

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:

Estate of Herbert Ray Tolley

UNDER THE WILL OF: Herbert Ray Tolley
Date of Death: October 22, 2014 **Date of Probate:** August 29, 2015
Will Book & Pg. **Inst No:** WF 201500502

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By: Deed from Pal Supply Corporation to Herbert R. Tolley and Norma Phillips Tolley, husband and wife, as tenants by the entirety with the right of survivorship, dated February 2, 1971, recorded in Deed Book 923, page 672. Norma Jean Tolley died intestate on May 30, 2011, as evidenced by the Real Estate Affidavit recorded as Instrument No. WF 201500464. By virtue of the survivorship estate, fee title vested in Herbert R. Tolley.

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:

Portions of Lots 13 and 14, Section 5, Vinton Land, Loan and Building Company as shown on the plat thereof recorded in Plat Book 1, page 5

NOTE: Please see above referenced deed for a more complete description.

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

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: BARRETT Riley Dillard
Assessed Description: N 55 Ft Lts 13 & 14 Sec 5V L L & B
CO Tax Map/ID# 060.16-08-34.00-0000

Land \$ 19,600 **Improvements \$** 50,600 **Total \$** 70,200
Annual Amt \$ 765.18 **Taxes Payable on:** June 5 and December 5 of the calendar year
Taxes Paid Thru: Calendar year 2016 (12-31-16)
Delinquent Taxes: Calendar years 2017, 2018 and 1st half 2019
Taxes a Lien, Not Yet Due: 2^o half calendar year 2019 (due 12-05-19)
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee **AND**
Vinton Town taxes
Vinton Town taxes: Paid through calendar year 2018 (12-31-18) Taxes are delinquent for the 1st half
calendar year 2019.
Property Address (not warranted): 312 Chestnut Street - Vinton

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: (X) **NONE**

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as Plat Book 1, page 5:

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

ACCESS:

- (X) **Public street(s) named:** Chestnut Street
- () **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 Pal Supply Corporation to Herbert R. Tolley and Norma Phillips Tolley, husband and wife, dated February 2, 1971, recorded in/as Deed Book 923, page 672. The research for this report covers a period of approximately 48 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. Herbert R. Tolley was also known as Herbert Ray Tolley and Norma Phillips Tolley was also known of record as Norma J. Tolley and Norma Jean Tolley.
4. Chestnut Street is also known of record as 5th Street.
5. Possible rights of parties in possession under unrecorded leases.
6. 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: June 10, 2019 @ 8:00 A.M.