

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:

Sidney S. Combs, Jr.

UNDER THE FOLLOWING DEED:

Grantor(s): Rise Diane Foster (no marital status stated and none required)

Dated: January 14, 1998 **Deed Book & Pg./Inst. No:** 1564-1917

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:

0.393 acres as shown on the plat of the subject property recorded in Deed Book 1554, page 1013;

TOGETHER WITH a "Dipper Right" as established in Deed Book 287, page 249

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: COMBS Sidney S Jr

Assessed Description: Pitzer Mt

Tax Map/ID# 074.00-02-31.00-0000

Land \$ 25,400

Improvements \$ 37,500

Total \$ 62,900

Annual Amt \$ 685.61

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

Taxes Paid Thru: Calendar year 2018 (12-31-18)

Delinquent Taxes: Calendar years 2019, 2020 and 2021

Taxes a Lien, Not Yet Due: Calendar year 2022 (1st half due 06-05-22)

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

Property Address (not warranted): 4035 Gladden Road - Salem

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 2021 tax assessment as the 2022 assessment has not yet been posted to the tax computer.

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 of the subject property recorded in Deed Book 287, page 251: Branch running through a northwesterly (front) portion of the subject property
2. Plat of the subject property recorded in Deed Book 1554, page 1013:
 - a. Creek running through a northwesterly (front) portion of the subject property
 - b. State maintenance sign located in the northwesterly (front) corner of the subject property
 - c. Utility service line running from property adjoining on the east to the residence located on the subject property
 - d. Fence lines of the subject property encroach upon property adjoining on the southwest (rear)
 - e. Portion of Virginia State Secondary Route No. 737 crossing a northerly (front) portion of the subject property
 - f. Portion of private roadway crossing a northerly (front) and northeasterly (front) portion of the subject property

ACCESS:

(X) **Public street(s) named:** Virginia State Secondary Route No. 737 also known as Gladden Road

(X) **Appurtenant easement created by Deed Book & Pg./Inst. No.:** See Item 5 under OTHER MATTERS below

(X) **Road Maintenance Agreement in Deed Book & Pg./Inst. No.:** See Item 5 under OTHER MATTERS below

OTHER MATTERS:

1. The research for this title report began with the deed from L. D. Smyth, unmarried, and R. M. Smyth ad Hester J. Smyth, his wife, to Samuel E. Jones dated August 22, 1940 recorded in/as Deed Book 287, page 249. The research for this report covers a period of approximately 82 years.
2. Donation of Right of Way from S. E. Jones, *et al.*, to The Public and The State Highway Commissioner of Virginia dated February 25, 1949 recorded in Deed Book 432, page 309.
3. There was a slight difference in the footage along the southwesterly (rear) property line contained in several deeds in the chain of title. The initial footage was 158.4 feet in the deed recorded in Deed Book 287, page 249. All later deeds show 158.0 feet.
4. Pursuant to the plat of the subject property recorded in Deed Book 1554, page 1013, the public portion of Gladden Road stops approximately 15 feet past the northwest corner of the subject property. There is no easement of record creating an appurtenant easement for the subject property over the remainder of the private roadway shown on said plat. However, there is a Road Maintenance Agreement recorded as Instrument No. 200809323 between the then owners of Tax Map Nos. 074.00-02-29.00-0000, 074.00-02-33.00-0000 and the owners of the subject property, Tax Map No. 074.00-02-31.00-0000. There may be an implied easement created by this Road Maintenance Agreement. However, it cannot be determined without a survey whether all parties needed to create an implied easement were parties to the Agreement.
5. There is a deed of trust recorded as Instrument No. 200308011 recorded as a lien against the subject property. There is a Certificate of Satisfaction releasing this deed of trust recorded as Instrument No. 201100147 in which the Name of the Trustee(s) and the Maker(s) of the Note are erroneous. All other information appears to be correct.
6. 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 13, 2022 @ 8:00 A.M.

This report consists of 3 pages.