

TAX PRINTOUT FORM

Borrower/Owner: BRANDON OLLIE L EST ET ALS

Tax Map/Parcel/RPC/GPIN: "757718682400000

Deed Reference: 0

Assesments

Year: 2019
Land: \$44,000.00
Improvements: 87,300
TOTAL: \$131,300.00

Tax Information

		Tax Amt	PD/DUE	Due Dates
Year:2019	<u>2019</u>			
1st Half Taxes:		\$614.00	PAID	6/6/2019
2nd Half Taxes:		\$614.00	PAID	12/5/2019

The holder of the note may collect a "late charge" not to exceed an amount equal to four per centum (4%) of any installment which is not paid within fifteen (15) days of the due date thereof to cover the extra expense involved in handling delinquent payments.

This Deed of Trust is executed and is to be construed in conformity to all provisions of Section 5167 of the Code of Virginia, as amended.

Advertisement Required: A single publication of notice of sale at least five days before date of sale in any daily newspaper of general circulation published in the City of Richmond, Virginia.

Renewal or extension permitted. Exemptions waived. Right of anticipation reserved.

Insurance required: \$ 5500.00 Subject to all upon default. Deferred purchase money.

In addition to the remedies provided for above, the Trustees, in the event of any default hereunder, shall have the right to take immediate possession of the said premises, and to rent out the same to such persons and at such rentals as they may deem proper; to make such expenditures for maintenance and repairs as they may deem advisable, and, after deducting the cost thereof and a commission of five per cent (5%) to themselves upon the gross amounts of the rents collected, to apply the residue to the fulfillment of the obligations of the parties of the first part on the herein described note.

The parties of the first part hereby grant to the noteholder the right and power to appoint a substitute Trustee or Trustees in event of the resignation, death, incapacity, disability, removal or absence from the State of the Trustees herein or either of them.

All powers conferred by this instrument on said Trustees may be exercised by either Trustee, and either Trustee is empowered to execute a Deed of Partial Release of any portion of the within described real estate upon the request of the parties of the first part and with the consent of the noteholder.

Where there is only one grantor herein the term, "parties of the first part", shall be construed in the singular.

Witness the following signatures and seals:

Linwood W. Barden (Seal)
Edna L. Barden (Seal)

STATE OF VIRGINIA

To-wit:

City of Richmond

I, J. P. Quarles, a Notary Public in and for the city aforesaid, in the State of Virginia, do hereby certify that

LINWOOD W. BARDEN and EDNA L. BARDEN

whose names are signed to the foregoing deed of trust bearing date on September 13, 1948 have each acknowledged the same before me in my city aforesaid.

Given under my hand this 15th day of September, 1948

My commission expires September 4, 1949

J. P. Quarles
Notary Public.

VIRGINIA:

In the Clerk's Office of the Circuit Court of Chesterfield County, the 16th day of September, 1948, this Deed was presented and with the Certificate, admitted to record at 10 o'clock, A.M.

Teste: *Walter D. Lardner* Clerk

THIS DEED, Made this the 4th day of September, 1948, between Benjamin Mayo and Mattie Mayo, his wife, of Chesterfield County, Virginia, parties of the first part, and Ollie Brandon of Chesterfield County, Virginia, party of the second part;

WHEREAS, Sally Mayo departed this life intestate about 1923 leaving surviving as her sole heirs at law the following children, to-wit: Benjamin Mayo, Ollie Brandon (nee Mayo), Frances Cory (nee Mayo) who subsequently departed this life intestate in 1947, leaving surviving as her only heirs at law Frank Cory and William Cory, and also George Mayo, who departed this life intestate in 1946 leaving as his only heirs at law Benjamin Mayo, Ollie Brandon and Frank Cory and William Cory; and

Attorney:
Lewis J. Nelson
The Note described in and secured by this Deed having been fully paid to me, the owner and holder of same, and by me cancelled, I hereby mark this deed satisfied, released and annulled, this 30 day of August 19 52
First Judicial Savings Loan Association of Richmond
By R. Carter Scott Jr., Atty at Law

Mailed to
Shante
Rt. 9, Box 373
Richm., Va.
9-27-48
W. N. Peck

WHEREAS, the said Sally Mayo died seized and possessed of a certain parcel of land containing one and one-fourth (1-1/4) acres as shown on a plat made by W. W. LaPrade & Bros., March 8, 1921, and recorded with deed from Phillip H. Perkins et als to Sally Mayo, which is recorded in the Circuit Court Clerk's Office of Chesterfield County, Virginia; and

WHEREAS, the said Benjamin Mayo has sold and now desires to convey his interest in the one and one-fourth (1-1/4) acres of land unto the party of the second part.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the premises and the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the parties of the first part do grant, with General Warranty of Title, unto the party of the second part, all their undivided one-third (1/3) interest in and to the following described piece or parcel of land, to-wit:

Beginning at the North-east corner of said Lot No. 3, thence S. 82° E., and fronting 106 feet, thence back from said front N. 7-1/2° E. 505 feet on the western line and 530 feet on the eastern line to the lands of Winston and others, with which it runs S. 66° E. 113 feet, and being designated as Lot No. 4 on the aforesaid plat: Being the same one and one-fourth (1-1/4) acres of land as shown on the aforesaid map as Sally Mayo's interest.

The parties of the first part covenant that they have the right to convey said interest in said land; that they have done no act to encumber the same; that the grantee shall have quiet possession of the same, free from all encumbrances; and that they, the said parties of the first part, will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals:

Benjamin Mayo (SEAL).

Mattie Mayo (SEAL).

Witness. Clyde M. Overby, J.P.

STATE OF VIRGINIA,
COUNTY OF CHESTERFIELD, to-wit:

I, *Clyde M. Overby, J.P.*, a Notary Public, in and for the county aforesaid, in the State of Virginia, do certify that Benjamin Mayo and Mattie Mayo, whose names are signed to the foregoing writing bearing date on the 4th day of September, 1949, have each acknowledged the same before me in my county aforesaid.

My commission expires: *1-1-52*

Given under my hand this *15* day of September, 1949.

Clyde M. Overby, J.P.
Notary Public.



DOCKETING LIEN

0265
0217

Parcel ID 757718682400000

Date: 2/17/2009

Name of Property Owner : BRANDON OLLIE ET ALS

Mailing Address : 8335 FOREST HILL AVE RICHMOND VA

Account Number: 00037958-025

Service Address : 08335 FOREST HILL AVE

Name of Customer : FLORENCE BRANDON

Legal : BY BON AIR IMP CO

Amount of Lien - Water \$699.94

• Sewer \$160.21

Lien Book :

Lien Page :

Date Delinquent subject to County code Chapter 20, 1978 amended.

Patricia Albrecht
Customer Operations Manager

CIRCUIT COURT CLERK
WESTERFIELD CO., VA

001636

2009 FEB 17 PM 1:02

WCM
CBH
CBH
M

1872

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)
(Rev. February 2004)

Notice of Federal Tax Lien

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #4
Lien Unit Phone: (800) 829-3903

Serial Number
250352105

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

CIRCUIT COURT CLERK
CHESTERFIELD CO., VA

013557

BOOK 0213 PAGE 0160

Name of Taxpayer DONALD E BRANDON

Residence 5511 QUAIL RIDGE TER
CHESTERFIELD, VA 23832-7568

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

2005 OCT

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment
1040	12/31/1993	██████████ 9930	10/03/1998	11/02/2008	1989.07
1040	12/31/1994	██████████ 9930	10/03/1998	11/02/2008	618.74
1040	12/31/1995	██████████ 9930	10/03/1998	11/02/2008	291.82
1040	12/31/1996	██████████ 9930	06/07/1999	07/07/2009	22751.44
1040	12/31/1997	██████████ 9930	11/12/2001	12/12/2011	12946.43

Place of Filing Clerk of the Circuit Court Chesterfield County Chesterfield, VA 23832	Total \$ 76597.50
--	-------------------

This notice was prepared and signed at BALTIMORE, MD, on this, the 27th day of September, 2005.

