

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:

William Charles Sledd, Sr.

Cherie Lynn Sledd

William Charles Sledd, Jr.

Carrie Lynn Sledd

t/e w/s j/t w/s t/c no tenancy prtshp corp llc

UNDER THE FOLLOWING DEED:

Grantor(s): James R. Sledd and Minnie A. Sledd, husband and wife

Dated: April 18, 1983 **Deed Book & Pg./Inst. No:** 1192-76

NOTE: William C. Sledd, Sr. and Cherie Lynn Carwell Sledd obtained a divorce as evidenced by their Final Order of *Divorce A vinculo Matrimonii* in Chancery Case No. 92000337 recorded in Chancery Book 124, page 1538.

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:

0.5056 acres appearing to lie on the southwest side of Virginia State Secondary Route No. 890

NOTE: See the above referenced deed for a more complete description of the subject property and see also Item 3 under OTHER MATTERS below

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: SLEDD William Charles Sr and SLEDD William Charles Jr

Assessed Description: Masons Creek

Tax Map/ID# 015.02-01-12.00-0000

Land \$ 21,000 **Improvements \$** 6,500 **Total \$** 27,500

Annual Amt \$ 299.75 **Taxes Payable on:** June 5 and December 5 of the calendar year

Taxes Paid Thru: 1st half calendar year 2017 (06-30-17)

Delinquent Taxes: 2nd half calendar year 2017 and all of calendar years 2018, 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): 3912 Carterdell 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.

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: None

ACCESS:

Public street(s) named: The subject property appears to lie on the southwesterly side of Virginia State Secondary Route No. 890, also known as Carterdell Road, as shown on the Tax Maps although the deeded description does not include a reference to the road. See also Item 3 under OTHER MATTERS below.

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 J. B. Hamby, Incorporated to Carlton K. Moore and Mary E. Moore, husband and wife, dated August 6, 1957 recorded in/as Deed Book 582, page 345. The research for this report covers a period of approximately 65 years.

3. The deeded description in the chain of title shows that the subject property lies on an old abandoned railroad right of way. This right of way appears to now be Virginia State Secondary Route No. 890 also known as Carterdell Road.

4. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

5. This report of title is being provided to the Recipient for the purpose of a delinquent tax sale by the County of Roanoke only. This report does not run to any purchaser under a delinquent tax sale and no other use is authorized by Land Records Research, LLC, and no liability is assumed hereunder for any unauthorized use of this report of title.

BACK TITLE INFO: **Exact** **Full** **Limited** **None X** **Policy/Case #**

EFFECTIVE DATE: May 2, 2022 @ 8:00 A.M.

This report consists of 3 pages.