

**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:**

Steven Miller Thompson

**UNDER THE FOLLOWING DEED of Gift:**

**Grantor(s):** Robert M. Thompson, by Michael S. Thompson, his attorney-in-fact

**Dated:** June 5, 2002                      **Deed Book & Pg./Inst. No:** 200211536

**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:**

Approximately 2.0 acres lying on the waters of Mill Creek lying on the south side of Virginia State Secondary Route No. 690

NOTE: See the above referenced deed for a more complete description and see also Item 3 under OTHER MATTERS hereof.

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:** THOMPSON Steven Miller

**Assessed Description:** 2.000 acres Bent Mt

**Tax Map/ID#** 111.00-02-34.00-0000

**Land \$** 35,200

**Improvements \$** 37,900

**Total \$** 73,100

**Annual Amt \$** 796.79

**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 (1<sup>st</sup> half due 06-05-22)

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

**Property Address (not warranted):** 9923 Fortune Ridge 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:**

(X) **Public street(s) named:** Virginia State Secondary Route No. 690 also known as Fortune Ridge 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 C. F. Holt and Emily B. Holt, husband and wife, to Ronald L. Wimmer and Shirley M Wimmer, husband and wife, dated September 8, 1958 recorded in/as Deed Book 601, page 454. The research for this report covers a period of approximately 64 years.

3. The deed into the current owner does not contain a full metes and bounds description as parts of the calls have been omitted. However, this description has been used during the entire chain of title included in the research period.
4. Possible rights of parties in possession under unrecorded leases.
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:**    May 2, 2022 @ 8:00 A.M.

---

This report consists of 3 pages.