Signature for L LEDER <i>Susan A. Hansen</i>	Title ACS (800) 829-3903	24-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

cc

BOOK 164 PAGE 0110

ABSTRACT OF JUDGMENT

CASE NUMBER: GV01007581-00

KL
mp
cat

CHESTERFIELD GENERAL DISTRICT COURT

PLAINTIFF(S)	V	DEFENDANT(S)	
SURGICAL ASSOCIATES OF RICHMOND INC 1401 JOHNSTON-WILLIS DRIVE RICHMOND, VA 23235	NO SSN NO DOB	SAM T TAYLOR 4230 MARTH LANE RICHMOND, VA 23234	NO SSN NO DOB

CIRCUIT COURT CLERK
CHESTERFIELD CO., VA
2001 NOV - 8 P 12:34

THIS IS TO CERTIFY THAT A JUDGMENT WAS RENDERED IN THIS COURT IN FAVOR OF:

PLAINTIFF(S) AGAINST DEFENDANT(S)

CONTAINING THE FOLLOWING TERMS:

DATE OF JUDGMENT: 09/17/01

AMOUNT OF JUDGMENT: \$330.00

OTHER AMOUNT: \$0.00

HOMESTEAD EXEMPTION WAIVED: () YES () NO () CANNOT BE DEMANDED

ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED: N/A

INTEREST: 9 % FROM DOJ

COSTS: \$26.50 ATTORNEY'S FEES:

ATTORNEY: D KENT GILLIAM

007915

OTHER:

I CERTIFY THE ABOVE TO BE A TRUE ABSTRACT OF A JUDGMENT RENDERED IN THIS COURT

..... 10.12.01 H. Cardwey Jr.
DATE () CLERK () JUDGE

05-28/25

M
CAH
13

CHESTERFIELD GENERAL DISTRICT COURT

PLAINTIFF(S)

V

DEFENDANT(S)

CACV OF COLORADO
ATTY: PO BOX 1085
MARTINSBURG, WV 25402

NO SSN
NO DOB

SAMUEL TAYLOR III
3571 CLINTWOOD RD
MIDDLETHIAN, VA 23112

NO SSN
NO DOB

CIRCUIT COURT CLERK
CHESTERFIELD CO., VA

009555

2006 AUG 21 AM 11:57

THIS IS TO CERTIFY THAT A JUDGMENT WAS RENDERED IN THIS COURT IN FAVOR OF:

PLAINTIFF(S) AGAINST DEFENDANT(S) CONTAINING THE FOLLOWING TERMS:

DATE OF JUDGMENT: 07/06/06

AMOUNT OF JUDGMENT: \$9,276.88

OTHER AMOUNT: \$0.00

HOMESTEAD EXEMPTION WAIVED: () YES () NO () CANNOT BE DEMANDED

ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED: N/A

INTEREST: 6 % FROM DOJ

COSTS: \$38.00 ATTORNEY'S FEES:

ATTORNEY: MARTIN & SEIBERT

OTHER AWARDED:

I CERTIFY THE ABOVE TO BE A TRUE ABSTRACT OF A JUDGMENT RENDERED IN THIS COURT

.....8-9-06.....
DATE

.....C. Mill.....
() CLERK () JUDGE

0276
0876

mlb
BL
BL
MTC

ABSTRACT OF JUDGMENT

Case No. GV09034070-00

Commonwealth of Virginia VA. CODE § 8.01-449

RICHMOND GENERAL DISTRICT COURT - CIVIL 400 N. 9TH ST., ROOM 203, RICHMOND, VA 23219
DISTRICT COURT NAME AND ADDRESS

MCV PHYSICIANS v. FORD, KAREN
FULL NAME OF PLAINTIFF (LAST, FIRST, MIDDLE) FULL NAME OF DEFENDANT (LAST, FIRST, MIDDLE)

FKA: MCV ASSOCIATED PHYSICIANS ADDRESS ADDRESS

3310 SHADY CREEK ROAD
RICHMOND VA 23234

CITY STATE ZIP CITY STATE ZIP
DATE OF BIRTH SSN (LAST FOUR DIGITS ONLY) DATE OF BIRTH SSN (LAST FOUR DIGITS ONLY)

FULL NAME OF PLAINTIFF(S) FULL NAME OF DEFENDANT(S)
ADDRESS ADDRESS

CITY STATE ZIP CITY STATE ZIP
DATE OF BIRTH SSN (LAST FOUR DIGITS ONLY) DATE OF BIRTH SSN (LAST FOUR DIGITS ONLY)

This is to certify that a judgment was rendered in this court in favor of:

- PLAINTIFF(S) against DEFENDANT(S)
- DEFENDANT(S) against PLAINTIFF(S)
-

CIRCUIT COURT OF EMERALD HILL COUNTY, VA
011591
2009 OCT 19 PM 12:31

DATE OF JUDGMENT		07/28/2009	
\$ 303.00		AMOUNT OF JUDGMENT	
\$		AMOUNT OF JUDGMENT NOT SUBJECT TO ACCRUAL OF INTEREST	
HOMESTEAD EXEMPTION WAIVED <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> CANNOT BE DEMANDED			
\$		ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED	
INTEREST RATE(S) AND BEGINNING DATE(S) 6 % FROM 07/28/09			
COSTS	ATTORNEY'S FEES	ATTORNEY	
\$ 51.00	\$	PARRISH & LEBAR	

OTHER:

I certify the above to be a true abstract of a judgment rendered in this court.

09/10/2009
DATE

[Signature]
CLERK [] JUDGE

0437
0492

WILL. No. 692

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

14.84

105381

Be it Remembered

That I, Ollie M. Brandon, of 8335 Forest Hill Avenue, Richmond, Virginia, do make, publish, and declare this as and for my last will and testament;

that is to say:

being of sound and disposing mind, memory and understanding, and considering the uncertainty of life, do therefore make, publish and declare this to be my last Will and Testament, in manner and form following, that is to say:

ITEM:

I give, devise, and bequeath all my property, real and personal, of every kind and nature, to my daughter, Ollie L. Brandon, to be hers, absolutely and forever, and I do hereby nominate and appoint the said Ollie L. Brandon to be executrix of this will.

Larry Eugene Brandon and his wife Florence Cox Brandon shall have a life time home at 8335 Forest Hill Avenue, Richmond, Virginia.

0437 W&E 0492

And as to all the rest, residue and remainder of my Estate, real, personal or mixed, of whatever nature or kind, or wheresoever situate at the time of my decease, I hereby give, devise and bequeath to Ollie L. Brandon.

[Faint handwritten marks]

And lastly, I do make, constitute and appoint Ollie L. Brandon

to be the Executrix of this my last Will and Testament, hereby revoking all former Wills and Testaments by me at any time heretofore made, and declaring this to be my last Will and Testament.

