

Salem Tax - Property 5

TITLE RESEARCH REPORT

INSOFAR AS THE RECORDS AND INDICES ARE PROPERLY KEPT, TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

Possible unknown heirs of Louis A. Martin
Everett Martin, Jr.
Betty Martin
Possible unknown heirs of Everett Martin also known as Everett Martin, Sr.
Linda C. Preston
Rita C. Rainey
Possible unknown heirs of Delphine Martin Crooke
Jane F. Hamilton
Sue F. Wills
Sharon F. Hodges
Woodford M. Flowers, Jr.
Possible unknown heirs of Vivian Martin Flowers
Jimmy Lee Martin
Letha Singletary
Possible unknown heirs of Lucy Martin Obenshain
Melvin Ronk, Jr.
Ronald Lee Ronk
Jerry W. Ronk
Possible unknown heirs of Lula Martin Ronk
Russell A. Martin, Jr.
Sissy Martin
Barbara Martin
Angela Martin
Jessica Martin
Possible unknown heirs of Russell A Martin also known as Russell A. Martin, Sr.
Possible unknown heirs of Paul R. Martin
Kenneth Clark
James Clark
Possible unknown heirs of Carrie Martin Cook
Johnny Sheppherd
Bonnie Gooding
Sue Blankenship
Nora Jean Taylor
P. Buster Nickols Jr.
Possible unknown heirs of Faye Martin

NOTE: See Items 5 and 6 under OTHER MATTERS below.

BY INHERITANCE FROM: Louis A. Martin

Date of Death: Sometime between April 23, 1955 (the date of the last known conveyance from the decedent) and August 24, 1990 (the date of the easement from the heirs of Louis A. Martin)

Heirs determined by: List of Heirs for Paul Robert Martin recorded as Instrument No WF 09000020

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By: Deed from Charles William Martin and Alice B. Martin, husband and wife, to Louis A. Martin dated February 22, 1948, recorded in/as County Deed Book 414, page 314.

THE PROPERTY LIES IN THE CITY OF SALEM, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

Parcel No. 1: Parcel lying on the southerly side of North Mill Road

Parcel No. 2: Portion of the old Valley Railroad

NOTE: See the above referenced deed recorded in County Deed Book 414, page 314, for a more complete description and see also Item 4 under OTHER MATTERS below for additional information on the description.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated October 26, 2004, **docketed** January 21, 2005, **in/as** Judgment Lien No. 050000043 **rendered in favor of** Carilion Medical Center **against** Jessica A. Martin

Dated December 18, 2008, **docketed** March 2, 2009, **in/as** Judgment Lien No. 090000165 **rendered in favor of** SunTrust Bank **against** Jessica Martin

Dated September 12, 2012, **docketed** September 19, 2012, **in/as** Judgment Lien No. 120000581 **rendered in favor of** Commonwealth of Virginia **against** James Paul Clark

Dated March 7, 2013, **docketed** March 12, 2013, **in/as** Judgment Lien No. 130000160 **rendered in favor of** Commonwealth of Virginia **against** James Paul Clark

Dated December 17, 2015, **docketed** December 30, 2015, **in/as** Judgment Lien No. 150000606 **rendered in favor of** Commonwealth of Virginia **against** James Paul Clark

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: MARTIN Louis A

Assessed Description: 2 parcels Pt Senter Property & Pt Old Valley Railroad

Tax Map/ID# 48-2-7

Land \$ 27,900

Improvements \$ -0-

Total \$ 27,900

Annual Amt \$ 334.80

Taxes Payable on: December 5 and June 5 of the fiscal year

{00304816-1 }

Taxes Paid Thru: Unknown – see NOTE immediately below
Delinquent Taxes: Unknown – see NOTE immediately below
Taxes a Lien, Not Yet Due: 2nd half fiscal year 2020-2021 (due 06-05-21)
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee
Property Address (not warranted): 740 North Mill 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 AND there may be additional delinquent taxes not show on the printout. The above information is subject to confirmation by the Treasurer's office.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

From: Paul R. Martin, *et al.*, heirs of Louis A. Martin
To: City of Salem, Virginia
Dated: August 24, 1990 **Deed Book & Pg./Inst. No:** 166-724

