

ABSOLUTE AUCTION



18944 & 18942 Forest Road Lynchburg VA 24502

1.2 acres with 200' road frontage along Forest Road St. Rt. 221 in Bedford County. Just minutes from the intersection of 221 & the Lynchburg Expressway. (A.D.T. Count is 28,000 cars). The home consists of 1470 sq ft. 2 bedrooms & 1 bath full walk out basement, floored attic w/walk up stairs, H/W Floors, Gas Furnace, Central Air, 200 amp Electrical service well & septic.



The detached Garage / Shop has 1536 sq ft, a half bath, 3 bay doors , Two 9 x 7 and one 12 x 8 . 100 amp service, & two walk out doors.

Bedford County, Virginia

Tax Map #: 101 A 29 **Link:** 101 A 29 **Parcel Number(RP C):** 10104500 **Address:** 18942 FOREST ROAD

Parcel Information

Owner : CASH ROBERT W & PATRICIA M **Legal Acreage:** 1.2000
Additional Owner: No Data **PCDesc:** 4 Commercial/Industrial
Owner Address: 18944 FOREST RD LYNCHBURG VA 24502 **Legal Description:** CLAYS CROSSING
Document Number: No Data

Valuation Information

Map : 101 A 29 **Deedbook** 449
Name: CASH ROBERT W & PATRICIA M **Deedpage:** 161
Acreage: 1.2

Year	Land Value	Improvement Value	Total Value
2020	\$284,600.00	\$101,000.00	\$385,600.00
2019	\$284,600.00	\$101,000.00	\$385,600.00
2018	\$284,500.00	\$83,600.00	\$368,100.00
2017	\$284,500.00	\$83,600.00	\$368,100.00
2016	\$284,500.00	\$83,600.00	\$368,100.00
2015	\$284,500.00	\$83,600.00	\$368,100.00
2014	\$275,600.00	\$78,300.00	\$353,900.00
2013	\$275,600.00	\$78,300.00	\$353,900.00
2012	\$275,600.00	\$78,300.00	\$353,900.00
2011	\$275,600.00	\$78,300.00	\$353,900.00
2010	\$275,600.00	\$75,300.00	\$350,900.00
2009	\$275,600.00	\$75,300.00	\$350,900.00
2008	\$275,600.00	\$75,300.00	\$350,900.00
2007	\$275,600.00	\$75,300.00	\$350,900.00
2006	\$128,300.00	\$66,400.00	\$194,700.00
2005	\$128,300.00	\$66,400.00	\$194,700.00
2004	\$128,300.00	\$66,400.00	\$194,700.00
2003	\$128,300.00	\$66,400.00	\$194,700.00
2002	\$114,800.00	\$55,500.00	\$170,300.00
2001	\$114,800.00	\$55,500.00	\$170,300.00
2000	\$114,800.00	\$55,500.00	\$170,300.00
1999	\$114,800.00	\$55,500.00	\$170,300.00
1998	\$75,400.00	\$62,500.00	\$137,900.00

Improvement

Exterior Information		Interior Information	
Structure use:	Other residential	Rooms Total:	5
Building Type:	112 Conventional	Bedrooms:	3
Frame Material:	Wood frame	Full Bathroom:	1
Exterior Cover :	Brick	Half Bathroom:	0
Exterior Cover:	No Data	Attic:	None
Year Built:	1948	Heating:	Central Warm Air
Stories :	1.5	Cooling :	Y
Foundation:	Full Crawl	Roof:	Gable
Finish Size Sq Ft:	1470	Roof Material:	Asphalt shingles
Basement Sq Ft:	0	Masonry Fireplace :	Y
Garage Sq Ft:	No Data	Condition:	normal for age
Detached Garage Sq Ft:	1536		
DeckSq Ft:	0		