In Witness Whereof, I have hereunto subscribed my name, and affixed my seal, the 10th day of July in the year of our Lord one thousand nine hundred and ninety

Signed, sealed, published and declared by the testatrix above named, as and for her last Will and Testament, in the presence of us, who have hereunto, at request, subscribed our names in presence, and in the presence of each other, as witnesses hereto.

Ollie M. Brandon



Annunci Taylor
Bertie Brooks

BOOK 0437 PAGE 0493

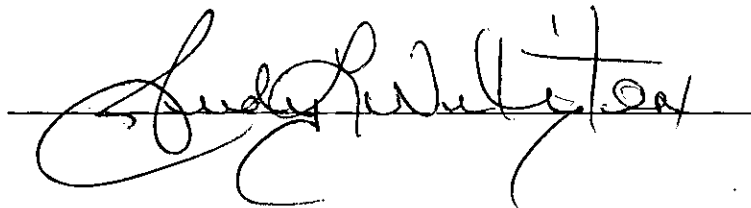
VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF THE COUNTY OF CHESTERFIELD.

IN RE: ESTATE OF OLLIE MAYO BRANDON, DECEASED
FILE #14-84

This day Ollie L. Brandon presented before the Clerk of said Court in her office and offered for probate a paper writing bearing the date of July 10, 1990, and purporting to be the Last Will and Testament of Ollie Mayo Brandon who died April 14, 1998, at the age of 87 years, a resident of Midlothian District in the County of Chesterfield, address - 8335 Forest Hill Avenue, N. Chesterfield, VA 23225. The due execution of said paper writing is fully proved according to the testimony under oath of Tannice Taylor-Armstead, formerly known as Tannice Taylor, one of the subscribing witnesses thereto, and the other subscribing witness was not present before the Clerk. The said paper writing is admitted to probate and record as and for the true Last Will and Testament of Ollie Mayo Brandon, deceased.

And thereupon, Ollie L. Brandon, the Executrix named in said Will, declined to qualify as such at this time, reserving the right to do so at some future time should she desire. Pursuant to Virginia Code Section 64.2-508(G) the Clerk has provided forms for notice of probate to the proponent of the aforesaid Will.

WITNESS, Judy L. Worthington, Clerk of said Court on
January 28, 2014.

 Clerk

dkk

BOOK 0437 PAGE 0494

03

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA
PAGE ONE OF TWO

Court File No.: 14-84

Chesterfield County Circuit Court

NAME OF DECEDENT: Ollie Mayo Brandon

DATE OF DEATH: April 14, 1998

I/We, the Proponent, hereby state under oath that the following are all of the heirs of the Decedent:

<u>NAMES OF HEIR(S)</u>	<u>ADDRESS(ES)</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Ollie Lee Brandon	1500 N. 17 th Street Philadelphia, PA 19121	Daughter	Adult

James Haywood Brandon, deceased son

Turhan Von Brandon	Address Unknown	Grandson	Adult
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Alicia Brandon Bennett	Address Unknown	Granddaughter	Adult
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Henry Brandon, Sr., deceased son

Henry Brandon, Jr.	Address Unknown	Grandson	Adult
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Donald Edward Brandon	Address Unknown	Grandson	Adult
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Marilyn Yvonne Brandon	Address Unknown	Granddaughter	Adult
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Wanda Denise Lawrence	Address Unknown	Granddaughter	Adult
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Alvin Brandon, Sr., deceased son

Alvin Brandon, Jr.	Address Unknown	Grandson	Adult
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Kevin Haywood Brandon	Address Unknown	Grandson	Adult
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Kathy Brandon Archer	Address Unknown	Granddaughter	Adult
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Matthew Brandon	Address Unknown	Grandson	Adult
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BOOK 0437 PAGE 0495

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF THE COUNTY OF CHESTERFIELD.

IN RE: ESTATE OF OLLIE LEE BRANDON, DECEASED
FILE #18-965

On the motion of Marilyn Yvonne Brandon, she was this day appointed by the Clerk of said Court as Administrator of the estate of Ollie Lee Brandon, who died March 29, 2018, at the age of 83 years, a resident of Chesterfield, address - 6430 Cyrus Street, North Chesterfield, VA 23234. Whereupon, the said Marilyn Lee Brandon, Principal, with The Ohio Casualty Insurance Company as her surety, entered into and acknowledged a bond in the penalty of \$600,000.00, conditioned for the faithful discharge of her duties as Administrator and she further qualified as such by taking the oath prescribed by law. Pursuant to Virginia Code Section 64.2-508(G) the Clerk has provided forms for notice of probate to the personal representative.

WITNESS, Wendy S. Hughes, Clerk of said Court on
November 9, 2018.

Wendy S. Hughes

Clerk

erm

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA
PAGE ONE OF THREE

Court File No.: 18-965

Chesterfield County Circuit Court

NAME OF DECEDENT: Ollie Lee Brandon

DATE OF DEATH: March 29, 2018

I/We, the Administrator, hereby state under oath that the following are all of the heirs of the Decedent:

<u>NAMES OF HEIR(S)</u>	<u>ADDRESS(ES)</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Henry Brandon, deceased brother			
Marilyn Yvonne Brandon	3420 Irvington Street Richmond, VA 23234	Niece	Adult
Henry Brandon, Jr.	7434 Laneview Drive Richmond, VA 23225	Nephew	Adult
Donald Edward Brandon	7434 Laneview Drive Richmond, VA 23225	Nephew	Adult
Wanda Denise Lawrence	1949 North Junaluska Drive Richmond, Va 23225	Niece	Adult
James Brandon, Jr., deceased brother			
Turhan Von Brandon	205 North Broadway Yonkers, NY 10701	Nephew	Adult
Alicia M. Bennett	1425 Old Log Trail North Chesterfield, VA 23235	Niece	Adult
Corrine Taylor, deceased sister			
Tannice Taylor-Armstead	6430 Cyrus Street North Chesterfield, VA 23234	Niece	Adult
Samuel Taylor	8106 Nashua Drive Midlothian, VA 23112	Nephew	Adult

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA
PAGE TWO OF THREE

Court File No.: 18-965

Chesterfield County Circuit Court

NAME OF DECEDENT: Ollie Lee Brandon

DATE OF DEATH: March 29, 2018

I/We, the Administrator, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIR(S) ADDRESS(ES) RELATIONSHIP AGE

Alvin Brandon, deceased brother

Kathy B. Archer	3006 Tammaway Drive Midlothian, VA 23112	Niece	Adult
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Alvin Brandon, Jr.	5500 Sue Jean Drive North Chesterfield, VA 23234	Nephew	Adult
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Kevin Brandon	6206 Treyburn Point Driv Durham, NC 27712	Nephew	Adult
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Matthew Brandon	3801 Peakland Place Lynchburg, VA 24503	Nephew	Adult
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George Brandon, deceased brother

Eric M. Brandon	276 Sievers Road Raeford, NC 28376	Nephew	Adult
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Anita R. Brandon	5827 Willow Oaks Drive #E Richmond, VA 23225	Niece	Adult
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Karen Ford	11239 Henry Road Jarratt, VA 23867	Niece	Adult
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LIST OF HEIRS
COMMONWEALTH OF VIRGINIA
PAGE THREE OF THREE

Court File No.: 18-965

Chesterfield County Circuit Court

NAME OF DECEDENT: Ollie Lee Brandon

DATE OF DEATH: March 29, 2018

I/We, the Administrator, hereby state under oath that the following are all of the heirs of the Decedent:

<u>NAMES OF HEIR(S)</u>	<u>ADDRESS(ES)</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
Larry Brandon, deceased brother			
Noel Brandon	5431 Stanton Avenue Apartment 1 Pittsburgh, PA 15206	Nephew	Adult

I/we am/are (please check one):

- Proponent(s) of the Will (no qualification)
- Personal representative(s) of the decedent's estate
- Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand on November 9, 2018.

