

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:

Erica Collins Painter

UNDER THE FOLLOWING DEED of Gift:

Grantor(s): William Ray Painter, Sr., widower

Dated: November 20, 2001 **Deed Book & Pg./Inst. No:** 200120012

NOTE: Pursuant to a recital contained in Instrument No. 201710679 for property other than the subject property, William Ray Painter, Jr. died on January 15, 2013. Pursuant to the survivorship estate created in the above Deed of Gift, fee title vested in Erica Collins Painter.

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:

Lot P-3 containing 3 acres as shown on the plat of Painter Division recorded in Plat Book 20, page 202;

TOGETHER WITH two 50 foot easements as shown on the plat recorded in Plat Book 20, page 202

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

DEEDS OF TRUST: (X) **NONE**

JUDGMENTS:

Dated February 15, 2018 **docketed** April 9, 2018 **in**las Judgment Lien No. 201800594 **rendered in favor of** Branch Banking & Trust Company **against** Erica C. Painter

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: PAINTER William Ray Jr and Erica Collins

Assessed Description: Lt P-3 Family Subd for William & Shelva Painter Bonsack

Tax Map/ID# 039.03-01-15.08-0000

Land \$ 38,400 **Improvements \$** -0- **Total \$** 38,400

Annual Amt \$ 418.56 **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): Read Mountain Road

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.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

From: William R. Painter and Shelva S. Painter, husband and wife
To: Appalachian Power Company
Dated: July 8, 1992 **Deed Book & Pg./Inst. No:** 1373-178

ITEMS SHOWN ON PLAT OF SUBDIVISION of recorded in/as _: No standard subdivision plat

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Plat of subject property recorded in Plat Book 20, page 202:
 - a. Portion of APCo easement 100 feet in width designated as being that of Deed Book 312, page 73 crossing the southeasterly (front) corner
2. Drawing attached in Instrument No. 200120012: Portion of APCo easement 100 feet in width crossing the southeasterly (front) corner

ACCESS:

- Public street(s) named:**
- Appurtenant easement created by Deed Book & Pg./Inst. No.:** 200120012 (
- Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

OTHER MATTERS:

1. The research for this title report began with the deed from Samuel D. Fralin and Ellen C. Fralin, his wife, *et al.*, to Valley Home Builders, Inc. dated October 20, 1972, recorded in/as Deed Book 957, page 477. The research for this report covers a period of approximately 47 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. Rights of others in and to the use of the appurtenant easements.
4. 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 19, 2019 @ 8:00 A.M.