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:** North Mill Road formerly known as Virginia State Secondary Route No. 631
- () **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 Charles William Martin and Alice B. Martin, husband and wife, to Louis A. Martin dated February 22, 1948, recorded in/as County Deed Book 414, page 314. The research for this report covers a period of approximately 72 years.
2. Conveyance from Louis A. Martin, widower, to Thurman R. Lephew and Willie Mae Lephew, his wife, dated April 23, 1955, recorded in County Deed Book 527, page 128, together with the well rights contained in said deed.
3. Homestead Deed for James Wesley Clark and Nancy Humphrey Clark dated October 30, 2012, recorded as Instrument No. 120002994 indicating possible bankruptcy.
4. The metes and bounds description of Parcel No. 1 in the description does not close.
5. Louis A. Martin died intestate sometime between April 23, 1955 (the date of the last known conveyance from him in County Deed Book 527, page 128) and August 24, 1990 (the date of the easement from the heirs of Louis A. Martin recorded in Deed Book 166, page 724). There is no information about the heirs of Louis A. Martin other than the information contained in the easement recorded in Deed Book 166, page 724. There is a List of Heirs for Paul Robert Martin, who appears to be one of the Louis A. Martin heirs, recorded as Instrument No. WF 090000020. However, there are discrepancies between the information in the easement and the information shown in the List of Heirs. It is unknown of record as to why some individuals listed as siblings were not included in the easement as others were. The exact heirs of Louis A. Martin and their full names are unknown.
6. Memorandum of *Lis Pendens* filed against the subject property in the name of Louis A. Martin and others dated April 5, 2019 recorded as Instrument No. 190000707.

This *Lis Pendens* shows Barbara Martin as also being known as Barbara Martin Price; however, the record does not disclose if this Barbara Martin is, in fact, Barbara Martin Price. Please note that an Affidavit regarding certain property owned by a Barbara M. Price was dated October 4, 1995 and recorded in Will Book 19, page 96. This affidavit shows a Barbara M. Price having died on February 4, 1984. If it is determined that the decedent is, in fact, an heir of Louis A. Martin, additional research will need to be made on the heirs listed in this affidavit.

This *Lis Pendens* shows Dorothy Martin Nickols as also being known as Dorothy Martin Nichols; however, the record does not disclose if this Dorothy Martin Nickols is, in fact, Dorothy Martin Nichols.

This *Lis Pendens* shows Carrie Martin Cook as also being known as Carrie Augusta Martin Clark; however, the record does not disclose if this Carrie Martin Cook is, in fact, Carrie Augusta Martin Clark. Carrie Augusta Martin Clark has been researched,

This *Lis Pendens* shows P. Buster Nickols as also being known as Charles Fred Nichols, Jr.; however the record does not disclose if P. Buster Nickols is, in fact, Charles Fred Nichols, Jr. Charles Fred Nichols, Jr. has been researched.

This *Lis Pendens* shows Sissy Martin as also being known as Elizabeth Martin Bowman; however, the record does not disclose if Sissy Martin is, in fact, Elizabeth Martin Bowman. Elizabeth Martin Bowman has been researched.

This *Lis Pendens* shows Johnny Sheppherd as also being known as Johnny Sheppard; however, the record does not disclose if Johnny Sheppherd is, in fact, Johnny Sheppard.

This *Lis Pendens* shows Faye Martin as also being known as Alice Faye Martin; however, the record does not disclose if Faye Martin is, in fact, Alice Faye Martin. Alice Faye Martin has been researched.

This *Lis Pendens* is not indexed in the name of Jane F. Hamilton even though she is listed as a defendant.

This *Lis Pendens* is not indexed in the name of Jessica Martin even though she is listed as a defendant.

7. The name Crooke was also researched as Crook. The name Obenshain was also researched as Obenchain. The name Cook was also researched as Cooke. The name Nickols was also researched as Nichols. The name Sheppherd was also researched as Shepherd, Sheapherd, Shepard and Sheppard. The name Blankenship was also researched as Blankinship. The name Hodges was also researched as Hodge.
8. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.