Marilyn Yvonne Brandon

M. Yvonne Brandon
Signature of Subscriber

Commonwealth of Virginia

County of Chesterfield, to-wit:

Subscribed and sworn to before me by Marilyn Yvonne Brandon on November 9, 2018.

L. M. Hughes
Deputy Clerk

VIRGINIA: In the Clerk's Office of the Chesterfield Circuit Court on November 9, 2018, the foregoing List of Heirs was filed and admitted to record.

WENDY S. HUGHES, Clerk

By: L. M. Hughes
Deputy Clerk

AFFIDAVIT OF NOTICE REGARDING THE ESTATE OF Ollie Lee Brandon

(who died on March 29, 2018)

I, the undersigned, state under oath/affirm the following:

- 1. I am the personal representative of the estate of the deceased person named above.
 - I am a proponent of the Will of the deceased person named above.
 - I am a person with an interest in the estate of the deceased person named above.
- 2. No notice was required to be given to any person pursuant to Va. Code §64.2-508

OR

I mailed or delivered within 30 days of qualification (or probate) a copy of the notice required by Va. Code §64.2-508 to the following persons shown below:

<u>NAME</u>	<u>ADDRESS WHERE MAILED OR DELIVERED</u>	<u>DATE MAILED OR DELIVERED</u>
1. Kevin Brandon	6206 Treyburn Point Dr Durham, NC 27712-1145	11/9/18
2. Matthew Brandon	3801 Peakland Place Lynchburg, VA 24503	11/9/18
3. Donald Brandon	7434 Laneview Dr Richmond, VA 23225	11/9/18
4. Samuel Taylor	8106 Nashua Dr Midlothian, VA 23112	11/9/18
5. Noel Brandon	5431 Stanton Ave Apt 1 Pittsburgh, PA 15206	11/9/18

(Use continuation sheet if more space is needed)

(Check if applicable)

- 3. After exercising reasonable diligence, I have been unable to determine the address of the following persons to whom such notice is required:
-
-

(Check if applicable)

- 4. After exercising reasonable diligence, I have been unable to identify the names and addresses of the persons described below (such as a child of the deceased person) who may be an heir or beneficiary
-

Date: 11/15/18 M. Yvonne Brandon
Your Signature

Commonwealth/State of Virginia

County/City of Chesterfield

Subscribed and sworn to/affirmed before me on this date by the above-named person.

Date: 11-15-2018 Jamarah Taylor
NOTARY PUBLIC Signature Deputy Clerk

My Commission Expires: n/a Notary Registration Number: n/a

NOTICE: This affidavit must be recorded in the Clerk's Office where the personal representative qualified or the Will was probated.

VIRGINIA: In the Clerk's Office of the Chesterfield Circuit Court the 15 day of November, 2018
The foregoing Affidavit of Notice was this day admitted to record.

Teste: WENDY S. HUGHES, CLERK

by: Jamarah Taylor, Deputy Clerk

0502
0479

File # 18-965
Estate of: Ollie Lee Brandon

continued

I mailed or delivered within 30 days of qualification (or probate) a copy of the notice required by VA Code § 64.2-508 to the following additional persons as shown below: (continued from the front side of this form)

	NAME	ADDRESS WHERE MAILED OR DELIVERED	DATE MAILED OR DELIVERED
6.	Eric Brandon	276 Sievers Rd Raeeford, NC 28376	11/9/18
7.	Turhan Brandon	205 N. Broadway Yonkers, NY 10701	11/9/18
8.	Karen Ford	11239 Henry Rd Jarratt, Va 23869	11/9/18
9.			
10.	Anita R. Brandon	5827 Willow Oaks Dr # E Richmond, Va 23225	11/9/18
11.	Alvin Brandon Jr	5500 Sue Jean Dr Chesterfield, Va 23234	11/9/18
12.	M. Yvonne		
13.	Kathy B. Archer	3006 Tammaway Dr midlothian, Va 23112	11/9/18
14.	Alicia M. Bennett	1485 Old Log Trail N. Chesterfield, Va 23235	11/9/18
15.	Henry Brandon Jr	7434 Laneview Dr Richmond, Va 23225	11/9/18
16.	Tannice Taylor-Armstead	6430 Cyrus St N. Chesterfield, Va 23234	11/9/18
17.	Wanda D. Lawrence	1949 N. Junaluska Dr Richmond, Va 23225	11/9/18
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

FILED FOR:
R.A. Painter
2/22/77 LHV, Clerk

BOOK 207 PAGE 239

Rev: 1/21/71
Map Section: 10-7

COUNTY OF CHESTERFIELD, VIRGINIA
SEWER EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of
July, 1972, by and between:

OLLIE O. BRANDON (Widow)

and his, her, their or, its heirs, successors and assigns, hereinafter referred to as "owner," party of the first part, and the COUNTY OF CHESTERFIELD, VIRGINIA, a political subdivision of the Commonwealth of Virginia, hereinafter referred to as "County", party of the second part,

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the owner does hereby grant and convey unto the County a perpetual easement and right of way for the purpose of installing, constructing, maintaining, operating, repairing, altering, replacing and removing sewers, with manholes, and other appurtenant facilities, for the collection and transmission of sewage and other wastes through said sewers, under, through, upon, over and across the property of the owner located in Midlothian District, Chesterfield County, Virginia, together with all of the rights and privileges hereinafter enumerated pertaining to said property, being more particularly bounded and described as follows:

A permanent easement and right of way sixteen (16') & variable feet in width (and a permanent easement and right of way feet in width) as shown shaded in BLACK on a plat made by
B. Stuart Rover & Assoc., Consulting Engineers,
Richmond, Virginia, dated 6/15/72
revised , a copy of which is attached hereto and to which reference is made for a more detailed description of the said easement. Further reference is made to the plans and specifications of Project No. 7032-1/28 dated , revised on file in the office of the County Engineer, Chesterfield, Va.

This easement is granted subject to the following conditions:

1. That all sewers, manholes and appurtenant facilities which are installed in said easement and right-of-way shall be and remain the property of the County; that no charge shall at any time be made by the owner for the use of the property occupied by the County or for the privilege of constructing, maintaining and operating said sewers and the necessary appurtenances thereto including house connections to adjacent properties; and the County, its agents and employees for the purpose of constructing, inspecting, maintaining or operating its facilities, shall have the right of ingress to and egress from the right-of-way and said easement over the lands of owner adjacent to the right-of-way and lying between public or private roads and the right-of-way in such manner as shall occasion the least practicable damage and inconvenience to owner. The County shall repair damage to roads, fences or other improvements while exercising this right of ingress and egress and shall pay owner for any damage done in the exercise of its right of ingress and egress, provided owner gives written notice thereof to the County within sixty-days after such damage occurs, and shall have the right to inspect, rebuild, repair, improve, re-locate, replace, remove, make additions or extensions thereto, and make changes, alterations and substitutions therein, including the right to install additional sewers, in the easement and right-of-way herein granted as the County may from time to time deem advisable or expedient, and shall have such rights and privileges as may be reasonably necessary for the full enjoyment or use, for any of the aforesaid purposes, of the easement and right-of-way herein granted.

