

Hi Stacy,

See note from the Title attorney below on the history of the legal description. The deed, survey, and plat of this area is not the best. I reached out to Steve Puckett about a potential resurvey. He's the one who said it's a mess and would probably cost \$8,000-10,000, which didn't make economic sense for a lower cost lot like this.

The parcel used to be 3.2 acres. ~0.3 acres was conveyed out at some point, and the legal description of the property was never updated in the deed. That is separate from the overlapping deeds. The title company had to obtain an independent attorney opinion to underwrite the title policy on this one, which was obtained. From the Title attorney:

"The assessor's card and plat map (book 28, page 90) reflects the property acreage as 2.9100 acres, while the current deed and prior deeds reflect a legal description of 3.2 acres. It appears that a portion of the legal description was conveyed out in deed book 124 page 272, but an updated/subdivided and/or consolidated land legal description is not available for the subject property."

A separate matter is the 0.86 acres on the north side which overlaps with another deed (I believe the parcel owned by James Michael Wilson). The way the plat is written, it made it look like the main parcel is only 2.05 acres, and the overlapping deed area added to that would make it 2.91 acres. However, when I measure it with mapping software and look at how the county recorded it, the main parcel is ~2.9 acres. So the 0.86 acres to the north that is overlapping would be in addition to the 2.9 acres.