

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:

Garland D. Francisco and Shirley Jane Francisco, husband and wife,
 te w/s **jt w/s** **t/c** **no tenancy** **prtnshp** **corp** **llc**

UNDER THE FOLLOWING DEED:

Grantor(s): T. B. Francisco and Geneva Ilene Francisco, husband and wife
Dated: December 5, 1974 **Deed Book & Pg./Inst. No:** 1018-129

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:

Parcel lying on Rusty Road (private) as shown on the plat recorded in Deed Book 1018, page 132;

TOGETHER WITH the following easements and rights

- a. right of way as established in Deed Book 530, page 1
- b. right of way as established in Deed Book 1018, page 129
- c. water right as established in Deed Book 604, page 586
- d. water right as established in Deed Book 1018, page 129

DEEDS OF TRUST:

- 1. **Grantor(s):** Garland D. Francisco and Shirley Jane Francisco (no marital status stated and none required)
- Trustee(s):** Valley First Settlement Agency
- Dated:** June 11, 1999 **Deed Book & Pg./Inst. No:** 1624-274
- Original Principal Amount:** \$ 92,000.00
- Named Beneficiary:** Tammac Corporation
- Assignments, Subordination Agmts, etc.:** Assignment of Mortgage recorded in Deed Book 1646, Page 1086
- AND** Substitution of Trustee recorded as Instrument No. 202203688

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: FRANCISCO Garland D and Shirley Jane
Assessed Description: Pt #19 Wilson Tr
Tax Map/ID# 015.02-03-32.00-0000
Land \$ 9,800 **Improvements \$** 98,900 **Total \$** 108,700
Annual Amt \$ 1,184.83 **Taxes Payable on:** June 5 and December 5 of the calendar year
Taxes Paid Thru: Calendar year 2018 (12-31-18)
Delinquent Taxes: Calendar years 2019, 2020 and 2021
Taxes a Lien, Not Yet Due: Calendar year 2022 (1st half due 06-05-22)
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee
Property Address (not warranted): 3455 Rusty Road - Salem

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 2021 tax assessment as the 2022 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 ___ recorded in/as ___: No standard subdivision file

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

- 1. Plat of base acreage recorded in Deed Book 530, page 3: None
- 2. Plot Plan of subject property recorded in Deed Book 1018, page 132: None – please note that this is not a survey

ACCESS:

- Public street(s) named:**
- Appurtenant easement created by Deed Book & Pg./Inst. No.:** 530-1 and 1018-129
- Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

OTHER MATTERS:

1. The research for this title report began with the deed from Wm. Green and Ida B. Green, his wife, to T. B. Francisco dated May 9, 1951, recorded in/as Deed Book 530, page 1. The research for this report covers a period of approximately 71 years.
2. Reservation of minerals set out in the deed from Wm. Green and Ida B. Green, his wife, to T. B. Francisco dated May 9, 1951, recorded in/as Deed Book 530, page 1 with limitation and also set out in deed from T. B. Francisco and Geneva Ilene Francisco, husband and wife, to Garland D. Francisco and Shirley Jane Francisco, husband and wife, dated December 5, 1974, recorded in Deed Book 1018, page 129.
3. Agreement concerning water rights between A. E. Francisco and Mollie Francisco (no marital status stated) and T. B. Francisco and Geneva A. Francisco (no marital status stated) dated October 17, 1958, recorded in Deed Book 604, page 586.
4. The 40-foot private road as established in Deed Book 530, page 1 appears to also be known as Rusty Road.
5. Rights of others in and to the use of some or all of the appurtenant easements set out in the description hereof.
6. 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 13, 2022 @ 8:00 A.M.

This report consists of 3 pages.