

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:

Brandy Nicole Davis

UNDER THE WILL OF: Richard L. Gordon
Date of Death: March 3, 2020 **Date of Probate:** June 8, 2020
Will Book & Pg./Inst. No: WF 202000258

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By: Deed from Charlotte Z. Gordon (no marital status stated and none required) to Richard L. Gordon dated August 21, 1997 and recorded in Deed Book 1638, page 438

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:

0.3247 acres on Deborah Lane

NOTE: See the above referenced deed for a more complete description of the subject property. See also Item 4 under OTHER MATTERS below for information regarding a discrepancy in the description.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated March 8, 2010, docketed April 2, 2010, in/as Judgment Lien No. 201000678 rendered in favor of Credit Card Recoveries Inc against Richard L. Gordon

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: DAVIS, Brandy Nicole

Assessed Description: Cove Road

Tax Map/ID# 036.03-01-45.00-0000

Land \$ 19,000 **Improvements \$** 21,700 **Total \$** 40,700

Annual Amt \$ 443.63 **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 1st half calendar year 2021

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

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

Property Address (not warranted): 1468 Deborah Lane

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:

1. Plat for Tony Ray Lucado and Tammy Lynn Lucado recorded in Deed Book 1213, page 962 and also in Deed Book 1279, page 720:
 - a. Encroachment upon the Frontage Road (Deborah Lane) by the frame shed appurtenant to the subject property
 - b. Overhead power line crossing the subject property running from north to south

ACCESS:

- Public street(s) named:** Deborah Lane (X) also known as Virginia State Secondary Route No. 1130
- 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 John W. Freeman, widower, to Harry Clifton Freeman dated August 28, 1941, recorded in/as Deed Book 292, page 131. The research for this report covers a period of approximately 80 years.

3. Agreement for water facility between Howard C. Freeman, provider, and Tony Ray Lucado and Tammy L. Lucado, husband and wife, dated November 1, 1984, recorded in Deed 1213, page 968.
4. The current description first appears in the record in the deed from Aubree Lee Freeman and Mary Elizabeth Freeman, husband and wife, to Tony Ray Lucado and Tammy Lynn Lucado, husband and wife, dated October 25, 1984, recorded in Deed Book 1213, page 959. It continued into the deed to Richard L. Gordon recorded in Deed Book 1638, page 438. The description is taken from the plat that is recorded with the deed at Deed Book 1213, page 959. It appears that the line along the northerly boundary line is incorrect in that the total distance of the line should be 86.30 feet – not 86.30 feet plus 10.4 feet. This discrepancy should be verified by a surveyor.
5. Richard L. Gordon died testate on March 3, 2020. In Paragraph Third of his will probated as Instrument No. WF 202000258, he states that he has one daughter, Michelle G. Watkins Bloom. In Paragraph Five of his will, he devised the remainder of his estate (which includes the subject property) to Brandy Nicole Davis without designating what her family connection was, if any. His List of Heirs filed as a portion of the will probate shows that Brandy Nicole Davis was also a daughter. It is unknown from the record why Michelle G. Watkins Bloom was designated as his “one daughter”.
6. Richard L. Gordon died testate on March 3, 2020. It has been more than year since the date of his death and the date of the probate of his will. However, there is no Inventory or Final Accounting on his estate and exception is made for the possibility of federal estate taxes on his estate.
7. Possible rights of parties in possession under unrecorded leases. Please note that the tax invoice is not being sent to the property address indicating that the owner may not reside on the property.
8. Richard L Gordon may also be known of record as Richard Layman Gordon.
9. 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 15, 2021 @ 8:00 A.M.

This report consists of 3 pages.