2. That the County shall have the right to trim, cut and remove all trees, limbs, undergrowth, shrubbery, landscape plantings of any kind, fences, buildings, structures or other obstructions or facilities on or in said easement which it deems in any way to interfere with the proper and efficient construction, operation and maintenance of the utilities in said easement; provided, however, that unless hereinafter otherwise agreed, except for trees, limbs, undergrowth, shrubbery and landscape plantings of any kind, the County shall repair, restore or replace any and all facilities located on or in the said easement which may be disturbed, damaged or removed to as nearly as possible their original conditions, and shall remove all trash and other debris from the easement and shall restore the surface thereof to as nearly as possible its original condition.

3. That the owner reserves the right to make use of the easement herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of the said easement by the County for the purposes aforesaid, provided, however, that unless hereinafter otherwise agreed the owner shall not erect any building or other structure, excepting a fence, on the said easement without obtaining the prior written approval of the County.

4. That during periods of actual construction, operation or maintenance activities in the said easement whenever it becomes necessary to use any land of the owner immediately adjoining and abutting said easement, the County shall have the right to make reasonable use thereof.

5. It is agreed among the parties hereto that this grant covers all the agreements between the parties and no representation or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

6. The owner covenants that he, she or they has or have the right to convey the said easement; that the County shall have quiet and peaceful possession, use and enjoyment of the said easement; and that the owner will execute such further assurances of the said easement as may be requisite.

- 3 -

WITNESS the following signatures and seals:

[Signature] (SEAL)
OLLIE O. BRANDON (Widow)

_____ (SEAL)

[Signature] (SEAL)

_____ (SEAL)

State of VIRGINIA,
CITY of RICHMOND, to-wit:

I, DAVID C. HEARE, a Notary Public in and for the
CITY of RICHMOND, VIRGINIA, whose
commission as such will expire on the 29th day of Jan,
19 78, do hereby certify that this day personally appeared before me, in
my jurisdiction aforesaid OLLIE O. BRANDON (Widow)

whose name (s) is/are signed to the foregoing and herunto annexed agree-
ment bearing date of the 5th day of July 19 72, and
acknowledged the same before me.

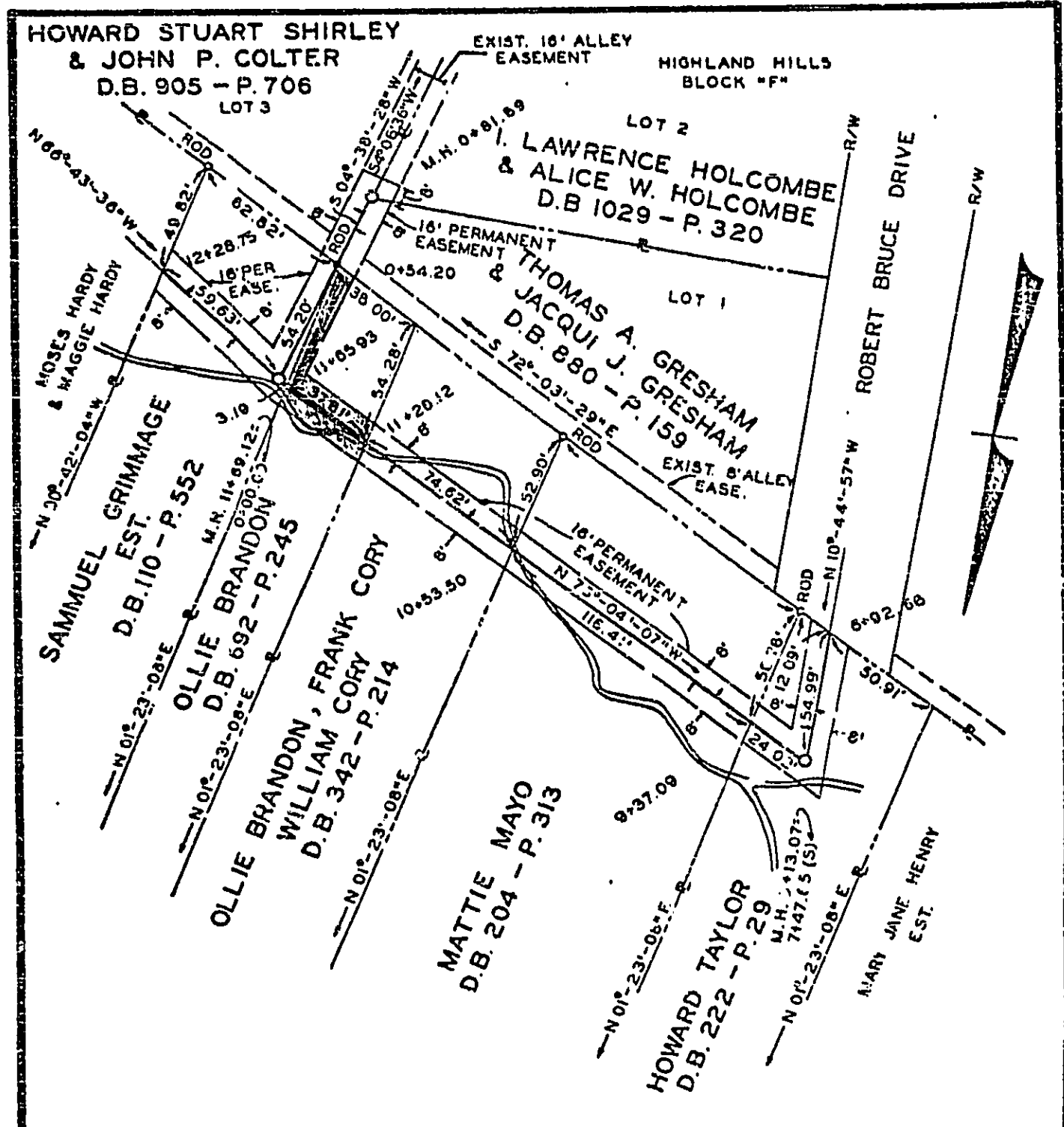
Given under my hand this 16th day of Dec. 19 76.
[Signature]
Notary Public

C. S. Manuel, Interim
COUNTY ADMINISTRATOR, AUTHORIZED AGENT
OF THE BOARD OF SUPERVISORS OF CHESTERFIELD COUNTY
VIRGINIA, DO HEREBY CERTIFY THAT THE FOREGOING
IN THE COUNTY OF CHESTERFIELD, VIRGINIA, HAS BEEN
ADOPTED.

[Signature]
COUNTY ADMINISTRATOR

VIRGINIA:
In the Clerk's Office of the Circuit Court of Chesterfield County, the
11th day of Dec., 19 77, this Deed was presented and
with the certificate [Signature], admitted to record at 2:52 o'clock P.M.

Teste: [Signature] Clerk



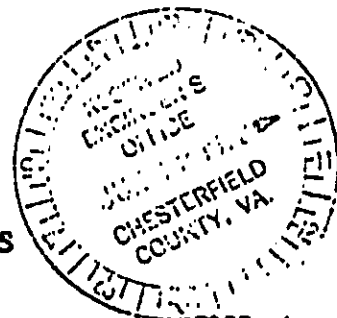
PLAT SHOWING 16' PERMANENT EASEMENT TO BE ACQUIRED CROSSING THE LAND NOW BELONGING TO OLLIE BRANDON, MIDLOTHIAN DISTRICT, CHESTERFIELD COUNTY, VIRGINIA.

