

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:

1/3 undivided interest CFH Properties, a Virginia general partnership

1/3 undivided interest as devisee of Everett J. Miles, deceased, also known of record as E. J. Miles, Everett J. Miles, Sr., E. J. Miles, Sr. and Everett Jackson Miles:

Normanda M. Miles also known of record as Norma M. Miles, Norma J. Miles, Normanda J. Miles, Normanda Jean Miles, Normanda Jeanette Miles and Normanda McPherson Miles

1/3 undivided interest as heirs of Billy Glenwood Miles, Sr., deceased, also known of record as Billy G. Miles and Billy G. Miles, Sr.:

Billy Glenwood Miles, Jr., also known as Billy G. Miles, Jr., and Billy Glenn Miles, Jr.

Steven M. Miles, also known of record as Steven Miles

Debbie King, also known of record as Debbie, M. King, Debbie Woods and Debbie M. Woods

Kimberly Miles, also known as Kimberly A. Miles and Kimberly Alice Miles

DERIVATIVE INFORMATION

The subject property was conveyed to Howard Russell Miles and Lydia L. Miles, husband and wife, with the right of survivorship, by deed from James R. Phillips and Mary M. Phillips, husband and wife, dated September 30, 1974, recorded in Deed Book 1008, page 58. (Please note that the deed fails to create a tenancy by the entirety so the title vested as joint tenants with the right of survivorship.)

Lydia L. Miles died intestate on November 11, 2005, as shown in a recital in Instrument No. 200706870. By virtue of the survivorship estate, fee title vested in Howard Russell Miles.

Howard Russell Miles died intestate on December 22, 2006, as shown by his List of Heirs filed as Instrument No. WF 200700038. He was survived by his sister, Hazel Miles Cronk, his brother, Everett J. Miles, the children of his deceased brother, Billy Glenwood Miles, Sr., who are Billy Glenwood Miles, Jr., Stephen M. Miles, Debbie King

and Kimberly Miles. Please note that the fact that these two nephews and two nieces were the children of his deceased brother, Billy Glenwood Miles, Sr., is proven by various documents of record.

Hazel Miles Cronk disclaimed her interest in the estate of Howard Russell Miles, deceased, by Disclaimer dated September 7, 2007, filed under File No. WF200700038, thereby vesting her share in her three children shown therein to be Rebecca Cronk Fariss, Myrteen Cronk Heslep and Dennis Russell Cronk.

Everett J. Miles died testate on March 16, 2013, as shown by his Will originally probated in the Clerk's Office of the Circuit Court of Bedford County, Virginia, as Instrument No. WF 130000169, of which an authenticated copy was filed in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, as Instrument No. WF 201300208. By the terms of his will, he devised his entire estate, after payment of debts, to his wife, Normanda M. Miles.

Rebecca Cronk Fariss, Myrteen Cronk Heslep and Dennis Russell Cronk conveyed their 1/3 undivided interest to CFH Properties by deed dated October 11, 2016 recorded as Instrument No. 201610933. (See Item 2 under OTHER MATTERS below)

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:

28.5 acres adjoining the Girl Scouts of America camp and Virginia State Route No. 311;

TOGETHER WITH an easement for access as established in the deed recorded in Deed Book 1311, page 212

NOTE: See the deed recorded in Deed Book 1008, page 58, the deed recorded in Deed Book 1311, page 212 and Item 4 under OTHER MATTERS below for information concerning the description.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated January 6, 2010 **docketed** February 2, 2010 **in/as** Judgment Lien No. 201000265 **rendered in favor of** Branch Banking & Trust Company **against** Debra King

Dated August 5, 2020 **docketed** October 2, 2020 **in/as** Judgment Lien No. 10100`074 **rendered in favor of** Portfolio Recovery Associates LLC **against** Deborah King

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: MILES Howard R Estate

Assessed Description: 27.840 acres Masons Creek

Tax Map/ID# 036.01-02-01.00-0000

Land \$ 107,500

Improvements \$ -0-

Total \$ 107,500

Annual Amt \$ 1,171.75

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): Catawba Valley Drive - 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.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

From: John Garst, Sr.

To: Virginia and Tennessee Telephone Co.

Dated: October 12, 1911

Deed Book & Pg./Inst. No: 58-370

From: John Garst, Sr.

