

RECIPIENT: Mark D. Kidd, Esq.
Osterhoudt, Prillaman, Naft, 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): Briarcliff Properties

Dated: September 7, 2005 **Deed Book & Pg./Inst. No:** 200517566

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:

0.568 acres as shown on plat recorded in Deed Book 953, page 670

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

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 Tax

MapID# 114.00-02-10.00-0000

Land \$ 2,200 **Improvements \$** -0- **Total \$** 2,200

Annual Amt \$ 23.98 **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: 2nd 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 inlas _: No standard subdivision plat

ITEMS SHOWN ON OTHER. PLATS OF RECORD as follows:

1. Plat of subject property recorded in Deed Book 953, page 670: Old driveway crossing a northerly portion of the subject property

ACCESS:

This property has no deeded access.

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. Possible environmental issues due to the language contained in the deed to the current owner recorded as Instrument No. 200517566.
4. Please note that the deed to the current owner recorded as Instrument No 200517566 states that the subject property is known as Tax Map No. 61-18-3-69 at the top of the first page which is an incorrect tax map number.
5. *Memorandum 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.
6. 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.
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.