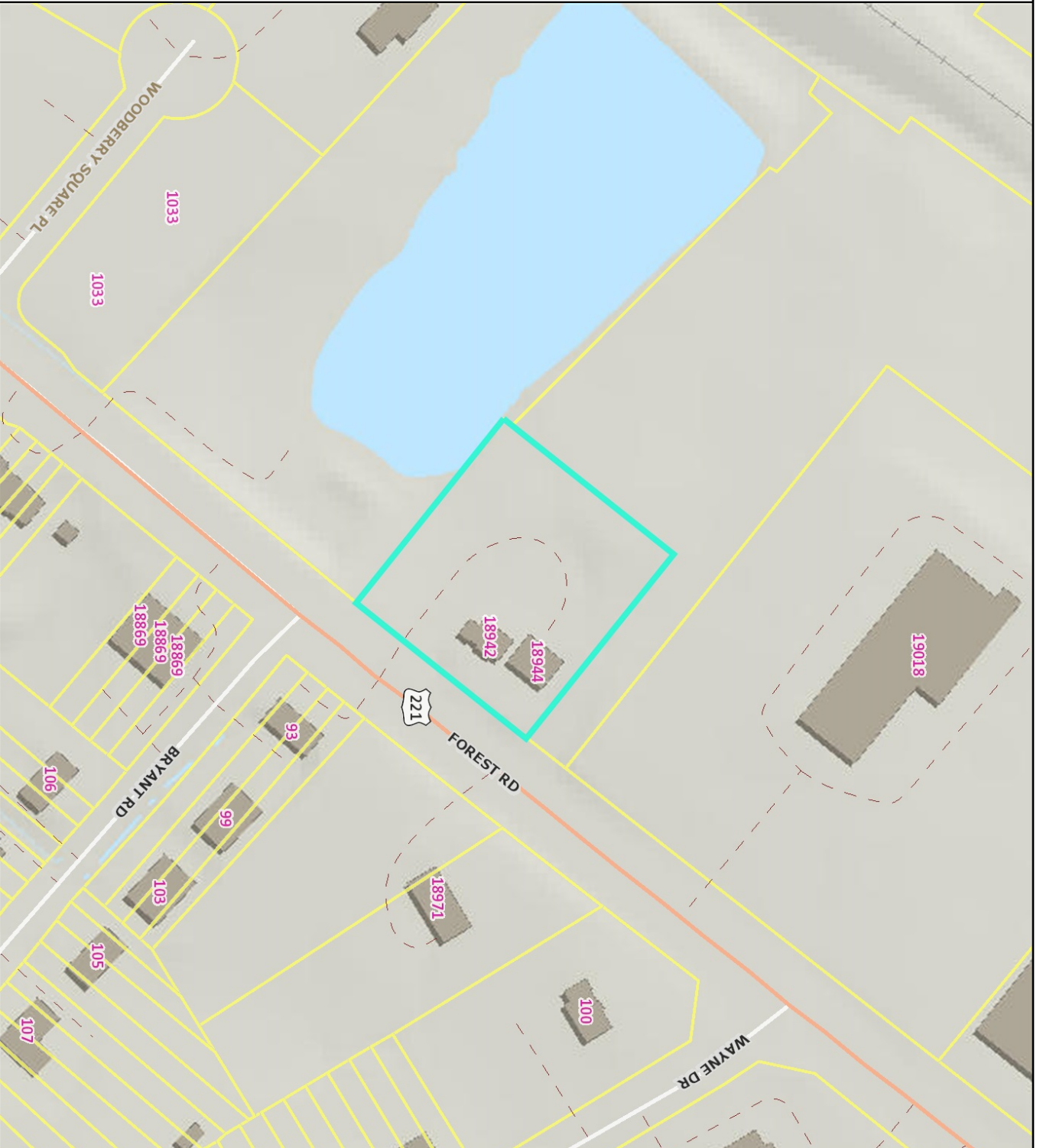
Current Owner	
Current Owner:	CASH ROBERT W & PATRICIA M
Purchase Date:	01/01/1995
Purchase Price:	\$.00

Past Owner			
Name:	CASH ROBERT W & PATRICIA M	Name:	CASH ROBERT W & PATRICIA M
Purchase Date:	01/01/1995	Purchase Date:	01/01/1992
Purchase Price:	\$.00	Purchase Price:	\$.00

The County of Bedford, VA

Legend

- E911 Address
- Highway
- Blue Ridge Parkway
- US Primary
- Virginia Primary Roads
- Driveway
- Parcels - County
- Parcels - Town
- Public School Boundary



Title: Parcels - County

Date: 3/17/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and Bedford County is not responsible for its accuracy or how current it may be.

LINE CHART

COURSE	BEARING	DISTANCE
L1	N 39°14'55" E	24.15'
L2	S 6°29'22" E	24.33'
L3	S 48°55'52" E	45.01'
L4	S 34°28'15" E	38.64'
L5	S 26°16'45" W	10.42'
L6	N 50°42'03" W	108.88'

