

TITLE RESEARCH REPORT

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:

Mountain Empire Older Citizens, Inc., Guardian for Kyle J. Fields, and Lois Yvonne A. Fields

NOTE: See Order Appointing Successor Guardian entered April 22, 2020 and recorded as Instrument No. 200001293 (Orders). Also note that the deed recorded in Deed Book 737, page 395 conveyed the property to Kyle J. Fields and Lois Yvonne A. Fields, as husband and wife, tenants by the entirety with the right of survivorship.

UNDER THE FOLLOWING DEED:

Grantor(s): Fralin & Waldron, Inc.

Dated: March 17, 1964

Deed Book & Pg./Inst. No: 737-395

THE PROPERTY LIES IN THE CITY OF SALEM, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

Lots 7 and 8 and the southern 30 feet of Lots 29 and 30 of the plat of Kelly Hodges Court recorded in Roanoke County Plat Book 3, page 39

NOTE: See the above referenced deed for a more complete description of the subject property and see also Item 3 under OTHER MATTERS below.

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated April 10, 2018 **docketed** April 26, 2018 **in/as** Judgment Lien No. 180000245 **rendered in favor of** George Winter DBA Town Auto Sales **against** Lois Yvonne Fields

Dated June 19, 2018 **docketed** November 20, 2018 **in/as** Judgment Lien No. 180000622 **rendered in favor of** Medical Facilities of America Salem Health & Rehab **against** Lois Fields

NOTE: These judgments are against Lois, or Lois Yvonne, Fields only. The subject property is held by the current owners as husband and wife as tenants by the entirety with the right of survivorship

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: FIELDS Kyle J & FIELDS Lois Yvonne

Assessed Description: Lts 7-8 W Pt Lts 29-30 Kelly Hodges Court

Tax Map/ID# 201-4-6

Land \$ 24,900

Improvements \$ 43,800

Total \$ 68,700

Annual Amt \$ 824.40

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

Taxes Paid Thru: Unknown – see NOTE immediately below

Delinquent Taxes: Unknown – see NOTE immediately below

Taxes a Lien, Not Yet Due: 2nd half fiscal year 2021-2022 (due 06-50-22)

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

Property Address (not warranted): 411 Front Street

NOTE: The above information is based upon the data shown on the printout obtained from the Tax Computer located in the Clerk's Office AND there may be additional delinquent taxes not shown on the printout. The above information is subject to confirmation by the Treasurer's office.

RESTRICTIONS AND/OR DECLARATIONS: (expired July, 1968)

Plat Book & Pg./Inst. No: 3-39 (County)

Contain Easements (not shown on subd. plat): () Yes (X) No

Contain Assessments: () Yes (X) No

DEEDED EASEMENTS: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION of Kelly Hodges Court **recorded in/as** County Plat Book 3, page 39: None

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

(X) **Public street(s) named:** Front Street

() **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 William H. English and Frances F. English, husband and wife, to Nelson A. Early and Anna May Early, husband and wife, dated October 9, 1956, recorded in/as County Deed Book 562, page 540. The research for this report covers a period of approximately 65 years.
2. The metes and bounds description of the subject property refers to the subject property as containing the southerly 30 feet of Lots 29 and 30. This 30-feet is more properly described as the southwesterly or westerly 30 feet of Lots 29 and 30.
3. Order for Appointment of Guardian entered February 19, 2018 as Instrument No. 180002148 (Orders) and Order Appointing Successor Guardian entered April 22, 2020 as Instrument No. 200001293 (Orders).
4. The subdivision of Kelly Hodges Court is also known of record as Kelly-Hodges Court.
5. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.
6. This report of title is being provided to the Recipient for the purpose of a delinquent tax sale by the City of Salem only.

BACK TITLE INFO: **Exact** **Full** **Limited** **None X**

Policy/Case #

EFFECTIVE DATE: January 31, 2022 @ 8:00 A.M.

This report consists of 3 pages.