

**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:**

Jack F. Zambacca

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Gerald A. Cohen (no marital status stated and none required)

**Dated:** October 11, 2001      **Deed Book & Pg./Inst. No:** 1724-1817

**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:**

The northerly parts of Lots 8 and 9, Section 1, Map of Sylvan Brook (unrecorded) as shown on the plat recorded in Deed Book 1185, page 698

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

**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:** ZAMBACCA Jack F  
**Assessed Description:** N ½ Lts 8 & 9 Sec 1 Sylvan Brook Back Creek  
**Tax Map/ID#** 096.02-01-38.00-0000  
**Land \$** 1,300      **Improvements \$** -0-      **Total \$** 1,300  
**Annual Amt \$** 14.17      **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 (1<sup>st</sup> half due 06-05-21)  
**Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:** Stormwater utility fee  
**Property Address (not warranted):** Ripplebrook 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:**

**From:** H. E. Sigmon and Ida E. Sigmon, his wife  
**To:** Appalachian Electric Power Company  
**Dated:** November 14, 1955      **Deed Book & Pg./Inst. No:** 543-390

**From:** Howard E. Sigmon and Ida E. Sigmon, his wife  
**To:** East Tennessee Natural Gas Company  
**Dated:** April 13, 1965      **Deed Book & Pg./Inst. No:** 769-55

**ITEMS SHOWN ON PLAT OF SUBDIVISION** of Sylvan Brook **recorded in/as** \_\_: Unrecorded subdivision plat

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:**

1. Plat of subject property recorded in Deed Book 1185, page 698: None

**ACCESS:**

This property fronts on Ripplebrook Road which is a private road. There is no deeded access to the subject property. This property may have a prescriptive easement over Ripplebrook Road.

**OTHER MATTERS:**

1. The research for this title report began with the deed from Wilmer H. Carper and Leone W. Carper, his wife, *et al.*, to Howard E. Sigmon dated April 6, 1951, recorded in/as Deed Book 477, page 308. The research for this report covers a period of approximately 70 years.

3. Memorandum of *Lis Pendens* filed against the subject property dated July 6, 2020 recorded as Instrument No. 202007365.
4. 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 14, 2021 @ 8:00 A.M.

This report consists of 3 pages.