

Floyd County Delinquent Tax Sale Auction

***Offering #7: Unimproved parcel
of +/-0.74 acres.***

***Property Location:
Hickory Hollow Ln., Copper Hill, VA 24079***



Bidding Ends: Monday, January 22nd, 2024 @ 1 PM

VAAuctionPro.com



**Blue Ridge Land
& Auction Co., Inc**

Matt Gallimore, Broker/Auctioneer



Aerial

Offering #7

Auction Services



**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****

Auction Services



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Auction Services

Topo

Offering #7



**** Aerial, contour, and topo map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Auction Services

Neighborhood
Offering #7
TBD Hickory Hollow Ln.,
Copper Hill, VA 24079





Location

Offering #7

TBD Hickory Hollow Ln.,
Copper Hill, VA 24079

Auction Services



PROPERTY

Parcel Information

Parcel Record Number (PRN) **7109** Town/District **LOCUST GROVE**

Account Name **MARSH KENT E ESTATE**

Account Name 2

Care Of **C/O GREGORY KENT MARSH**

Address1 **108 PRINCE ST NE**

Address2

City, State Zip **LEESBURG, VA 20176**

Business Name

Location Address(es) **HICKORY HOLLOW** VA

Map Number

Map Insert **033A** Double Circle Block Parcel Number **35**

Total Acres **0.74**

Deed **AFFI-08-0000004**

Will **WILL-18-0000025**

Plat **NONE**

Route

Legal Desc 1 **PARK RIDGE FOREST UNIT 1 OLD 33A-28 HONEYTREE SUB**

Legal Desc 2

Zoning

State Class **SFR SUBURBAN**

Topology

Utilities **NONE**

Assessed Values

Type	Current Value (2024)	Previous Value (2023)
Land	\$10,000	\$10,000
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$10,000	\$10,000

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
MARSH KENT E DECD		WILL-18-0000025	1	02/28/2018
		AFFIDAVIT-08-0000004	1	01/10/2008
	\$0	UNKNOWN--	1	01/01/2003

Land Segments

Seg	Description	Size	AdjRate	Value
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1	SITE VAL ND	1.00	\$10,000	\$10,000
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Main Structures

No data to display									
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Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
No data to display									

040001070

PG0051 APR 24 2004

**JOHN R. PATTERSON, ESQUIRE
213 SOUTH JEFFERSON STREET-SUITE 910
ROANOKE, VIRGINIA 24011-1787**

THIS DEED, made and entered into this the 1ST day of **APRIL, 2004**, by and between **GAIL C. PHILLIPS MARSH**, (formerly **GAIL C. PHILLIPS**) and **KENT E. MARSH**, her husband, hereinafter referred to as "Grantors"; and **KENT E. MARSH and GAIL C. MARSH**, husband and wife, or the survivor, hereinafter referred to as "Grantees":

WITNESSETH

TAX MAP # 33A 35

This Deed is exempt from the taxes imposed by Sections 58.1-801 and 58.1-803 of the Code of Virginia of 1950, as amended, pursuant to the provisions of Section 58.1-810 (3) of the aforementioned Code.

THAT FOR AND IN CONSIDERATION of the sum of **TEN (\$10.00) DOLLARS**, cash in hand paid by the said Grantees unto the said Grantors, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantors do hereby **BARGAIN, SELL, GRANT AND CONVEY** with General Warranty and English Covenants of Title unto the said Grantees, as tenants by the entirety with the right of survivorship as at common law, all of that certain lot or parcel of land, lying and being in the County of Floyd, State of Virginia, and more particularly described as follows, to-wit

*Mailed
4-26-04*

**JOHN R. PATTERSON
ATTORNEY AT LAW
213 SOUTH JEFFERSON STREET
SUITE 910
ROANOKE, VIRGINIA 24011-1787**

PG0052 APR 24 8

Lot 28, as shown on the Map of Unit 1, Park Ridge Forest, Property of Parkway Development Corporation, dated May 31, 1977, made by C. E. Lacy, Jr., Virginia C L.S., of record in the office of the Clerk of the Circuit Court of the County of Floyd, Virginia; and

BEING the same property in which the said Gail C. Phillips Marsh acquired a one-half undivided interest by deed dated July 26, 1977, and an one-half undivided interest by deed dated January 24, 1984, which said deed is recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 149, page 26.

TO HAVE AND TO HOLD unto the said Grantees, or the survivor, in fee simple.

This conveyance is made subject to all easements, reservations, restrictions and conditions of record affecting title to the hereinabove described property.

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

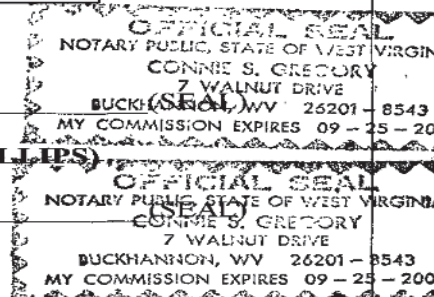
WITNESS the following signatures and seals:

Gail C. Phillips Marsh

**GAIL C. PHILLIPS MARSH
(FORMERLY KNOWN AS GAIL C. PHILLIPS)**

Kent E. Marsh

KENT E. MARSH



STATE OF WEST VIRGINIA

CITY/COUNTY OF Upshur, TO-WIT:

The foregoing instrument was acknowledged before me this 20th day of April, 2004, by **GAIL C. PHILLIPS MARSH (FORMERLY KNOWN AS**

OHN R. PATTERSON
ATTORNEY AT LAW
SOUTH JEFFERSON STREET
SUITE 910
UNOKE, VIRGINIA 24011-1787

PG0053 APR24 2005

GAIL C. PHILLIPS) and KENT E. MARSH, her husband.

My commission expires: September 25, 2005

Conni S. Gray
NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County
April 23, 2004, at 12:06 P M

This Instrument and copies thereof were duly read to the parties hereto attached
admitted to record, and the same were duly filed for record in the code in
the amount of \$ _____

Teste WENDELL G. PETERS, Clerk

Wendell G. Peters D.C.

JOHN R. PATTERSON
ATTORNEY AT LAW
213 SOUTH JEFFERSON STREET
SUITE 910
ROANOKE, VIRGINIA 24011-1787