To: Commonwealth of Virginia

Dated: September 10, 1912

Deed Book & Pg./Inst. No: 65-500

From: George W. Garst and Callie Garst, his wife, *et al.*

To: Commonwealth of Virginia

Dated: June 14, 1924

Deed Book & Pg./Inst. No: 132-315

From: N. R. Phillips and Lillian T. Phillips, his wife, and Edna S. Hinchee, widow

To: Appalachian Electric Power Company

Dated: March 5, 1958

Deed Book & Pg./Inst. No: 591-350

From: Howard R. Miles and Lydia L. Miles, his wife

To: Appalachian Power Company

Dated: September 23, 1985

Deed Book & Pg./Inst. No: 1228-1402

From: Howard R. Miles and Lydia L. Miles (no marital status stated)

To: Ohio State Cellular Phone Company, Inc.

Dated: November 8, 2002

Deed Book & Pg./Inst. No: 200719294

ITEMS SHOWN ON PLAT OF SUBDIVISION of ___ recorded in/as ___: No standard subdivision plat

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Plat of base acreage recorded in Deed Book 447, page 331: None

ACCESS:

(X) **Public street(s) named:** Catawba Valley Drive also known as Virginia State Route No. 311

(X) **Appurtenant easement created by Deed Book & Pg./Inst. No.:** 1311-212

() **Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

NOTE: The subject property has frontage on Virginia State Route No. 311. It is unknown from the record if there is actual access from Rt. 311.

OTHER MATTERS:

1. The research for this title report began with the deed from Mattie C. Garst, and May T. Garst, both unmarried, to Roy Hinchee dated October 28, 1950 recorded in/as Deed Book 447, page 328. The research for this report covers a period of approximately 72 years. Please note that reliance has also been placed on previous title research on the subject property completed by the undersigned.
2. Please note that Instrument No. 201610933 is incorrectly indexed in the name of Farris due to the misspelling of Rebecca Cronk Fariss's name on the Cover Sheet.
3. Water rights and agreement set out in deed from James R. Phillips and Mary M. Phillips, his wife, to Billy G. Miles, *et al.*, dated July 21, 1971 recorded in Deed Book 923, page 551. NOTE that this agreement refers to the well located "...on the adjoining property of the parties of the first part...." The exact location of this well is undetermined from the records and it may lien on Tax Map Nos. 036.-01-02-01.00-0000 or 036.01-02-03.00-0000.
4. The most recent deed in the chain of title recorded at Deed Book 1008, page 58 purports to convey 28.5 acres. However, the metes and bounds description is the same description used for the property at an earlier deed in the chain of title recorded at Deed Book 585, page 70 that showed the property containing 33.7 acres. The 28.5 acre tract appears to be the 33.7 acre base less the two conveyances recorded in Deed Book 881, page 440 (Billy's Barn) and Deed Book 992, page 354.
5. Conveyance from Howard R. Miles and Lydia L. Miles, husband and wife, to Everett J. Miles, Sr. dated January 8, 2001 recorded in Deed Book 1685, page 1413. Please also see Plat Book 23, page 162.
6. Kimberly Alice Miles was adjudged an incapacitated person by Order entered September 11, 2013 and recorded as Instrument No. 201312579. By virtue of this Order, Debbie King was appointed Guardian and James T. Jordan, Esq., was appointed Conservator of her estate.
7. Homestead Deed filed by Debra M. King undated (acknowledged June 9, 2015) recorded as Instrument No. 201505307. Please note that this Homestead Deed is now almost 7 years old.
8. Everett J. Miles was also known of record as Everett J. Miles, Sr. and Everett Jackson Miles, Sr. Billy Glenwood Miles, Jr. is also known of record as Billy Miles, Billy G. Miles and Billy G. Miles. Stephen M. Miles is also known of record as Steve Miles. Debbie Miles is also known of record as Debra M. Miles. Kimberly Miles is also known of record as Kimberly A. Miles and Kimberly Alice Miles.
9. The record does not disclose the current status of CFH Properties which purports to be a general partnership under the laws of the Commonwealth of Virginia.
10. Rights of others in and to the use of the appurtenant easement set out in the description herein.
11. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

THIS DOCUMENT CONTAINS UNCLASSIFIED INFORMATION EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION. IT IS LOANED TO YOU BY THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION. IT IS TO BE RETURNED TO THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION.

BACK TITLE INFO: **Exact** **Full** **Limited** **None X** **Policy/Case #**
EFFECTIVE DATE: April 25, 2022 @ 8:00 A.M.

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This report consists of 5 pages.