

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:

Josephine Agnes Thomas, also known of record as Josephine S. Thomas and Josephine S. Jeans

Unknown heirs of George A. Thomas

Unknown heirs of W. J. Thomas

Unknown heirs of J. B. Thomas

DERIVATIVE INFORMATION:

The subject property was conveyed from C. C. Hudson and Janie V. Hudson, his wife, to John Thomas and Annie Thomas, his wife (with no tenancy) by deed dated July 18, 1901 recorded in Deed Book 24, page 223.

There is no death information for Annie Thomas.

By deed of trust dated May 17, 1926 recorded in Deed Book 153, page 190, John Thomas, widower, and Thomas M. Thomas, George A. Thomas, W. J. Thomas and J. B. Thomas with their respective wives conveyed property (not the subject property) to secure a loan. They are listed as "...all the heirs of Annie Thomas, deceased". It appears that these may be the heirs of the female grantee in the deed recorded in Deed Book 24, page 223 and the male grantee in that same deed as substantiated by information contained in the Certificate of Take dated August 18, 2016 recorded as Instrument No. 201608119.

There is no death information for John Thomas.

There is no death information for George A. Thomas, W. J. Thomas or J. B. Thomas. Please note in Marriage License No. 196800369, John Benedict Thomas married Sheila Diana Cawley on October 21, 1968. However, this cannot be the J. B. Thomas that was an heir of John and Annie Thomas because his parents are listed as Thomas Mitchell Thomas and Josephine Agnes Thomas. Also, please note that there are entries appearing in which names with a W. J. or J. B. appear such as Marriage License No. 196800269. However, it cannot be determined from the record if any of the name combinations could be the W. J. Thomas and J. B. Thomas who were heirs of John Thomas and Annie Thomas. No entries were found that referenced the subject property other than those shown in this report.

Thomas Mitchell Thomas died testate on November 26, 1971 as evidenced by his Will and List of Heirs recorded in Will Book 26, page 433. He devised his real estate to his wife, Josephine Agnes Thomas.

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:

Parcel on Back Creek

NOTE: See the deed recorded in Deed Book 24, page 223 for a more complete description of the subject property and see also Item 7 under OTHER MATTERS below.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated June 24, 2020 **docketed** September 16, 2020 **in/as** Judgment Lien No. 202001011 **rendered in favor of** LVNV Funding LLC **against** John Thomas

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: THOMAS John

Assessed Description: Back Creek (1.470 acres)

Tax Map/ID# 090.00-03-24.00-0000

Land \$ 27,100 **Improvements \$** -0- **Total \$** 27,100

Annual Amt \$ 295.39 **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): Jae Valley 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 standard subdivision plat

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

- (X) **Public street(s) named:** Jae Valley Road also known as Virginia State Secondary Route No. 116
- () **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 C. C. Hudson and Janie V. Hudson, his wife, to John Thomas and Annie Thomas, his wife, dated July 18, 1901 recorded in/as Deed Book 24, page 223. The research for this report covers a period of approximately 120 years.
2. Certificate of Take filed by the State Highway Commission in the name of Thomas M. Thomas and Josephine A. Thomas, his wife, dated September 30, 1960 recorded in Deed Book 651, page 313. See also related Order entered April 28, 1961 recorded in Deed Book 663, page 414 and related Order entered February 9, 1987 recorded in Deed Book 1254, page 1151.
4. Certificate of Take filed by the State Highway Commissioner filed in the name of Thomas M. Thomas and Josephine A. Thomas, his wife, dated February 21, 1961 recorded in Deed Book 663, page 268.
5. Certificate of Take filed by the Commissioner of Highways in the name of Thomas Michael Thomas, Josephine S. Jeans, John Thomas, deceased, and Annie Thomas, deceased dated August 18, 2016 recorded as Instrument No. 201608119 and related Final Order Confirming Settlement entered November 2, 2018 recorded as Instrument No. 201810939. Please note that these recorded documents show Thomas Michael Thomas rather than Thomas Mitchell Thomas as one the Landowners. Mr. Thomas had died on November 26, 1971.
6. Beginning in 1998, Josephine Agnes Thomas begins using Josephine S. Jeans as her name. There is nothing of record to indicate why this change in name. All of her names have been researched.
7. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property. Please note that the description provides footage, but does not provide directional calls. Platting solely based upon the description in Deed Book 24, page 223 is impossible.

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BACK TITLE INFO: **Exact** **Full** **Limited** **None X** **Policy/Case #**
EFFECTIVE DATE: July 14, 2021 @ 8:00 A.M.

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This report consists of 4 pages.