

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:

Leon McFall and Tina M. McFall, husband and wife

t/e w/s j/t w/s t/c no tenancy prtshp corp llc

UNDER THE FOLLOWING DEED:

Grantor(s): Alireza Alamjamili (no marital status stated and none required)

Dated: March 13, 2009 **Deed Book & Pg./Inst. No:** 200903433

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:

Tract Bk containing 2.995 acres as shown on the Resubdivision plat for Tim W. Tuell and Sara S. Tuell recorded in Plat Book 25, page 153

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: MCFALL Leon and MCFALL Tina M

Assessed Description: Tr B Resubd for Tim & Sara Tuell Off Catawba Valley Dr

Tax Map/ID# 016.01-01-63.04-0000

Land \$ 19,000 **Improvements \$** -0- **Total \$** 19,200

Annual Amt \$ 207.10

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 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): Catawba Valley Drive

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: WDE Associates

To: Board of Supervisors of Roanoke County, Virginia

Dated: July 8, 1983 **Deed Book & Pg./Inst. No:** 1194-1145

From: Tim W. Tuell and Sara S. Tuell, his wife

To: Appalachian Power Company

Dated: September 26, 2002 **Deed Book & Pg./Inst. No:** 200220915

ITEMS SHOWN ON PLAT OF SUBDIVISION of Mason Village recorded in/as Deed Book 1034, page 409:

a. Mason Creek running through the subject property

NOTE: The subject property is part of Tract No. 1 of this subdivision

NOTE: This is not a true subdivision plat, but is a "sales map"

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Plat of base acreage recorded in Deed Book 1065, page 605: Mason's Creek running along the southerly boundary
2. Plat of base acreage recorded in Deed Book 1094, page 89: this is the same plat as Deed Book 1065, page 605
3. Resubdivision plat for Tuell recorded in Plat Book 25, page 163:
 - a. Mason's Creek running along the southerly boundary
 - b. Portion of northerly corner lies with the Flood Zone AE

ACCESS:

- Public street(s) named:** Catawba Valley Drive also known as Virginia State Secondary Route No. 311
- Appurtenant easement created by Deed Book & Pg./Inst. No.:**
- Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

NOTE: The subject property has no deeded access to James Crawford Road shown as a private road on the plat recorded in Plat Book 25, page 153.

OTHER MATTERS:

1. The research for this title report began with the deed from Charles Douglas Branch and Janet G. Branch, his wife, *et al.*, to Burruss Land & Lumber Company, Incorporated dated July 9, 1971, recorded in/as Deed Book 922, page 306. The research for this report covers a period of approximately 50 years.
2. Vacation of James Crawford Road as shown by Order entered October 13, 1981 recorded in Deed Book 1177, page 138. Note this vacation of a public road would have divided the vacated road with one-half of the road going to the property owner adjoining on that side of the road. However, pursuant to the plat recorded in Plat Book 25, page 153, the subject property does not include any portion of the vacated road.
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 15, 2021 @ 8:00 A.M.



This report consists of 3 pages.