

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:

NV/RH, LLC

() tie wls () jlt wis () tic () no tenancy () prtshp () corp (X) llc

UNDER THE FOLLOWING DEEDS:

Grantor(s): A Roanoke Development Corporation
Dated: August 23, 2017 **Deed Book & Pg/Inst. No:** 201711902

Corrected bvi
Grantor(s): A Roanoke Development Corporation
Dated: March 30, 2018 **Deed Book & Pg./inst. No:** 201802902

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 A, containing 0.292 acres as shown on the plat for A Roanoke Development Corporation recorded as Instrument No. 201315941

NOTE: See the above referenced deed (Inst No. 201802929) for a more complete description of the subject property.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated May 19, 2016, docketed July 5, 2016, in/as Judgment Lien No. 201601151 rendered in favor of Southview Condominiums Homeowners Association against A Roanoke Development Corporation

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: NV/RH LLC
Assessed Description: Lt A Resubd for A Roanoke Dev Corp off Chestnut Street
Tax Map/ID# 060.20-02-18.00-0000
Land \$ 12,100 **Improvements \$** -0- **Total \$** 12,100
Annual Amt \$ 131.89 **Taxes Payable on:** June 5 and December 5 of the calendar year
Taxes Paid Thru: Calendar year 2013 (12-31-13)
Delinquent Taxes: Calendar years 2014, 2015, 2016, 2017, 2019 and 1st half 2019
Taxes a Lien, Not Yet Due: 2nd half calendar year 2019 (due 12-05-19)
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee AND Town of Vinton taxes (delinquent for calendar year 2018 and 1st half 2019)
Property Address (not warranted): 854 Chestnut Street - Vinton

NOTE: The above information is based upon the data shown on the printout obtained from the Tax

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

From: NV/RH, LLC

To: Richard R. Hamlett

Dated: April 18, 2018

Deed Book & Pg./Inst. No: 201804277

ITEMS SHOWN ON PLAT OF SUBDIVISION of recorded in/as : No standard subdivision of the subject property

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Map of Charles Otey Estate (base acreage) recorded in Plat Book 5, page 53: None
2. Resubdivision for A Roanoke Development Corporation recorded as Instrument No. 201315941:
 - a. Encroachment upon the subject property by the concrete drive , concrete pad and foundation appurtenant to Lot B (see Easement above)
 - b. Overhead utility line running along the northwesterly (front) property line

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 special commissioner's deeds from Michael W. Ferguson, Special Commissioner, to Curtis Stuart McGee and Peggy C. McGhee, husband and wife, dated October 4, 2011, recorded as Instrument No. 201109726 and from Mark D. Kidd, Special Commissioner, to A Roanoke Development Corporation dated December 4, 2013, recorded as Instrument No. 201315623 pursuant to the instructions of the Recipient. Both of these documents result from court orders resulting from delinquent tax sales.
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. The plat of resubdivision recorded as Instrument No. 201315941 is not an actual survey, but is a "plat made from records".
4. *Memorandum of Lis Pendens* filed on Civil Law Case No. 18-1067 recorded as Instrument No. 201806671. Please also see related Bond for Cost recorded as Instrument No. 20180917 and the transferal letter to the Supreme Court of Virginia that is the most current item in the file.
5. Chestnut Street was formerly known as Fifth Street on the Map of the Charles Otey Estate recorded in Plat Book 5, page 53.
6. The record does not disclose the current status of the owner entity which purports to be a limited liability company under the laws of the Commonwealth of Virginia.
7. A Roanoke Development Corporation has also been researched as Roanoke Development Corporation_
8. 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 5,..2019 @ 8:00 A.M.