

## Salem Tax - Property 6

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### TITLE RESEARCH REPORT

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

James G. Coleman, III (1/6 undivided interest)  
Lawrence E. Coleman (1/6 undivided interest)  
Kenneth R. Coleman (1/6 undivided interest)  
Patricia G. Derrough (1/6 undivided interest)  
Carol A. Pompey (1/6 undivided interest)  
Vernon L. Coleman (1/6 undivided interest)

**BY INHERITANCE FROM:** Josephine Coleman

**Date of Death:** July -, 1996

**Heirs determined by:** Recitals in deed recorded in Deed Book 277, page 9 – note that this deed is for other property once owned by Josephine Coleman and does not include the subject property

#### **IF PROPERTY ACQUIRED BY WILL OR INHERITANCE**

**Decedent Acquired The Property By:** Deed from Warren A. Coleman and Goldie Coleman, husband and wife, to Josephine Coleman dated February 13, 1992, recorded in Deed Book 222, page 796.

**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:**

Lot 32, Section 9 of the First Division of the B & O Land Company as shown on plat thereof recorded in County Plat Book 1, page 37

NOTE: See the above referenced deed recorded in Deed Book 222, page 796 for a more complete description.

**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:** COLEMAN Josephine

**Assessed Description:** Lt 32 Sec 9 B & O Land Co 1<sup>st</sup> Division

**Tax Map/ID#** 26-3-18

**Land \$** 10,500                      **Improvements \$** -0-                      **Total \$** 10,500

**Annual Amt \$** 126.00                      **Taxes Payable on:** December 5 and June 5 of the fiscal year

**Taxes Paid Thru:** Unknown – see NOTE immediately below

**Delinquent Taxes:** Unknown – see NOTE immediately below

**Taxes a Lien, Not Yet Due:** 2<sup>nd</sup> half fiscal year 2019-2020 (due 06-05-20)

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

**Property Address (not warranted):** 900 Block of Quail Lane

**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:**                      (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION** of B & O Land Company, First Division **recorded in/as** County Plat Book 1, page 37: None

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

**ACCESS:**

This property is apparently served by Quail Lane which is a private road. The subdivision plat of the First Division of the B & O Land Company shows the subject property fronting on Fourth Street. However, Fourth Street appears to have never been opened on the ground. There may be a prescriptive easement established for Quail Lane, but the subject lot does not front on Quail Lane as it is shown on the official tax map.

**OTHER MATTERS:**

1. The research for this title report began with the deed from Julie Ellis, widow, and Elnora Mallory, widow, to James G. Coleman dated August 26, 1929, recorded in/as County Deed Book 189, page 462. The research for this report covers a period of approximately 90 years.
2. B & O Land Company is also known of record as the Baltimore & Ohio Land Company.
3. Memorandum of Lis Pendens dated September 21, 2016 recorded as Instrument No.160002291and Amended Memorandum of Lis Pendens dated November 12, 2018 recorded as Instrument No, 180002756.
4. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.