

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

**RECIPIENT'S CASE NO:** Unknown

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

Wilna Jean Hylton  
Syer S. Caudill, Jr.  
Mariea Dennison

Subject to the interest of Ricky Dale Casey as conveyed by unrecorded Special Commissioner's Deed

**DERIVATIVE INFORMATION:** Syer S. Caudill acquired the subject property by escheat Deed from Mills E. Godwin, Jr., Governor of the Commonwealth of Virginia dated July 1, 1976 recorded in Deed Book 1058, page 536.

Syer S. Caudill appears to have died intestate sometime in 1988 pursuant to information found in Will Book 61, page 178 and Will Book 61, page 1189. According to that List of Heirs and Amended List of Heirs filed on the estate of Mamie C. Rowland, he was survived by his children, Wilna Jean Hylton, Syer S. Caudill, Jr. and Mariea Dennison.

By virtue of Civil Case No. CL 120000291, the property was sold for delinquent taxes to Ricky Dale Casey who never recorded the Special Commissioner's Deed conveying him the property.

**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 1A, Section 7 of the unrecorded map of Jacob Myers

NOTE: See the above referenced deed 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:** CAUDILL Syer S

**Assessed Description:** Lt 1 A Sec 7 Jacob Myers

**Tax Map/ID#** 060.10-03-22.00-0000

**Land \$** 3,500      **Improvements \$** -0-      **Total \$** 3,500

**Annual Amt \$** 38.15      **Taxes Payable on:** June 5 and December 5 of the calendar year

**Taxes Paid Thru:** Calendar year 2016 (12-31-16)

**Delinquent Taxes:** Calendar years 2017, 2018, 2019 and 2020

**Taxes a Lien, Not Yet Due:** Calendar year 2021 (1<sup>st</sup> 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):** 10<sup>th</sup> 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 Jacob Myers **recorded in/as** \_\_\_: Although there are several maps of record in the name of Jacob Myers, there is not a map that contains a Block or Section 7. A copy of the tax map has been provided for informational purposes.

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

**ACCESS:**

(X) **Public street(s) named:** 10<sup>th</sup> 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 Title Report Cover Sheet of D. Hardie Title Research, Ltd. No. 10,698 with a certification date of December 28, 2011 and filed in Civil Law Case No. CL 120000291 which was instituted as a delinquent tax suit. Items from that title report have been incorporated within this Title Examination Report. Full reliance has been placed on the said D. Hardie Title Research, Ltd. report

The research for this report, including the time period covered by the D. Hardie title Research, Ltd. title report, covers a period of approximately 89 years.

2. This parcel was escheated to the Commonwealth of Virginia in the name of a former owner, S. B. Pace, by Verdict of Inquest dated August 19, 1974 recorded in Deed Book 1004, page 624. S. B. Pace had previously executed a deed dated April 27, 1932 recorded in Deed Book 213, page 365 in which he placed all of his estate, real and personal, in trust to Moss A. Plunkett, Trustee. There were no provisions in the deed for the trust to terminate at a specific time and Plunkett never conveyed the subject property back to Pace. Plunkett died June 18, 1957 as established by his List of Heirs filed in Will Book 13, page 94. There is no information in the Roanoke County will indices regarding the death of S. B. Pace. There were no provisions made in Plunkett's will for any property he may still have held for Pace at the time of his death. Nevertheless, the escheat of the subject property was solely in Pace's name.
3. The subject property was the focus of a delinquent tax sale suit styled County of Roanoke, Virginia vs. Syer S. Caudill filed as Case No. CL 120000291. The original complaint was later amended by Amended Complaint filed May 2, 2014. Rickie Dale Casey offered to purchase the property. By Decree entered October 8, 2014, the sale to Rickie Dale Casey was confirmed and the Special Commissioner directed to convey the property to Rickie Dale Casey. By Final Decree entered March 24, 2015, the Report of the Special Commissioner was approved and the case was removed from the docket. However, Ricky Dale Casey never recorded the Special Commissioner's Deed to himself and, accordingly, the property still appears vested in Syer Caudill of record.
4. Memorandum of *Lis Pendens* filed against the subject property dated July 9, 2020 recorded as Instrument No. 202007368.
5. 10<sup>th</sup> Street was previously known as Firey Street and Hill Avenue was formerly known as Hill Street.
6. Pursuant to the information contained in the above referenced delinquent tax suit, the following names have been researched: Wilna Jean Hylton, Wilma Jean Hylton, Wilna Jean Hilton, Wilma Jean Hilton, Syer S. Caudill, Syer S. Caudill, Sr., Syer Caudill, S. S. Caudill, Syer S. Caudill, Jr., Mariea Dennison, Maria Dennison, Ricky Dale Casey, Ricky Casey, Rickie D. Casey, Rick Casey and Rick D. Casey. Please also note that the name of Caudill has also been researched as Caudell.
7. For informational purposes, Rickie D. Casey filed a Certificate of Assumed Name showing he does business as Casey Construction & Foundations. This Certificate is undated, but recorded on January 29, 2015 as Instrument No. GM 201500138.
8. 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.