SCALE: 1"=50'

NOTE: BEARINGS REFER TO VIRGINIA RECTANGULAR GRID SYSTEM-SOUTH ZONE-1927 N.A. DATUM.

DATE: 6-15-72

R. STUART ROYER & ASSOCIATES
CONSULTING ENGINEERS
RICHMOND, VIRGINIA



FILED FOR:
R. A. Painter
2-28-77, LHV, Clerk

RECORDED IN:

81

Rev: 1/21/71
Map Section: 10-7

COUNTY OF CHESTERFIELD, VIRGINIA
SEWER EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of
July, 192 , by and between:
OLLIE O. BRANDON (Widow)

and his, her, their or, its heirs, successors and assigns, hereinafter referred to as "owner," party of the first part, and the COUNTY OF CHESTERFIELD, VIRGINIA, a political subdivision of the Commonwealth of Virginia, hereinafter referred to as "County", party of the second part,

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the owner does hereby grant and convey unto the County a perpetual easement and right of way for the purpose of installing, constructing, maintaining, operating, repairing, altering, replacing and removing sewers, with manholes, and other appurtenant facilities, for the collection and transmission of sewage and other wastes through said sewers, under, through, upon, over and across the property of the owner located in Midlothian District, Chesterfield County, Virginia, together with all of the rights and privileges hereinafter enumerated pertaining to said property, being more particularly bounded and described as follows:

A permanent easement and right of way Sixteen (16') feet in width (and a permanent easement and right of way feet in width) as shown shaded in BLACK on a plat made by R. Stuart Royer & Assoc., Consulting Engineers, Richmond, Virginia, dated 6/15/72 revised , a copy of which is attached hereto and to which reference is made for a more detailed description of the said easement. Further reference is made to the plans and specifications of Project No. 7032-1/29 dated , revised on file in the office of the County Engineer, Chesterfield, Va.

This easement is granted subject to the following conditions:

1. That all sewers, manholes and appurtenant facilities which are installed in said easement and right-of-way shall be and remain the property of the County; that no charge shall at any time be made by the owner for the use of the property occupied by the County or for the privilege of constructing, maintaining and operating said sewers and the necessary appurtenances thereto including house connections to adjacent properties; and the County, its agents and employees for the purpose of constructing, inspecting, maintaining or operating its facilities, shall have the right of ingress to and egress from the right-of-way and said easement over the lands of owner adjacent to the right-of-way and lying between public or private roads and the right-of-way in such manner as shall occasion the least practicable damage and inconvenience to owner. The County shall repair damage to roads, fences or other improvements while exercising this right of ingress and egress and shall pay owner for any damage done in the exercise of its right of ingress and egress, provided owner gives written notice thereof to the County within sixty-days after such damage occurs, and shall have the right to inspect, rebuild, repair, improve, re-locate, replace, remove, make additions or extensions thereto, and make changes, alterations and substitutions therein, including the right to install additional sewers, in the easement and right-of-way herein granted as the County may from time to time deem advisable or expedient, and shall have such rights and privileges as may be reasonably necessary for the full enjoyment or use, for any of the aforesaid purposes, of the easement and right-of-way herein granted.

2. That the County shall have the right to trim, cut and remove all trees, limbs, undergrowth, shrubbery, landscape plantings of any kind, fences, buildings, structures or other obstructions or facilities on or in said easement which it deems in any way to interfere with the proper and efficient construction, operation and maintenance of the utilities in said easement; provided, however, that unless hereinafter otherwise agreed, except for trees, limbs, undergrowth, shrubbery and landscape plantings of any kind, the County shall repair, restore or replace any and all facilities located on or in the said easement which may be disturbed, damaged or removed so as nearly as possible their original conditions, and shall remove all trash and other debris from the easement and shall restore the surface thereof to as nearly as possible its original condition.

3. That the owner reserves the right to make use of the easement herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of the said easement by the County for the purposes aforesaid, provided, however, that unless hereinafter otherwise agreed the owner shall not erect any building or other structure, excepting a fence, on the said easement without obtaining the prior written approval of the County.

4. That during periods of actual construction, operation or maintenance activities in the said easement whenever it becomes necessary to use any land of the owner immediately adjoining and abutting said easement, the County shall have the right to make reasonable use thereof.

5. It is agreed among the parties hereto that this grant covers all the agreements between the parties and no representation or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

6. The owner covenants that he, she or they has or have the right to convey the said easement; that the County shall have quiet and peaceful possession, use and enjoyment of the said easement; and that the owner will execute such further assurances of the said easement as may be requisite.

WITNESS the following signatures and seals:

Clie O. Brandon

_____ (SEAL)

CLIE O. BRANDON (Widow)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

State of VIRGINIA,
CHESTERFIELD COUNTY of CHESTERFIELD, to-wit:
I, Daniel G. Fearne, a Notary Public in and for the
Chesterfield County of Chesterfield, Virginia, whose
commission as such will expire on the 29th day of Jan,
19 78, do hereby certify that this day personally appeared before me, in
my jurisdiction aforesaid CLIE O. BRANDON (Widow)

whose name (s) is/are signed to the foregoing and hereunto annexed agree-
ment bearing date of the 5th day of July, 19 77, and
acknowledged the same before me.

Given under my hand this 29th day of Nov, 19 76.

