

## 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:**

George W. Welch and Mary Elizabeth Welch, husband and wife

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

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Johnie Cecil Robertson and Marie Robertson, husband and wife

**Dated:** June 12, 1959

**Deed Book & Pg./Inst. No:** 439-261 (County)

**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:**

Lot 26, Section 9 as shown on the plat of the First Division of the B & O Land Company recorded in Roanoke County Plat Book 1, page 37

NOTE: See the above referenced deed for a more complete description of the subject property.

**DEEDS OF TRUST:** (X) 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:** WELCH George W & Mary Elizabeth

**Assessed Description:** Lt 26 Sec 9 B & O Land Co 1<sup>st</sup> Division

**Tax Map/ID#** 39-2-5

**Land \$** 27,900      **Improvements \$** 38,500      **Total \$** 66,400

**Annual Amt \$** 796.80

**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:** 2<sup>nd</sup> half fiscal year 2022-2023 (due 06-05-23)

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

**Property Address (not warranted):** 913 Quail 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 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:** (X) NONE

**DEEDED EASEMENTS:** (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION** of B & O Land Company First Division **recorded in/as** Roanoke County Plat Book 1, page 37: None

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:** None

**ACCESS:**

The subject property is shown on the plat of B & O Land Company, 1<sup>st</sup> Division, recorded in Roanoke County Plat Book 1, page 37. According to this plat, the subject property is shown lying on the north side of Fourth Street. The tax records indicate that this property lies in the 900 block of Quail Lane. This area has a history of streets not being built as shown on the plat of subdivision. Quail Lane appears to be a private road and no access to Quail Lane was found of record.

**OTHER MATTERS:**

1. The research for this title report began with the deed from Johnie Cecil Robertson and Marie Robertson, husband and wife, to George W. Welch and Mary Elizabeth Welch, husband and wife, dated June 12, 1950, recorded in Roanoke County Deed Book 439, page 261. The research for this report covers a period of approximately 73 years.
2. No information was found of record in either Roanoke County or the City of Salem about the possible deaths of George W. Welch and Mary Elizabeth Welch.

4. Possible rights of parties in possession under unrecorded leases.
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:**    March 15, 2023 @ 8:00 A.M.

This report consists of 3 pages.