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**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:**

Estate of Charles Burns, aka Charles Kenneth Burns

no tenancy

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Juanita B. Archer, et al

**Dated:** 1-8-1970      **Deed Book & Pg./Inst. No:** 890-785

**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:**

Being a 1/2 acre tract as shown on the Plat of a certain 2 acre tract as is recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 324 at page 172; and being "the 1/2 acre known as the southeast corner of the 2 acre tract" beginning at a point in the center of the Old Dirt Road being point "B" on the above referred to Plat; thence with line "BC" N. 21° 15' W. 132 feet to a point; thence S. 68° 45' W. 165 feet to a point; thence S. 21° 15' E. 132 feet to a point in line "EB"; thence with line "EB" N. 68° 45' E. 165 feet to the BEGINNING; and,

**DEEDS OF TRUST:**       NONE

**JUDGMENTS:**             NONE

**JUDGMENTS & FEDERAL LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):**  
Not applicable – delinquent tax sale

**FINANCING STATEMENTS:**       NONE

**TAX & ASSESSMENT INFORMATION:**

**Assessed Owner:** Burns, Charles

**Assessed Description:** Catawba

**Tax Map/ID#** 007.0001-68.00-0000

**Land \$ 1,900 Improvements \$ 0 Total \$ 1,900**

**Annual Amt \$ 19.76 Taxes Payable on:** June 5th and Dec. 5th

**Taxes Paid Thru:** 2<sup>nd</sup> half 2020 **Delinquent Taxes:** All calendar years 2021, 2022, 2023 and the first half of 2024.

**Taxes a Lien, Not Yet Due:** 2<sup>nd</sup> half of 2024

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

**Property Address (not warranted):** 0 Persimmon 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:** (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION** of None recorded in/as None:  
No subdivision plats found

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:**

DB 324-172 Map and survey showing the 5 acre tract conveyed to Nelson Archer in DB J, pg 629, dated 5-30-1945, by F.A. Spigle, L.S.

- 1) shows the 5 acres split into 2 tracts, the northerly tract is 2 acres and is the base acreage of subject property. Which is described as the southeast corner of the 2 acres. So, the "house service" overhead electric line shown thereon would affect the southeast corner of the 2 acres.

**ACCESS:**

(X) **Public street(s) named:** over the **prescriptive right of way** known as Persimmon Drive.

**See affidavit from adjacent owners at Inst. No. 200512791 regarding Persimmon Drive.**

**OTHER MATTERS:**

1. The research for this title report began with the deed from Houston M. Archer, et al to Rockley Bratton, et al (Partition deed) dated 4-21-1961 recorded in/as 672-306. The research for this report covers a period of approximately 62 years.
2. There is nothing of record in the above referenced clerk's office to indicate that Charles Burns is deceased. However, an online search found an obituary for **Charles Kenneth Burns**, DOD 5-16-2017, survived by his **daughter Charlotte Bratton and his son, Charles Bratton** and "the mother of his children," Rockley Bratton, aka Rockley Elizabeth Bratton. There is no evidence that Charles Burns and Rockley Bratton were ever married. Rockley Bratton filed a list of heirs for her son, James Edward Bratton as Inst. No. 990000118, which states "father unknown." Other evidence is a deed of trust at DB 663, pg 2 made by Rockley E. Bratton and Charles K. Burns, both single, encumbering the northeast corner of the same 2 acre base tract, which is still owned by Rockley E. Bratton (DOD 10-15-2018, per online service notice, which does not name any heirs). Charlotte Bratton and Charles Bratton have been checked for judgments with none found.
3. This report of title is being provided to the Recipient for the purpose of a delinquent tax sale by the County of Roanoke only. This report does not run to any purchaser under a delinquent tax sale and no other use is authorized by Covenant Real Estate Services LLC, and no liability is assumed hereunder for any unauthorized use of this report of title.

**BACK TITLE INFO:** None X – 62 year

**Policy/Case #**

**EFFECTIVE DATE:** 6-17-2024 @ 8:00 A.M.