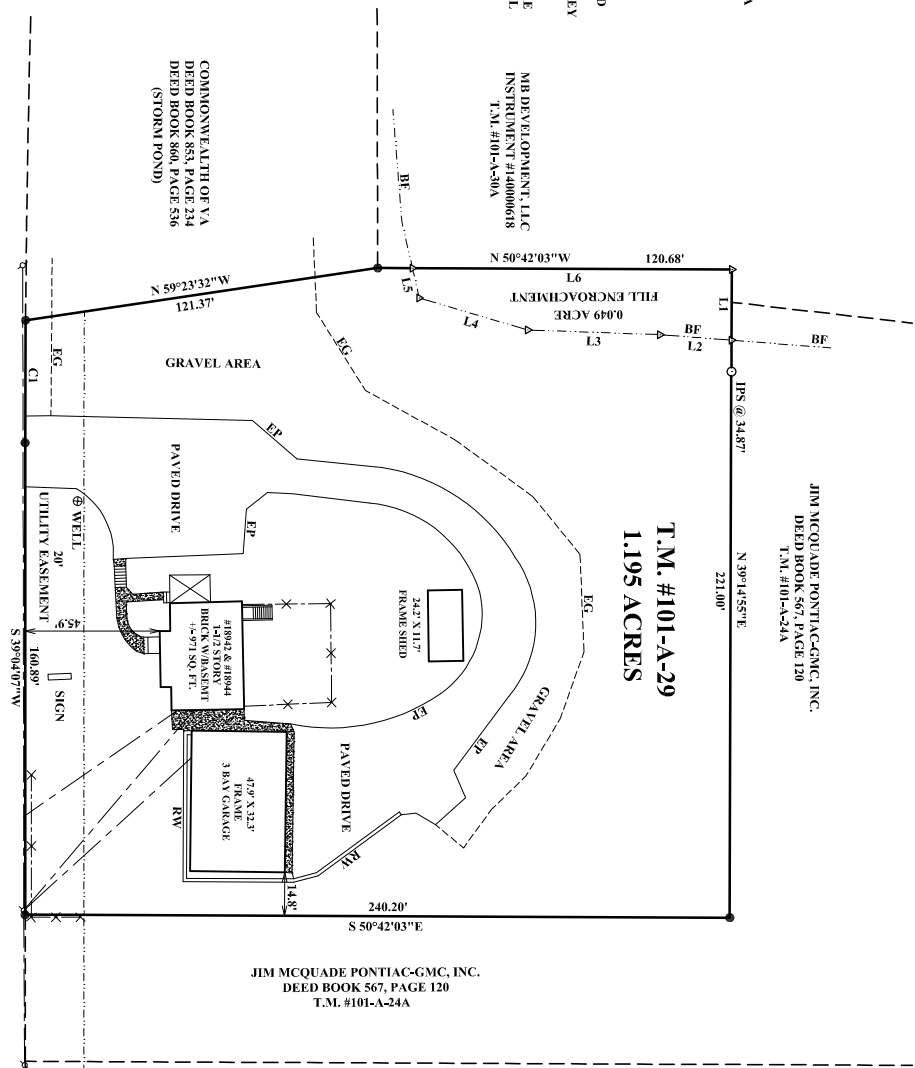
NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
2. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN INSURANCE RATE MAP FOR BEDFORD COUNTY, VIRGINIA (S101902400) DATED SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
3. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, LOCATION OR BOUNDARIES OF ANY ENCUMBRANCES LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
4. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.
5. THE 0.049 ACRE FILL ENCROACHMENT WAS CREATED WHEN THE ADJOINER, MB DEVELOPMENT, LLC, HIRED A CONTRACTOR TO FILL IN A PORTION OF THE POND SITUATED ON ITS PROPERTY.

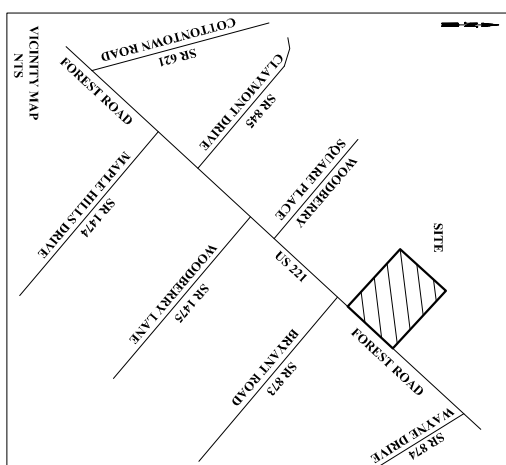
CURVE CHART

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	5689.58'	41.77'	0°25'14"	41.77'	S 39°16'44" W

**T.M. #101-A-29
1.195 ACRES**



JIM MCQUADE PONTIAC-GMC, INC.
DEED BOOK 567, PAGE 120
T.M. #101-A-24A

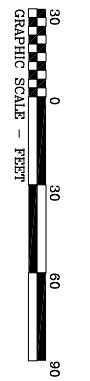


CERTIFICATION:
THIS PLAT IS A RESURVEY OF A PORTION OF THE PROPERTY ACQUIRED BY ROBERT W. & PATRICIA M. CASH BY DEED RECORDED AS DEED BOOK 449, PAGE 161 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.
WITNESS THE FOLLOWING SIGNATURES THIS ____ DAY OF _____, 2020.