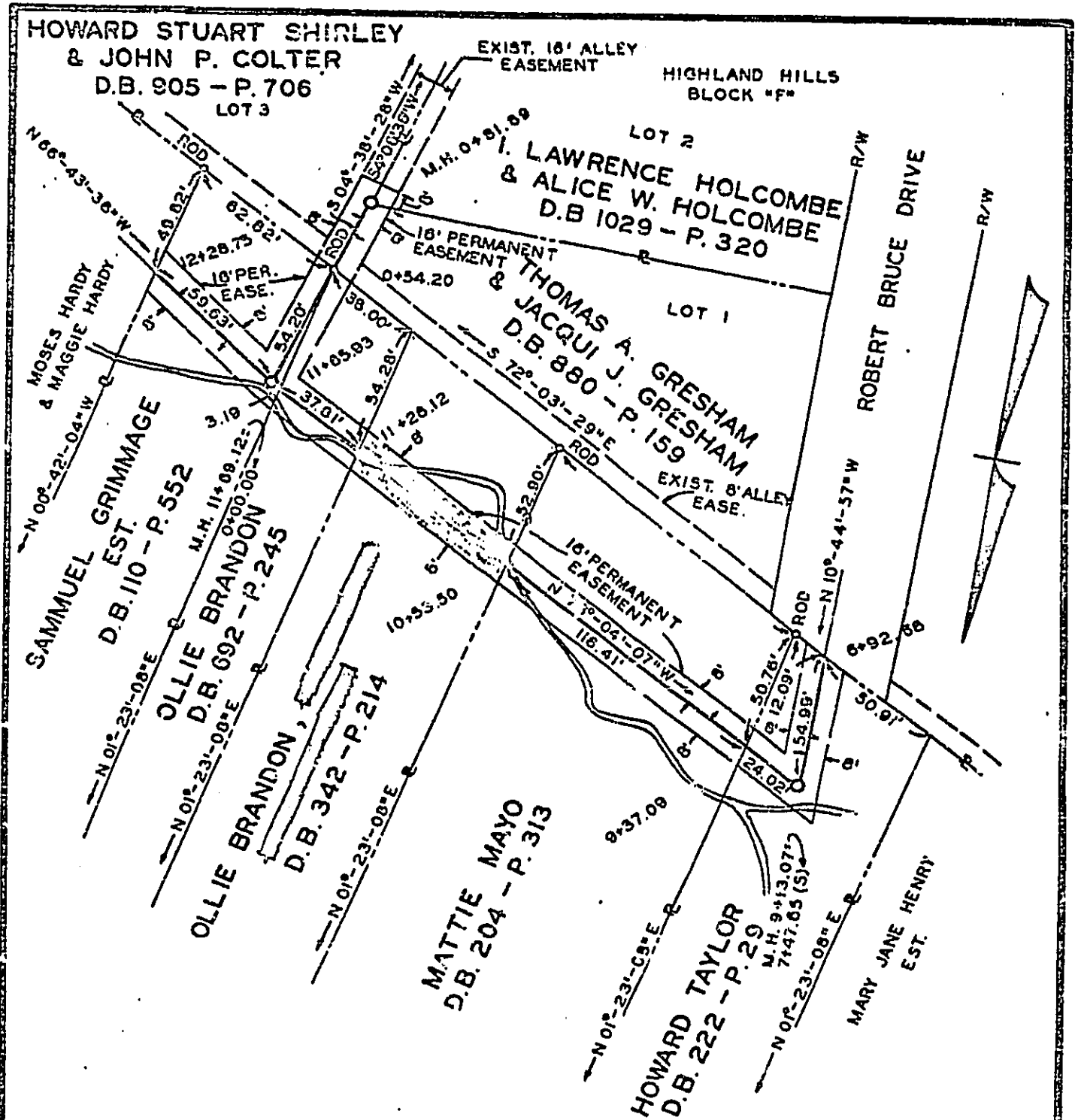
Daniel G. Fearne
Notary Public

C. S. Manuel, Interim
I, C. S. Manuel, COUNTY ADMINISTRATOR, AUTHORIZED AGENT
OF THE BOARD OF SUPERVISORS OF CHESTERFIELD COUNTY
VIRGINIA, DO HEREBY CERTIFY THAT THE FOREGOING DEED WAS
FILED IN MY OFFICE ON THIS DATE AND IS A TRUE AND CORRECT
COPY OF THE ORIGINAL AS THE SAME IS NOW ON FILE IN MY
OFFICE IN ACCORDANCE WITH THE ACTS OF ASSEMBLY SO LEGALLY
ADOPTED.

C. S. Manuel
COUNTY ADMINISTRATOR

VIRGINIA
In the Clerk's Office of the Circuit Court of Chesterfield County, the
15th day of Jan, 19 77, this Deed was presented and
with the certificate of 2.15, admitted to record at 9:30 o'clock P.M.

Teste: *Louis H. [Signature]* Clerk



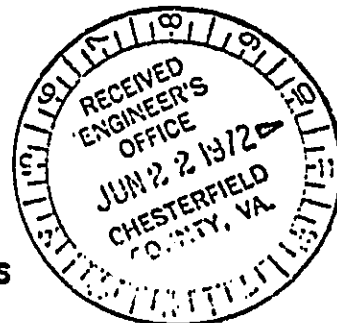
PLAT SHOWING 16' PERMANENT EASEMENT TO BE ACQUIRED CROSSING THE LAND NOW BELONGING TO OLLIE BRANDON, FRANK CORY AND WILLIAM CORY, MIDLOTHIAN DISTRICT, CHESTERFIELD COUNTY, VIRGINIA.

SCALE: 1"=50'

NOTE: BEARINGS REFER TO VIRGINIA RECTANGULAR GRID SYSTEM - SOUTH ZONE - 1027 N.A. DATUM.

DATE: 6-15-72

R. STUART ROYER & ASSOCIATES
CONSULTING ENGINEERS
RICHMOND, VIRGINIA



7032-1

VIRGINIA:

IN THE CIRCUIT COURT OF CHESTERFIELD COUNTY

RE: Deposit of Funds with the Court to the Credit of
Ollie O. Brandon (Widow)
8335 Forest Hill Avenue,
Richmond, Virginia

O R D E R

This day came the County of Chesterfield, Virginia, by counsel, pursuant to the provisions of Section 15.1-238.1 of the Code of Virginia, 1950, as amended, and represents to the Court that Ollie O. Brandon, 8325 Forest Hill Avenue, Richmond, Va. 23225 is/~~is~~ the fee simple owner's) of that certain

piece or parcel of land located in Midlothian District, Chesterfield County, Virginia, known, numbered and designated as two parcels of land 8325 Forest Hill Avenue, over which the said County seeks to acquire a perpetual easement and right of way for Sewer

as shown on a plat attached hereto;
that through negotiation with the said owner's), the County's efforts to acquire the said easement and right of way by purchase have been ineffectual; that the County has determined the value of said easement and right of way to be \$ 75.00 and damages to the residue to be \$ _____ (if any), and that the County has complied with the requirements of Section 15.1-238.1 as aforesaid, with respect to right of entry.

WHEREFORE, the Court doth ORDER that the County of Chesterfield, Virginia, deposit with the Clerk of this Court the sum of \$ 75.00 representing the value of the land to be taken and damages to the residue, if any, as determined by the County, to the credit of Ollie O. Brandon owner's), and simultaneously with making said deposit the County of Chesterfield, Virginia, shall have and is hereby given the right of entry upon said owner's) land for the purpose of constructing the public works set forth above.

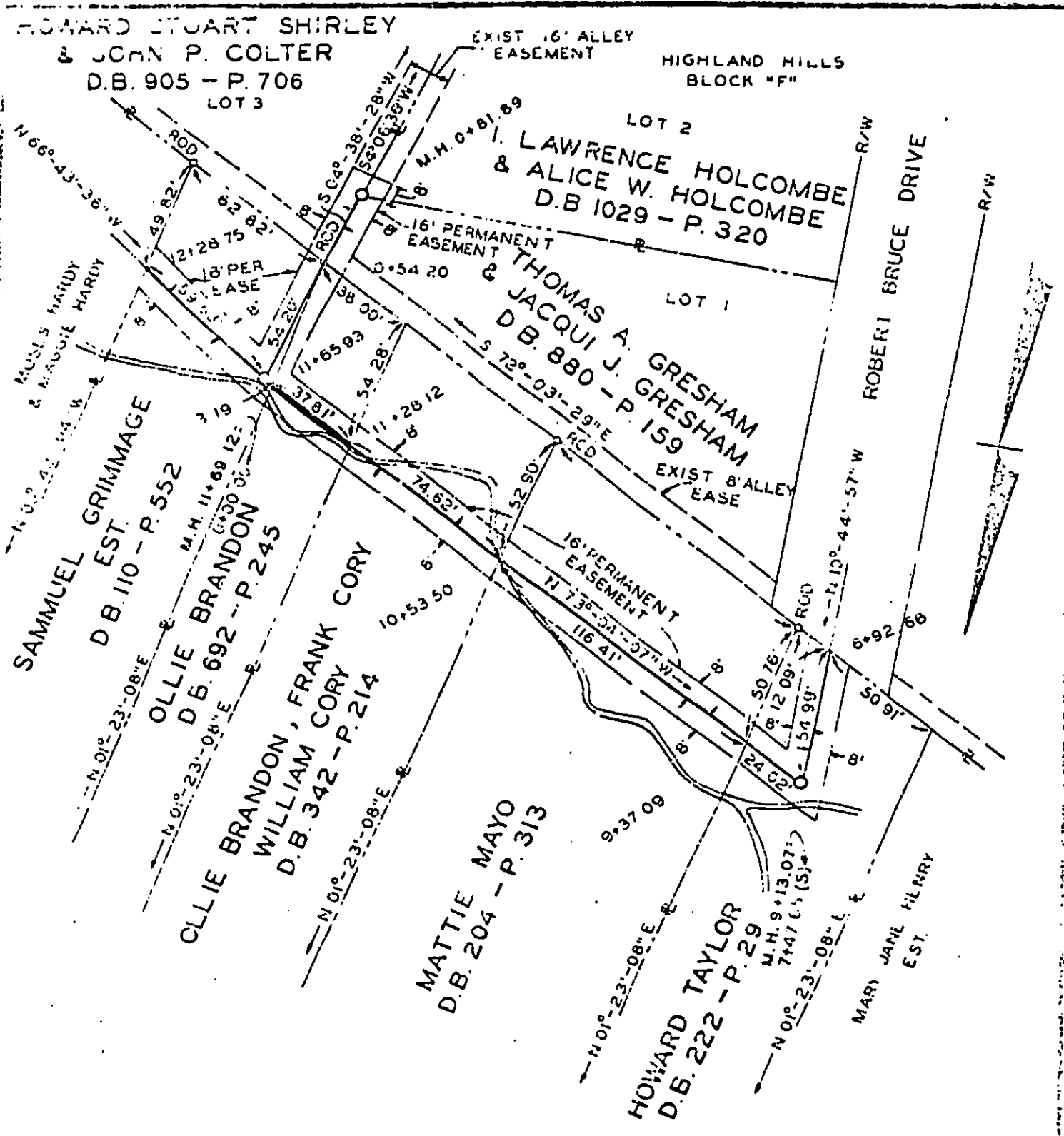
It is further ORDERED that the Clerk of the Circuit Court spread this order with the plat attached in the general index in the Clerk's Office indexing same in the name of the plaintiff, County of Chesterfield, Virginia, as grantee, and in the name of the respondent's), Ollie O. Brandon as grantor's).

