
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: CraigTM089.01-02-32.00-0000

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

Joanne Arctuora Craig

(X) no tenancy

UNDER THE FOLLOWING DEED:

Grantor(s): Isabelle B. Holt

Dated: 3-27-1995 Deed Book & Pg./Inst. No: 1470-1799

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:

BEGINNING at a point marked by an iron pin found at the intersection of the westerly line of Daniel Road, S.E. with the northerly line of Goodman Road, S.E.; thence with the northern line of Goodman Road, S.E., S. 80 degs. 20'30" W. 185.00 feet to a point marked by an iron pin found; thence with the easterly line of property now or formerly owned by Gordon E. Dalton, et ux (D.B. 427, pg. 451), N. 9 degs. 19'22" W. 199.23 feet to a point marked by an iron pin found; thence with the southerly line of property now or formerly owned by Hubert Grant Hunley, et ux, (D.B. 419, pg. 300), N. 80 degs. 17'00" E. 185.00 feet to a point marked by an iron pin found; thence with the western line of Daniel Road, S.E. S. 9 degs. 19'22" E. 199.41 feet to the point and place of BEGINNING, said parcel designated as Lot 32A (0.847 acre) on that certain plat of Lot 32A, Holt Consolidation, recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Plat Book 14, page 9, and as more specifically shown on plat of survey dated March 23, 1995, prepared by Ronald R. Clark, C.L.S., which said plat is attached hereto and made a part hereof; and,

The plat dated 3-23-1995, by Ronald E. Clark is recorded in DB 1470, pg 1801.

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: Craig, Joann Arctuora C/O Joann Brookhart

Assessed Description: LT 32A Holt Consolidation S of Roanoke River

Tax Map/ID# 089.01-02-32.00-0000

Land \$ 34,000 **Improvements \$** 110,300 **Total \$** 144,300

Annual Amt \$ 1500.72 **Taxes Payable on:** June 5th and Dec. 5th

Taxes Paid Thru: 2nd half of 2020 **Delinquent Taxes:** All of calendar years 2021, 2022, 2023 and the 1st half of 2024.

Taxes a Lien, Not Yet Due: 2nd half of 2024

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

Property Address (not warranted): 4716 Goodman Road

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

ITEMS SHOWN ON PLAT OF SUBDIVISION of Holt Consolidation recorded in/as PB 14, pg 9:

- 1) Is a boundary survey of Lot 32A, containing 0.847 acre
- 2) 40' MBL from Goodman Road.
- 3) 25' MBL from Daniel Road.
- 4) 25' SYL (side yard line) from the northerly lot line.
- 5) 18.5' SYL (side yard line) from the westerly lot line.
- 6) Overhead utilities and power pole in the southerly portion of subject property.
- 7) 15' R/W dedication in Goodman Road as the property lines went to the centerline of Goodman Road.

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

Physical improvement survey for Joann Arctuora Craig, dated 3-23-1995, by Ronald R. Clark, recorded in DB 1470-1801:

- 1) Is a boundary survey of Lot 32A, containing 0.847 acre
- 2) 40' MBL from Goodman Road.
- 3) 25' MBL from Daniel Road.
- 4) 25' SYL (side yard line) from the northerly lot line.
- 5) 18.5' SYL (side yard line) from the westerly lot line.
- 6) Overhead utilities and power pole in the southerly portion of subject property.

ACCESS:

(X) **Public street(s) named:** Goodman Road

OTHER MATTERS:

1. The research for this title report began with the deed from Ethel L. Hamby and J.B. Hamby to Herman L. Holt and Isabelle B. Holt dated 6-3-1949 recorded in/as 419-300. The research for this report covers a period of approximately 74 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.