

**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:**

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

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Beatrice Ross Harbour Oyler (no marital status stated and none required)

**Dated:** August 4, 2005      **Deed Book & Pg./Inst. No:** 200516148

NOTE: This deed conveyed the subject property to Melvin Crewson and Carolyn Crewson, 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 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 10 acres lying south of Round Knob;

TOGETHER WITH a non-exclusive easement 25 feet in width over Tax Map No. 114.00-02-11.00-0000

NOTE: See the above referenced deed for a more complete description and also see Item 3 under OTHER MATTERS below.

**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:** CREWSON Carolyn C

**Assessed Description:** Red Hill 10.000

**acres Tax MapID#** 114.00-02-19.00-0000

**Land \$** 28,000      **Improvements \$** -0-      **Total \$** 28,000

**Annual Amt \$** 305.20      **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, 2018 and 1st half of 2019

**Taxes a Lien, Not Yet Due:** 2<sup>14</sup> half calendar year 2019 (due 12-05-19)

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

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

- ☐ Public street(s) named:
- ☒ Appurtenant easement created by Deed Book & Pg/Inst. No.: 200516148
- ☐ 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. Starnback and Emma Starnback (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. Failure of the description to adequately define, describe and locate the subject property and the appurtenant easement.
4. *Notice of Lis Pendens* filed on Civil Law Case No. 18-1303 filed as Instrument No. 201808467. 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.
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. Rights of others in and to the use of the appurtenant easement set out in the description herein.
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.