It is further ORDERED that the Sheriff serve a copy of this order on the said owner's) and make his return thereof to the Court as prescribed by law.

I ask for this:

Morris E. Mason
Commonwealth's Attorney
County of Chesterfield,
Chesterfield, Virginia 23832

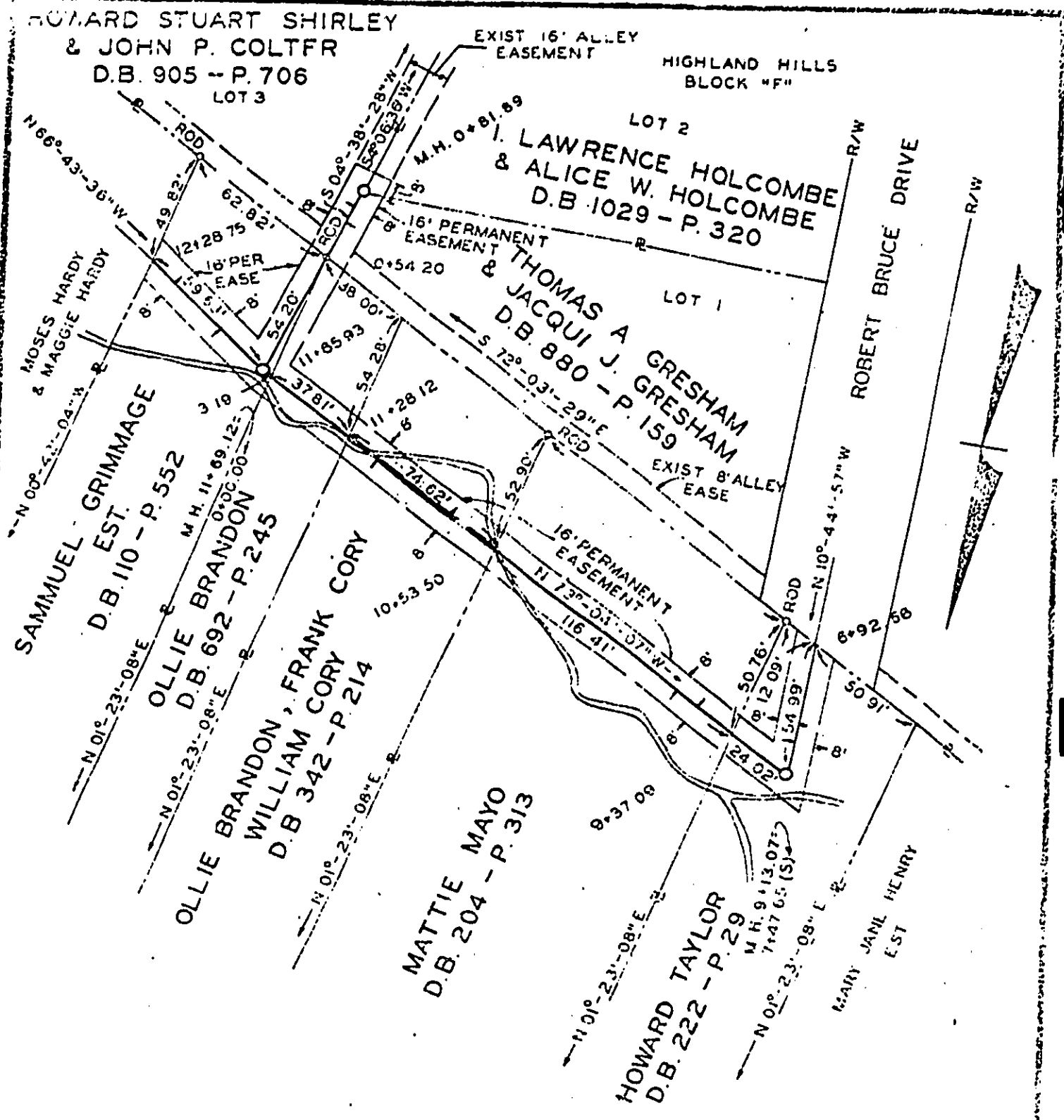
Enter: J. G. [Signature]
Judge
January 2, 1973



PLAT SHOWING 16' PERMANENT EASEMENT TO BE ACQUIRED CROSSING THE LAND NOW BELONGING TO OLLIE BRANDON, MIDLOTHIAN DISTRICT, CHESTERFIELD COUNTY, VIRGINIA.

SCALE 1" = 50'
 NOTE: BEARINGS REFER TO VIRGINIA RECTANGULAR
 GRID SYSTEM, SOUTH ZONE - 1927 N.A. DATUM
 DATE 6-5-77

R STUART ROYER & ASSOCIATES
 CONSULTING ENGINEERS
 RICHMOND, VIRGINIA



PLAT SHOWING 16' PERMANENT EASEMENT TO BE ACQUIRED CROSSING THE LAND NOW BELONGING TO OLLIE BRANDON, FRANK CORY AND WILLIAM CORY, MIDLOTHIAN DISTRICT, CHESTERFIELD COUNTY, VIRGINIA.

SCALE: 1" = 50'

NOTE BEARINGS REFER TO VIRGINIA RECTANGULAR GRID SYSTEM - SOUTH ZONE - 1927 N.A. DATUM

DATE 6-15-12

R. STUART ROYER & ASSOCIATES
CONSULTING ENGINEERS
RICHMOND, VIRGINIA

7032 - 1

29