on February 6, 2016, survived by her three children, namely Michael Brandt, Steven William Brandt, and Gregory Douglas Brant, as her sole heirs at law.

The said Leslie E. Douglas died intestate on December 25, 2017, survived by his son, Caleb Douglas, as his sole heir at law.

The said John W. Douglas, Jr., died intestate on May 8, 2022, survived by his widow, Joyce Marie Swift Douglas, as his sole heir at law.

LIENS AND OBJECTIONS

1. Real estate taxes have been paid through the first half of 2024. The second half of 2024 is due on December 5, 2024 in the amount of \$294.03.
2. Power line and telephone line easements excepted.
3. Such other matters as a careful physical examination of the property and a recent survey of the same might disclose.

4. An exception is made for that portion of the property under examination lying within the bounds of Virginia State Secondary Route Number 694, north of its centerline.

5. An exception is made for that portion of the property under examination lying within the bounds of Virginia State Secondary Route Number 631, south of its centerline.

6. By deed dated October 24, 2016, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 391, Page 883, Leslie E. Douglas and Stephen M. Douglas conveyed 0.129 of an acre, more or less, of the above-described property to the Commonwealth of Virginia for inclusion in Virginia State Secondary Route Number 631.

7. A plat of the property under examination, *inter alia*, made by J. Richard Dunn, Land Surveyor, dated October 25, 2000, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Plat Cabinet 3, Folder 94, depicts the following:

a. The eastern boundary of the property under examination is formed by the centerline of the Middle Meherrin River, as shown on said plat. An exception is made for the possible riparian rights of others in and to said river; and

b. The majority of the southwest boundary of the property under examination is formed by the centerline of Virginia State Secondary Route Number 694, also known as Shelton's Road (unpaved) as shown on said plat. An exception is made for that

portion of the property under examination lying within the right of way of said road; and

c. The northwest and north boundaries of the property under examination are mostly formed by the centerline of Virginia State Secondary Route Number 631, also known as Lee's Mill Road (unpaved) as shown on said plat. An exception is made for that portion of the property under examination lying within the right of way of said road; and

d. Your attention is called to the notation along the northeast boundary of the property under examination which recites "Centerline of Rte No. 631 is North of the Boundary in these two areas."

8. The list of heirs for John W. Douglas, of record in the Clerk's Office aforesaid in Will Book 35, Page 6269, is not a complete list of the heirs of John W. Douglas, who died intestate on August 28, 2011, survived by his four children, namely Linda Douglas Brandt, John W. Douglas, Jr., Leslie E. Douglas, and Stephen M. Douglas, as his sole heirs at law. This list of heirs only recites Leslie E. Douglas and Stephen M. Douglas as his heirs at law.

9. There is no list of heirs or will found of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia for Leslie E. Douglas, Linda Douglas Brandt, or John W. Douglas, Jr.

O P I N I O N

INSOFAR as the records are properly kept and indexed in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, I am of the opinion that Caleb Douglas, as to a five-twelfths (5/12) undivided interest; Stephen M. Douglas, as to a five-twelfths (5/12) undivided interest; Michael Brandt, as to a one-thirty-sixth (1/36) undivided interest; Steven William Brandt, as to a one-thirty-sixth (1/36) undivided interest; Gregory Douglas Brandt, as to a one-thirty-sixth (1/36) undivided interest; and Joyce Marie Swift Douglas, as to a one-twelfth (1/12) undivided interest; are the fee simple owners of the property under examination, subject to the liens and objections set forth above.

Respectfully submitted,

HAWTHORNE & HAWTHORNE, P.C.

By:


Robert E. Hawthorne, Jr.