

**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:**

Oscar H. Oyler, also known of record as Oscar Harold

Oyler Frances Oyler Todt

Unknown of heirs of Oscar H. Oyler, if deceased

Carolyn Crewson, also known of record as Carolyn C. Crewson

**DERIVATIVE INFORMATION:**

This property is a portion of the property originally conveyed by deed from John L. Stamback and Emma Stamback (no marital status stated) to Charles T. Duncan dated October 26, 1939, recorded in Deed Book 271, page 246. Charles T. Duncan, also known of record as Charlie T. Duncan and C. T. Duncan, died testate on March 16, 1957, as evidenced by his will probated in Will Book 13, page 11. By the terms of his will, after payment of debts, he devised his property, both real and personal, to his wife, Annie E. Duncan, also known of record as Annie O. Duncan and Annie Elizabeth Oyler Duncan.

Annie Elizabeth Duncan died testate on August 15, 1984, as evidenced by her will probated in Will Book 39, page 743. After payment of debts and distribution of personal property, she devised "... any one acre tract...10 be conveyed by her Executor to her granddaughter, Shirley Ann Oyler....' There was no qualification on her estate and no conveyance of any property was made by anyone acting on behalf of her estate. The remainder of her real property was devised to her son, Oscar H. Oyler, also known of record as Oscar Harold Oyler, for his lifetime with the remainder devised to "...his children as shall be living at the time of his death." There is nothing of record to indicate his death or his heirs, if he is deceased. However, please note that following information:

Deed of Gift from Anna Belle Oyler Beckner (no marital status stated and none required) to Melvin Crewson and Carolyn Crewson, husband and wife, dated June 7, 2007, recorded as Instrument No. 200712636. It is unknown from the record what the relationship was between Anna Belle Oyler Beckner and Oscar H. Oyler.

Deed from Emma Jane Oyler Brown (no marital status stated and none required) to Melvin Crewson and Carolyn Crewson, husband and wife, dated September 6, 2007, recorded as Instrument No. 200714184. It is unknown from the record what the relationship was between Emma Jane Oyler Brown and Oscar H. Oyler

A Real Estate Affidavit filed as Instrument No. WF 201600729 shows David Edward Oyler died intestate on April 18, 2016, survived by his daughter, Frances Oyler Todt, as his sole heir. This Affidavit states that he owned the subject property as referenced by the Tax Map No. 114.00-0212.00-0000. It is unknown from the record what the relationship was between David Edward Oyler and Oscar H. Oyler.

The deeds to Melvin Crewson and Carolyn Crewson referenced above as Instruments Nos. 200712636 and 200714184 conveyed the property to them as husband and wife, as tenants by the entirety with the right of survivorship. Pursuant to List of Heirs filed as Instrument No. WF 201000342, Melvin (NMN) Crewson, Jr. died intestate on March 10, 2009, survived by his wife, Carolyn C. Crewson. By virtue of the survivorship estate, fee title to the interest owned by Melvin Crewson and Carolyn Crewson vested in Carolyn C. Crewson

**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:**

Approximately 9.22 acres located on the northerly side of U. S. Route No. 220

NOTE: See the above referenced deeds for a more complete description and see also Item 5 under OTHER MATTERS herein.

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

**JUDGMENTS:**

**Dated** February 4, 2009, **docketed** March 9, 2009, **in** Judgment Lien No. 200900445 **rendered in favor of** Roanoke County Treasurer **against** David E. Oyler

**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.** OYLER Oscar H Life

**Estate Assessed Description:** Red Hill 9.220

acres **Tax Map ID#** 114.00-02-12.00-0000

**Land** \$,52,700 **Improvements** \$ 15,400 **Total** \$ 68,100

**Annual Amt** \$ 742.29 **Taxes Payable on:** June 5 and December 5 of the calendar year

**Taxes Paid Thru:** Calendar year 2014 (12-31-14)

**Delinquent Taxes:** Calendar years 2015, 2016, 2017, 2018 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 **Property Address (not warranted):** 7589 Franklin 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:** C. T. Duncan (no marital status stated)

**To:** The Chesapeake and Potomac Telephone Company of Virginia

**Dated:** June 9, 1950 **Deed Book & Pg./Inst. No:** 442-532

**From:** C. T. Duncan and Annie O. Duncan, his

wife **To:** Appalachian Electric Power Company

**Dated:** June 23, 1952 **Deed Book & Pg./Inst. No:** 476-169

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

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

**ACCESS:**

- (X) **Public street(s) named:** Property appears to front on U. S. Route No. 220 also known as Franklin Road
- ( ) **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 John L. Stamback and Emma Stamback (no marital status stated) to Charles T. Duncan dated October 26, 1939, recorded in Deed Book 271, page 246. The research for this report covers a period of approximately 80 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. Please note that the deed to the current owner recorded as Instrument No 200714184 states that the subject property is known as Tax Map No. 114.00-02-19.00-0000 which is an incorrect tax map number.
4. *Memorandum of Lis Pendens* filed on Civil Law Case No. 18-1303 filed as Instrument No. 201808468. See also related Affidavit and Petition for Order of Publication recorded as Instrument No. 201800984 and letter from Carolyn Shepperd that is the most current item in the file. Please note that this *Memorandum* is also filed against Shirley Ann Dillon Mary Susan Sullies, Tildon Lewis Oyler, Calvin Ray Oyler, Harold Junior Oyler and Carolyn Diane Shepperd. It is unknown from the record what relationship these persons have to Oscar H. Oyler, Frances Oyler Todt and/or Carolyn Crewson.
5. Melvin Crewson is also known of record as Melvin Crewson, Jr. Carolyn Crewson is also known of record as Carolyn C. Crewson and Carolyn Christine Crewson.
6. Failure of the description to define, describe and located the subject property.
7. 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.