

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:

Evelyn D. Kirk

UNDER THE FOLLOWING DEED of Gift:

Grantor(s): James K. Zimmerman and Jayna M. Sallis (no marital stated and none required)

Dated: January 10, 2013 **Deed Book & Pg./Inst. No:** 201302334

NOTE: See Item 4 under OTHER MATTERS below for additional information on this deed.

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:

New Tract 6-A, Medley Court (Deed Book 345, page 186) as shown on the plat of resubdivision of original Lots 6 and 7, Section 1 Medley Court recorded in Deed Book 516, page 131

NOTE: See the above referenced deed for a more complete description of the subject property.

DEEDS OF TRUST: 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: KIRK Evelyn D

Assessed Description: Lt 6-A Medley Court

Tax Map/ID# 036.20-01-32.00-0000

Land \$ 23,800 **Improvements \$** -0- **Total \$** 23,800

Annual Amt \$ 259.42 **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 (1st half due 06-05-21)

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

Property Address (not warranted): Cove 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.

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 Medley Court, Section 1 **recorded in/as** Deed Book 345, page 186:
None

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Resubdivision plat of Lots 6 and 7, Section 1, Medley Court recorded in/as Deed Book 516, page 131: None

ACCESS:

- (X) **Public street(s) named:** Cove Road – see Item 5 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 Clinton D. Warner and Helen N. Warner, husband and wife, to B. F. Mowles and Willie A. Mowles, husband and wife, dated September 20, 1955, recorded in Deed Book 538, page 150. The research for this report covers a period of approximately 66 years.
2. No liability is assumed by Land Records Research, LLC, for the indexing of improper cover sheets by the Clerk of the Circuit Court in which the subject property is located.

3. The Deed of Gift from Prudential Relocation, Inc. to James K. Zimmerman and Jayne *{erratum}* S. Zimmerman dated February 8, 2005 recorded as Instrument No. 200502254 purports that "love and affection" from the grantors *{erratum}* for the grantees was the consideration.
4. The deed to the current owner recorded as Instrument No. 201302334 bears a date of January 10, 2013. Please note that the signature of Jayna M. Sallis was acknowledged on January 4, 2013 which predates the document.
5. Memorandum of *Lis Pendens* filed against the subject property dated June 30, 2020 recorded as Instrument No. 202007354.
6. The subject property is located on the northeasterly side of Cove Road which is also known as Virginia State Secondary Route No. 780 and was formerly known as Virginia State Secondary Route No. 116.
7. 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 7, 2021 @ 8:00 A.M.

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This report consists of 3 pages.