ROBERT W. CASH _____ PATRICIA M. CASH _____
COMMONWEALTH OF VIRGINIA
COUNTY OF BEDFORD
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2020.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

SURVEYED FOR:
ROBERT W. CASH
PATRICIA M. CASH

SOURCE OF TITLE:
DEED BOOK 449, PAGE 161



COURTESY COPY

<p>MERKEY SURVEYING, P.L.L.C. SURVEYORS - PLANNERS P. O. BOX 18 BEDFORD, VA 24523 PHONE: (434) 660-9948</p>		<p>PHYSICAL IMPROVEMENT RESURVEY OF 1.195 ACRES, BOBBY CASH AUTO SITE BEDFORD COUNTY, VIRGINIA</p>	
SCALE: 1" = 30'	DATE: MAY 6, 2020	COMM. NO.: 200021	200021.PRDWG

Schedule A
Deed of Trust dated June 28, 2002
Robert W. Cash and Patricia M. Cash, Grantors
George H. Fralin, Jr. and Paul J. Feinman, Trustees
Property Description

All that certain tract or parcel of land, together with the buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, situate, lying and being in Jefferson Magisterial District, Bedford County, Virginia, near Clay, on the northerly side of U. S. highway No. 221.

The description hereinafter given is made by reference to a certain "Plat of Lot Cut from the Lands of E. D. Ruble near Clay's Crossing, Bedford County, Virginia", dated September 6, 1958, made by Adrian Overstreet, S.C.S., attached to and made a part of a deed dated January 15, 1959, from E. D. Ruble and Dorothy B. Ruble, husband and wife, to Louis M. Roberts and Frances R. Roberts, husband and wife, recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia at Deed Book 279, page 1, and being more particularly described by reference to said plat, as follows:

Beginning at an iron on the northerly line of said U. S. Highway No. 221 which point is located 78 feet in a southwesterly direction from an iron which is 226 feet in a northeasterly direction from the corner of Locust Grove Farm; thence N. 47° 00' W. 240 feet to a point; thence N. 43° 00' E. 221 feet to a point; thence S. 47° 00' E. 240 feet to the northerly line of said U. S. highway No. 221; and thence along said line of said highway S. 43° 00' W. 221 feet to the point of beginning.

It being the same property conveyed to Robert W. Cash and Patricia M. Cash, husband and wife, by deed dated August 15, 1977 and recorded in the aforesaid Clerk's Office in Deed Book 449, page 161.

RETURNED
 MAILED

\$ 266.20
Fralin, Feinman, Coates, Kinice

INSTRUMENT #020011376
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
JUNE 28, 2002 AT 01:35PM
CAROL W. BLACK, CLERK

BY: Sharon W. Auer (DC)



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Advantage Title & Closing, LLC
 Issuing Office: 828 Main Street, Fl 15
 Lynchburg, VA 24504
 Issuing Office's ALTA® Registry ID: 108686
 Loan ID No.:
 Commitment No.: ATC006399
 Issuing Office File No.:
 Property Address: 18942 Forest Rd., , VA
 Revision No.:

SCHEDULE A

1. Commitment Date: at 8:00: AM
2. Policy to be issued:
 - (a) Alta Owner's Policy 6-17-06
 - Proposed Insured: TBD
 - Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:
Robert W. Cash and Patricia M. Cash
5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO

By: Jennifer B. Richardson
 Advantage Title & Closing, LLC

Advantage Title & Closing, LLC
 828 Main Street, Fl 15
 Lynchburg, VA 24504
 (434)455-4770

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C276B46

ALTA Commitment for Title Insurance 8-1-16 w- VA Mod

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AMERICAN
 LAND TITLE
 ASSOCIATION



(ATC006399 - CASH.PFD/ATC006399 - CASH/2)



Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

Tax Assessment for 2019

BILL # N/A

MAP or PARCEL ID/GPIN # 101 A 29

DESCRIPTION IN TAX RECORD:

LAND ASSESSMENT: \$284,600.00

IMPROVEMENTS ASSESSMENT: \$101,000.00

TOTAL ASSESSMENT: \$385,600.00

ANNUAL TAX: \$1,928.00

TAX PAYMENT DUE DATE(S): June 5 and December 5

TAXES HAVE BEEN PAID THROUGH: December 30, 2019

Property Address as shown in the tax records:

18942 Forest Rd., VA

6. Payoff, release and cancellation of record of Deed of trust from Robert W. Cash and Patricia M. Cash and Patricia M. Cash, to George H. Fralin Jr. and Paul J. Feinman, Trustee(s), dated June 28, 2002, recorded July 9, 2002, filed for record in Instrument No. 020011805. As stated in deed of trust: Original Principal \$35,000.00; Original Note Holder Carol L. Roakes, party of the third part (Noteholder), and Lovelace, Tibbs, Wyatt & Associates, PC, Profit Sharing Plan, party of the fourth part (Noteholder);

NOTE: Correction of Deed of Trust recorded as Instrument No. 020011376.

7. Payoff, cancellation and release of record of CREDIT LINE deed of trust from Patricia M. Cash and Robert W. Cash, to John L. Wynne and John R. Alford, Jr., Trustee(s), dated April 15, 2004, filed for record in 040005739. As stated in deed of trust: Original Principal \$260,000.00; Original Note Holder Community First Bank. NOTE: Agent must require credit line account to be closed and that the checks and/or credit card(s) issued in connection with the account be surrendered.

Assignment of Rents recorded as Instrument NO. 040005740.

8. The Company requires receipt in writing of the name of anyone not referenced in this form who will acquire an interest in the

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SCHEDULE B
(Continued)

land or who will execute a deed of trust encumbering the land herein. Additional requirements and/or exceptions may then be added.

9. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record.
10. Payment of full consideration to or for the account of the grantor(s) or mortgagor(s).
11. Payment of the premiums, fees and charges for the policy/policies.
12. Payment of all taxes, charges, and assessments, levied and assessed against the subject premises, which are due and payable
13. Payment of all outstanding water, sewer and public utility charges to date of settlement.
14. The Company must be provided with an approved form of executed Owner's Affidavit and Agreement relating to, among other items, mechanics' liens and parties in possession.
15. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.
16. Settlement agent must ascertain identity of all parties executing instruments required for this transaction in compliance with Virginia statutes (eg. Section 47.1-14).
17. Receipt and review of all corporate/entity/trust documents for subject parties as may be required under Virginia underwriting guidelines.
18. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
2. Easement granted from E. D. Ruble Sr. and Dorothy S. Ruble, to A & P., by instrument dated October 27, 1958 recorded on November 13, 1958, in Deed Book 277, Page 591. (Bedford)
3. Items shown on Plat of Subdivision recorded in Deed Book 279, Page 3:



SCHEDULE B
(Continued)

4. See certificate of take recorded in Deed Book 853, Page 234.
5. Off convenience recorded in Deed Book 279, Page 1.
6. Those taxes becoming due and payable subsequent to the date of the policy.
7. Rights or claims of easements not recorded in the public records.

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Fidelity National Title Insurance Company

EXHIBIT A - LEGAL DESCRIPTION

All that certain tract or parcel of land, together with the buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, situate, a lying and being in Jefferson (formerly Forest) Magisterial District, Bedford County, Virginia, near Clay, on the northerly side of U. S. Highway No. 460 (now Route 221).

The description hereinafter given is made by reference to a certain "Plat of Lot Cut from Lands of E. D. Ruble near Clay's Crossing, Bedford County, Virginia", dated September 6, 1958, made by Adrian Overstreet, S.G.S., attached to and made a part of a deed dated January 15, 1959, from E. D. Ruble and Dorothy B. Ruble, husband and wife to Louis M. Roberts and Frances R. Roberts, husband and wife, and being more particularly described, by reference to said plat, as follows:

Beginning at an iron on the northerly line of said U.S. Highway No. 460 (now Route 221) which point is located 78 feet in a south-westerly direction from an iron which is 226 feet in a northeasterly direction from the corner of Locust Grove Farm; thence N. 47° 00' W. 240 feet to a point; thence N. 43° 00' E. 221 feet to a point; thence S. 47° 00' E, 240 feet to the northerly line of said U. S. Highway No. 460; and thence along said line of said highway S. 43° 00' W. 221 feet to the point of beginning.

It being the same property conveyed to Robert W. Cash and Patricia M. Cash, by Deed from D.H. Kizer Jr. and Thomas L. Phillips, Trustee, dated August 15, 1977, recorded August 18, 1977, in the Clerk's Office of the Circuit Court of Bedford, Virginia, in Deed Book 449, Page 161.