

Auction Property 9

VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ROANOKE

COUNTY OF ROANOKE, VIRGINIA,)	
Complainant,)	
)	
vs.)	Case No. CL21-777
)	
ELIZABETH BEANE RILES, 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. 060.20-02-12.00-0000, 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 I understand that this offer may not be withdrawn by me without leave of Court.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 {00325330-1 }

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: 201.87

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

Elizabeth Beane Riles

NOTE: See DERIVATIVE INFORMATION below for additional information on ownership.

DERIVATIVE INFORMATION:

The subject property was conveyed by Dewey Otey and Chris Otey, his wife, *et al.*, to Mittie Otey Bean by deed dated January 29, 1951, recorded in Deed Book 458, page 204. Please note the surname Bean also appears of record as Beane.

Mittie Otey Beane died intestate on March 29, 1979, as evidenced by Affidavit of her List of Heirs dated June 18, 1979, recorded in Will Book 33, page 624. George Beane is listed as her husband and only heir.

NOTE: Marriage License No. 192000249 shows George T. Beane married Mittie Otey on November 3, 1920.

George T. Beane died intestate on July 11, 1986, as evidenced by Affidavit of his List of Heirs dated September 23, 1986, recorded in Will Book 40, page 703. He was survived by Elizabeth Beane Riles as his niece and sole heir.

There is no death information of record for Elizabeth Beane Riles. The Commissioner of the Revenue is showing the owner to be Franklin Riles, however, there is nothing of record to indicate why the Commissioner is showing Mr. Riles as being the owner.

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 6 as shown on the Map of the Partition of the Charles Otey Estate recorded in Plat Book 5, page 53

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

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: RILES Franklin

Assessed Description: Lt 6 Charles Otey Est Map

Tax Map/ID# 060.20-02-12.00-0000

Land \$ 12,000 Improvements \$ -0- Total \$ 12,000

Annual Amt \$ 130.80 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 AND delinquent Town of Vinton taxes

Property Address (not warranted): Chestnut Street

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: (X) NONE

DEEDED EASEMENTS: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION of Charles Otey Estate recorded in/as Plat Book 5, page 53:

- 1. Driveway crossing a southwesterly (front) portion of the subject property

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

- Public street(s) named:** Chestnut Street
- 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 Dewey Otey and Chris Otey, his wife, *et al.*, to Mittie Otey Bean dated January 29, 1951, recorded in/as Deed Book 458, page 204. The research for this report covers a period of approximately 70 years.
2. Driveway agreement set out in the deed from Dewey Otey and Chris Otey, his wife, *et al.*, to Mittie Otey Bean dated January 29, 1951, recorded in/as Deed Book 458, page 204.
3. Chestnut Street was formerly known as Fifth (5th) Street on the recorded plat of subdivision.
4. The surname of Beane is also found of record as Bean. Both names have been researched.
5. 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 5, 2021 @ 8:00 A.M.

This report consists of 3 pages.