

TITLE RESEARCH REPORT

This is a report of matters appearing in the official land records of the jurisdiction in which the property is located and is subject to the proper indexing by the Clerk of the Circuit Court(s) referenced herein. No search has been made for any matters recorded in the Federal Court(s) or for suits filed in the Circuit Court unless record notice has been given.

RECIPIENT: Mark D. Kidd, Esq.
OPN Law PLC

RECIPIENT'S CASE NO: Unknown
CASE NO: Taylor-TM 061.11-01-51.00-0000

INSOFAR AS THE RECORDS AND INDICES ARE PROPERLY KEPT, TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

Loretta Taylor

(X) no tenancy

UNDER THE FOLLOWING DEED:

Grantor(s): Sandra F. Whitlock

Grantee(s): Elmon Taylor, Jr. and Loretta Taylor

Dated: 12-16-1985 **Deed Book & Pg./Inst. No:** 1230-1774

Elmon Taylor, Jr. and Loretta Taylor took title as tenants by the entirety with the right of survivorship. Elmon Taylor, Jr. **died on 5-27-1989** as evidenced by his list of heirs recorded in **Will Book 43, pg 1132**, thereby vesting title in Loretta Taylor by operation of law.

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 Lot 7, Block 3, according to the Plat of Section 4, Spring Grove, property of Tempo Homes, Inc., made by Buford T. Lumsden & Associates, P.C., Certified Land Surveyors, dated December 11, 1978, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Plat Book 9, at page 133; and

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: Loretta Taylor

Assessed Description: Lt 7 Blk 3 Sec 4 Spring Grove

Tax Map/ID# 061.11-01-51.00-0000

Land \$ 42,000 **Improvements \$** 226,400 **Total \$** 268,400

Annual Amt \$ 2845.04 **Taxes Payable on:** June 5th and Dec. 5th

Taxes Paid Thru: 2nd half of 2020 **Delinquent Taxes:** All of 2021, 2022 and 2023

Taxes a Lien, Not Yet Due: 1st half of 2024.

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

Property Address (not warranted): 2640 Tulip 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. The above information is subject to confirmation by the Treasurer's office.

RESTRICTIONS AND/OR DECLARATIONS:

Book & Pg./Inst. No: 1107-599 & 1191-536

Amendments at: None

Contain Reverter: (X) No

Contain Easements (not shown on subd. plat): (X) Yes

Contain Minimum Building Line not shown on subd. plat: (X) Yes

Contain Assessments: (X) No

DEEDED EASEMENTS:

FROM: H. M. Bush

TO: Town of Vinton

DATED: 3-18-68

DEED BOOK & PG./INST. NO: 851-378

FROM: Tempo Homes, Inc.

TO: Appalachian Power Company

DATED: 6-11-79

DEED BOOK & PG./INST. NO: 1124-582

FROM: Tempo Homes, Inc., et al

TO: Board of Supervisors of Roanoke County

DATED: 4-6-1981

DEED BOOK & PG./INST. NO: 1165-725

Plat attached thereto shows 7.5 ft of a 15 ft wide waterline easement along the easterly lot line.

ITEMS SHOWN ON PLAT OF SUBDIVISION of Spring Grove, Section 4 **recorded in/as** PB 9, pg 133:

- 1) 30 ft MBL from Tulip Lane.
- 2) 15 ft PUE along the southerly lot line.

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

None

ACCESS:

(X) **Public street(s) named:** Tulip Lane

OTHER MATTERS:

1. The research for this title report began with the deed from Howard L. Bush and Frances E. Bush, Trustees under the will of H.M. Bush, deceased to Tempo Homes, Inc. dated 9-29-1978 recorded in/as DB 1107-599. The research for this report covers a period of approximately 45 years.
2. This report of title is being provided to the Recipient for the purpose of a delinquent tax sale by the County of Roanoke only.