

Auction Property 2

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ROANOKE

COUNTY OF ROANOKE, VIRGINIA,)
Complainant,)
)
vs.) **Case No. CL20-276**
)
CAROL K. CAMERESI, et al,)
Respondents.)

OFFER OF PURCHASE

Having been advised by Mark D. Kidd, Special Commissioner, that he is authorized to solicit bids on behalf of the Court for the sale of the property made the subject matter of this cause, described as Roanoke County Tax Map Parcel No. 038.11-03-41.00-000, I hereby offer on this 24th day of September to purchase said property from the Court for the sum of \$_____. **I acknowledge this purchase price includes a five percent (5%) bidder's premium.**

I understand that the property is strictly sold "AS IS," "WHERE IS," and "WITH ALL FAULTS;" and that this offer is subject to the approval of the Court. I acknowledge that if this offer is approved and the sale is confirmed by the Court, I will receive a deed with Special Warranty of Title. No warranty of any other type is made. I further acknowledge that a hearing to confirm the sale is scheduled for the October 14th, 2021, at 10:00 a.m., before The Honorable Judge James R. Swanson of the Circuit Court for the County of Roanoke, Virginia. I understand that this offer may not be withdrawn by me without leave of Court. I shall tender full payment of the purchase price, in cash or certified funds, to the Special Commissioner within fifteen (15) days following the entry of the Court's Decree confirming the sale.

I understand that this property is being sold subject to any easements, covenants, agreements, restrictions, reservations, and any and all rights of record which may affect the property. I purchase this property subject to the foregoing and without grounds for objection to confirmation of the sale on that basis.

I understand that I will be responsible for any current real estate taxes on this parcel from {00325328-1 }

the date of the auction, September 24, 2021 which shall be prorated. I acknowledge that I am solely responsible for paying any recording costs for deed recordation without offset to the purchase price.

If I fail to tender the full purchase price in cash or certified funds to the Special Commissioner within fifteen (15) days of confirmation of the sale by the Court, I shall be in default. The Special Commissioner, at his sole option and discretion, shall have the election to:

(A) Retain my deposit, void my rights under this Offer of Purchase and void my purchase of the property. The Special Commissioner may then resell the property pursuant to further order of the Circuit Court; or

(B) Retain the deposit and bring an action against me for the specific purpose to compel me to complete the purchase of the property, with discretion in the Court to award attorney fees and costs of suit against me.

Please Print Name

Please Sign Name

Street

City / State / Zip

Telephone

Email

CERTIFICATE

I hereby acknowledge receipt of a bidder's deposit of \$ _____ in the form of _____.

Special Commissioner

RECIPIENT: Mark D. Kidd, Esq.
OPN Law PLC

RECIPIENT'S CASE NO: 201.52

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

Carol K. Camerese

UNDER THE FOLLOWING DEED:

Grantor(s): Jaslo, Inc.

Dated: February 14, 1969 **Deed Book & Pg./Inst. No:** 870-559

NOTE: This deed conveyed the subject property to Angelo F. Camerese and Carol K. Camerese, husband and wife, as tenants by the entireties with the right of survivorship. Angelo F. Camerese died intestate on October 23, 2013, as evidenced by his List of Heirs filed as Instrument No. WF 201300664. By virtue of the survivorship estate, fee title vested in Carol K. Camerese.

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:

Lot 4, Block 2 as shown on the plat of Section 1, Brookside recorded in Plat Book 6, page 11

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

DEEDS OF TRUST: 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: CAMERESI Carol K

Assessed Description: Lt 4 Blk 2 Sec 1 Brookside

Tax Map/ID# 038.11-03-41.00-0000

Land \$ 28,000 **Improvements \$** 110,700 **Total \$** 138,700

Annual Amt \$ 1,432.26 **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, 2019 and 2020

Taxes a Lien, Not Yet Due: Calendar year 2021 (1st half due 06-05-21)

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

Property Address (not warranted): 5509 Daytona 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.

NOTE: The above information is based upon the 2020 tax assessment as the 2021 assessment has not yet been posted to the tax computer.

RESTRICTIONS AND/OR DECLARATIONS:

Deed Book & Pg./Inst. No: 743-246

Amendments at: None

Contain Reverter: () Yes (X) No

Contain Easements (not shown on subd. plat): (X) Yes () No

Contain Minimum Building Line not shown on subd. plat: (X) Yes () No

Contain Assessments: () Yes (X) No

DEEDED EASEMENTS: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION of Section 1, Brookside **recorded in/as** Plat Book 6, page 11:

1. Building restriction line of 30 feet from Daytona Road

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

(X) **Public street(s) named:** Daytona Road

() **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 Jaslo, Inc. to Angelo F. Cameresi and Carol K. Cameresi, husband and wife, dated February 14, 1969, recorded in Deed Book 870, page 559. The research for this report covers a period of approximately 52 years.
2. Memorandum of *Lis Pendens* filed against the subject property dated February 7, 2020 recorded as Instrument No. 202001203.
3. 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: April 1, 2021 @ 8:00 A.M.

This report consists of 3 pages.