

Salem Tax - Property 7

TITLE RESEARCH REPORT

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

Louise F. Whitfield – 1/3 undivided interest
Jesse Allen Whitfield – 1/3 undivided interest
Alison Whitfield Cox – 1/3 undivided interest

NOTE: See Item 3 under OTHER MATTERS below for additional information on the ownership.

DERIVATIVE INFORMATION;

As to the 2.20 acre base tract:

Deed from John P. Brumfield and Ruby M. Brumfield, husband and wife, to Allen P. Whitfield and Dorothy F. Whitfield, husband and wife, as tenants by the entirety with the right of survivorship, dated June 14, 1965, recorded in County Deed Book 774, page 375.

Deed from Allen P. Whitfield and Shirlene M. Whitfield, his wife, to Shirley M. Whitfield dated August 21, 1975, recorded in County Deed Book 1025, page 602. This deed was recorded erroneously in the County as the property had become part of the City of Salem in 1968. It was properly recorded in the City of Salem in Deed Book 44, page 109. Please note that these two deeds convey only the one-half interest of Allen P. Whitfield which he acquired by virtue of the divorce with Dorothy F. Whitfield evidenced by Roanoke County Chancery Case No. 18236-V. Dorothy F. Whitfield maintained a one-half interest by virtue of the divorce.

Deed from Shirlene M. Whitfield and Allen P. Whitfield, her husband, to Dorothy F. Whitfield, dated February 14, 1978, recorded in Deed Book 53, page 222. With this conveyance, Dorothy F. Whitfield has the fee ownership in this base tract.

As to the 0.031 acre base tract:

Deed from Sybil A. Whitfield (no marital status stated and none required) to Dorothy F. Whitfield dated October 27, 1994, recorded in Deed Book 228, page 74. This deed conveyed a 0.031 acre tract as shown on the plat recorded in Plat Book 5, page 83 and is now part of New Lot B shown on said Plat Book 5, page 83.

As to the merged base tracts into New Lot B:

Dorothy F. Whitfield died testate on April 15, 2001, as evidenced by her will probated in Will Book 25, page 196. By the terms of her will, after payment of debts, she devised her estate to her son, Allen P. Whitfield, Jr.

Allen Pope Whitfield, Jr., also known of record as Allen P. Whitfield, Jr., died intestate on December 29, 2012, as evidenced by his Qualification and List of Heirs filed as Instrument No. WF 130000116. See Item 3 under OTHER MATTERS below for additional information on ownership.

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:

New Lot B containing 2.231 acres as shown on the Survey for Sara S. Orrick recorded in Plat Book 5, page 83;

TOGETHER WITH the right of way over the road shown on plat recorded in County Deed Book 298, page 56 as established in deed recorded in County Deed Book 774, page 375.

NOTE: See the above referenced deeds for the base title for the subject property and note that the subject property shown as New Lot B is a composite of the properties conveyed by the above referenced deeds.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated August 22, 2000, **docketed** August 2, 2001, **in/as** Judgment Lien Docket 23, page 228 **rendered in favor of** Lewis Gale Clinic Inc **against** Allen P. Whitfield

Dated March 4, 2005, **docketed** March 23, 2005, **in/as** Judgment Lien No. 050000217 **rendered in favor of** First National Bank **against** Allen P. Whitfield, Jr.

Dated April 8, 2008, **docketed** April 28, 2008, **in/as** Judgment Lien No. 080000329 **rendered in favor of** LVNV Funding LLC **against** Jesse Whitefield

NOTE: Please note the spelling of the last name of the defendant.

Dated May 13, 2011, **docketed** May 18, 2011 **in/as** Judgment Lien No. 110000492 **rendered in favor of** Commonwealth of Virginia **against** Allen Pope Whitfield, Jr.

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: WHITFIELD Allen P Jr Estate

Assessed Description: Lt B 2.231 ac Sara S. Orrick Survey

Tax Map/ID# 13-1-7

Land \$ 33,000 **Improvements \$** 29,800 **Total \$** 62,800

Annual Amt \$ 753.60 **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: 2nd half fiscal year 2019-2020 (2nd half due 06-05-20)

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

Property Address (not warranted): 1532 Epperly 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 ___ recorded in/as ___: No standard subdivision plat

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Plat of base acreage recorded in County Deed Book 298, page 56: None
2. Survey for Sara S. Orrick recorded in Plat Book 5, page 83: This is not a survey, but is a plat showing the combination of properties

ACCESS:

- Public street(s) named:
- Appurtenant easement created by Deed Book & Pg./Inst. No.:774-375 (County)
- Road Maintenance Agreement in Deed Book & Pg./Inst. No.:

OTHER MATTERS:

1. The research for this title report began with the deed from D. H. Friend (no marital status stated) to G. N. Robertson dated July 28, 1953, recorded in County Deed Book 492, page 256. The research for this report covers a period of approximately 67 years.
2. Allen Pope Whitfield, Jr. died intestate on December 29, 2012 as previously reported on Page 1 of this Report. Pursuant to a deed in the chain of title for the 0.031 acre base in Deed Book 125, page 23, Allen P. Whitfield, Jr. was married to Trudy T. Whitfield at one time. At the time of his death, he was married to Louise F. Whitfield. It is unknown from the record whether the children listed on the List of Heirs are the children of Trudy T. Whitfield, Louise F. Whitfield or another unidentified woman. Pursuant to the intestacy statute in effect at the time of the death of Allen Pope Whitfield, Jr., Louise F. Whitfield inherited the fee interest to the property upon her husband's death if the children shown are her children. If the children are not the children of Louise F. Whitfield, Louise F. Whitfield inherited a 1/3 undivided interest and the children inherited 2/3 undivided interest. Please also see the two Affidavits filed for this estate by Louise F. Whitfield for additional information on the claim of ownership.

Because it has been less than 10 years since the death of Allen Pope Whitfield, Jr., exception is taken for possible estate taxes.

3. The name Whitfield has also been researched as Whitefield.
4. Possible rights of parties in possession under unrecorded leases.
5. Memorandum of Lis Pendens dated August 17, 2018 recorded as Instrument no. 180001903.
6. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.