

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:**

Frank L. Bramlett:	½ undivided interest
Susan Dianne Woolwine:	¼ undivided interest
Terry Lee Woolwine Stone:	¼ undivided interest

**DERIVATIVE INFORMATION:**

The subject property was conveyed by deed dated November 10, 1964 from Meredith S. Wood and Phyllis K. Wood, his wife, to Marvin H. Boley and Virginia Bramlett Boley, husband and wife as tenants by the entireties, recorded in Deed Book 843, page 213.

Marvin Harrah Boley died testate on May 22, 1986 as evidenced by his Will and List of Heirs recorded as Will Book 40, page 207. By virtue of the survivorship estate, fee title vested in Virginia Bramlett Boley.

Virginia Bramlett Boley was adjudged an incapacitated person and John T. Molumphy, III was appointed by the Court as Conservator of her estate as evidenced by information contained in Civil Case No. CL15001684-00 and recorded as Instrument No. WF 201501684. Pursuant to the Inventory of her estate, she was shown as the owner of the subject property. Pursuant to the final Accounting on the Conservatorship also filed under Instrument No. WF 201501684, she died on February 27, 2017. On April 19, 1921, the Conservatorship file was ordered discontinued based upon the 3-year rule and filed under Case No. CL15001684. There was nothing in the file to indicate any provision of the subject property and, accordingly, it passed through her estate under the Statute of Descent and Distribution.

Pursuant to information obtained from the original order creating the conservatorship referenced above, her only relatives were her brother, Frank L. Bramlett, and her nieces, Susan D. Woolwine, also known of record as Susan Dianne Woolwine, and Terry Stone, also known of record as Terry Lee Woolwine Stone.

Based upon information contained in the Will and List of Heirs for Macie Bramlett Woolwine recorded in Will Book 54, page 1280 and found while adversing the nieces, they are the children of Macie Bramlett Woolwine, the sister of Virginia Bramlett Boley.

**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:**

Lot 6, Block 4, Hideaway Park

NOTE: See the above referenced deed for the description and see Item 3 under OTHER MATTERS below regarding the failure of the description.

**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:** BOLEY Virginia B

**Assessed Description:** Lt 6 Blk 4 Hideaway Park

**Tax Map/ID#** 032.00-01-47.00-0000

**Land \$** 3,800

**Improvements \$** -0-

**Total \$** 3,800

**Annual Amt \$** 41.42

**Taxes Payable on:** June 5 and December 5 of the calendar year

**Taxes Paid Thru:** Calendar year 2017 (12-31-17)

**Delinquent Taxes:** Calendar years 2018, 2019, 2020 and 1<sup>st</sup> half 2021

**Taxes a Lien, Not Yet Due:** 2<sup>nd</sup> half calendar year 2021 (due 12-05-21)

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

**Property Address (not warranted):** Hidden 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.

**RESTRICTIONS AND/OR DECLARATIONS:** (X) NONE

**DEEDED EASEMENTS:** (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION of \_\_\_ recorded in/as \_\_\_:** No recorded subdivision plat

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:** None

**ACCESS:**

No deeded access was found of record.

**OTHER MATTERS:**

1. The research for this title report began with the deed from Wallace H. Johnston, Jr., *et al.*, to Meredith S. Wood dated October 15, 1958, recorded in/as Deed Book 604, page 595. The research for this report covers a period of approximately 63 years.
2. Deeds in the chain of title describe the subject property as being a lot on the recorded plat of Hideaway Park. However, no such subdivision plat was found in the name of Hideaway Park. There are plats of some of the individual lots, but no such individual lot survey was found for the subject property. Accordingly, exception is made for failure of the description of the subject property to adequately define, describe and locate the subject property.
3. 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:**    June 9, 2021 @ 8:00 A.M.

This report consists of 3 pages.