
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: Kovarik-TM087.10-01-65.00-0000

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

Edward J. Kovarik

(X) no tenancy

UNDER THE FOLLOWING DEED:

Grantor(s): Boone, Boone & Loeb, Inc.

Dated: 10-9-1984 **Deed Book & Pg./Inst. No:** 1212-1315

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:

Lot 6, Block 9, according to the Plat of Section 4, Phase II, Ruxton of Roanoke, dated April 14, 1983, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia in Plat Book 9 at Page 251; and

Together with a non-exclusive easement for ingress and egress to and from the property herein conveyed over streets shown on the several maps of Ruxton of Roanoke.

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: Kovarik, Edward J

Assessed Description: LT 6 BLK 9 Sec 4 PH II Ruxton of Roanoke

Tax Map/ID# 087.10-01-65.00-0000

Land \$ 42,000 **Improvements \$** 178,400 **Total \$** 220,400

Annual Amt \$ 2292.16 **Taxes Payable on:** June 5th and Dec. 5th

Taxes Paid Thru: 2nd half of 2020 **Delinquent Taxes:** All of tax years 2021, 2022, 2023 and 2024

Taxes a Lien, Not Yet Due: 1st half of 2025

Town Taxes, Exemptions, Rollback, Supplementals, Etc: None

Property Address (not warranted): 3558 Londonderry LN

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:

Restrictions and other matters, if any, appearing of record in Deed Book 1039, page 291; Amended in Deed Book 1049, page 782 and by Deed Book 1051, page 256; Deed Book 1142, page 350, Amended in Deed Book 1173, at page 543; and Instrument No. 200212137, and in **Instrument No. 200401556, all prior Declarations, Amendments, Covenants and Restrictions were corrected in the "Amended and Restated Declaration of Covenants, Conditions and Restrictions of Stonehenge Homeowners Association of Roanoke, Inc. (Formerly Ruxton of Roanoke),** and all subsequent amendments thereto. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The above restrictions contain:

- X Easements not shown on subdivision plat.
- ☐ Minimum building lines not shown on subdivision plat:
- X Assessments;
- ☐ None of the above.

DEEDED EASEMENTS:

From: Builders Investment Group, Inc

To: Appalachian Power Company

Dated: 2-26-1984 **Deed Book & Pg./Inst. No:** 1197-512

ITEMS SHOWN ON PLAT OF SUBDIVISION of Plat of Section 4, Phase II, Ruxton of Roanoke **recorded in/as** PB 9, pg 251:

- 1) Portion of 15' wide sanitary sewer easement along the westerly lot line.
- 2) Portion of 15' wide waterline easement along the easterly lot line.
- 3) New 15' PUE crossing the southerly portion of subject property.
- 4) Existing 20' waterline easement along the southerly lot line.

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

None

ACCESS TO PUBLIC ROAD: Over the private streets of the development as set forth in the current deed.

ROAD MAINTENANCE AGREEMENT: As set forth in the declaration.

OTHER MATTERS:

1. The research for this title report began with the deed from Monex Investments Group, Inc. to Builders Investment group, Inc., aka Boone, Boone & Loeb, Inc. (the developer) dated 11-26-1980 recorded in/as 1158, pg 53. The research for this report covers a period of approximately 44 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.