

**RECIPIENT:** Mark D. Kidd, Esq.  
Osterhoudt, Prillaman, Natt, Helscher, Yost, Maxwell & Ferguson PLC

**INSOFAR AS THE RECORDS AND INDICES ARE PROPERLY KEPT, TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:**

Joy P. Robinson

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Martha Jane Higgs, single

**Dated:** May 13, 1981 **Deed Book & Pg./Inst. No:** 1168-295

NOTE: This deed conveyed the subject property to Gary D. Robinson and Joy P. Robinson, husband and wife, as tenants by the entirety with the right of survivorship. Gary D. Robinson died on September 28, 2003, as evidenced by his List of Heirs/Real Estate Affidavit recorded as Instrument No. WF 200600372. He was survived by his wife, Joy P. Robinson, and, by virtue of the survivorship estate, fee title vested in Joy P. Robinson.

**THE PROPERTY LIES IN THE COUNTY OF ROANOKE, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.**

**BRIEF LEGAL DESCRIPTION:**

Lots 7 and 8, Block 1 as shown on the plat of Grandview Gardens recorded in Plat Book 3, page 75

NOTE: See the above referenced deed for a more complete description of the subject property.

**JUDGMENTS:** (X) NONE

**JUDGMENTS & FEDERAL LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):**

Not applicable — delinquent tax sale

**FINANCING STATEMENTS:** (X) NONE

**TAX & ASSESSMENT INFORMATION:**

**Assessed Owner:** ROBINSON Joy P

**Assessed Description:** Lt 8 Blk 1 Grandview Gardens

**Tax Map/ID#** 055.01-02-09.00-0000

**Land \$** 6,800      **Improvements \$** -0-      **Total \$** 6,800

**Annual Amt \$** 74.12      **Taxes Payable on:** June 5 and December 5 of the calendar year

**Taxes Paid Thru:** Calendar year 2015 (12-31-15)

**Delinquent Taxes:** Calendar years 2016, 2017 and 2018

**Taxes a Lien, Not Yet Due:** Calendar year 2019 (1st half due 06-05-19)

**Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:** Stormwater utility fee

**Property Address (not warranted):** Shelor Avenue

**Assessed Owner:** ROBINSON Joy P

**Assessed Description:** Lt 7 Blk 1 Grandview Gardens

**Tax Map/ID#** 055.01-02-10.00-0000

**Land \$** 6,800      **Improvements \$** -0-      **Total \$** 6,800

**Annual Amt \$ 74.12**

**Taxes Payable on:** June 5 and December 5 of the calendar year

**Taxes Paid Thru:** Calendar year 2015 (12-31-15)

**Delinquent Taxes:** Calendar years 2016, 2017 and 2018

**Taxes a Lien, Not Yet Due:** Calendar year 2019 (1st half due 06-05-19)

**Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:** Stormwater utility fee

**Property Address (not warranted):** Shelor Avenue

**NOTE:** The above information is based upon the data shown on the printout obtained from the Tax Computer located in the Clerk's Office. The above information is subject to confirmation by the Treasurer's office.

**NOTE:** The above information is based upon the 2018 tax assessment as the 2019 assessment has not yet been posted to the tax computer.

**RESTRICTIONS AND/OR DECLARATIONS:** (expired August, 1975) Plat

**Book & Pg./Inst. No:** 3-75

**Contain Easements (not shown on subd. plat):** ( ) Yes (X) No

**DEEDED EASEMENTS:** (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION of** Grandview Gardens **recorded in/as** Plat Book 3, page 75:

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:** None

**ACCESS:**

(X) **Public street(s) named:** Shelor Avenue

( ) **Appurtenant easement created by Deed Book & Pg./Inst. No.:** ( )

**Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

**OTHER MATTERS:**

1. The research for this title report began with the deed from Westward Lake Estates, Inc. to Albert J. Russo dated January 20, 1966, recorded in/as Deed Book 794, page 543. The research for this report covers a period of approximately 53 years.

2. No liability is assumed for the indexing of improper cover sheets by the Clerk of the Circuit Court in which the subject property is located.

3. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

**BACK TITLE INFO:** Exact Full Limited None X

**Policy/Case #**

**EFFECTIVE DATE:** April 5, 2019 @ 8:00 A.M.

