

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

RECIPIENT'S CASE NO: Unknown

CASE NO: DTS-24-Blevins-TM025.01-02-20.00-0000 & 025.01-02-21.00-0000

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

Christopher Lance Blevins

(X) no tenancy

BY INHERITANCE FROM: Joyce Ann Blevins

Date of Death: 3-20-2021

Heirs determined by: Real Estate Affidavit filed as Inst. No. 202100400

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By: Deed of Gift

Grantor(s): Zelpha Parr Comer

Grantee(s): Jimmy R. Blevins and Joyce A. Blevins

Dated: 2-3-1986 **Deed Book & Pg./Inst. No:** 1232-1492

Jimmy R. Blevins and Joyce A. Blevins took title as tenants by the entirety with the right of survivorship. Jimmy R. Blevins died on 2-22-2012 as evidenced by a Real Estate Affidavit filed as Inst. No. 202100399, thereby vesting title in Joyce A. Blevins, aka Joyce Ann Blevins 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:

Parcel 1
"BEING Lot 13 of Block 7 of the Mason Valley Estates, a subdivision of Roanoke County, Virginia, as shown by map or plat thereof made by James F. MacTier, State Registered Engineer, for National Realty Company, Incorporated, dated May 24, 1945 and of record in Plat Book 2, page 174 of the records of the Clerk of the Circuit Court of Roanoke County, Virginia;"

Parcel 2
"BEING Lot 14, Section 7 of the Mason Valley Estates, a subdivision in Roanoke County, Virginia, as shown by map or plat thereof made by James F. MacTier, State Registered Engineer, for National Realty Company, Incorporated, dated May 24, 1945, and of record in Plat Book 2 page 174, of the records of the Clerk of the Circuit Court of Roanoke County, Virginia;" and

DEEDS OF TRUST: (X) NONE

JUDGMENTS:

Dated 11-5-2019 **docketed** 11-18-2019 **in/as** 201901748 **rendered in favor of** Roanoke Oral Surgery Inc **against** Christopher L. Blevins and Loretta Blevins.

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: Ballard, Christopher Lance

Assessed Description: Lot 13 Sec 7 Mason Valley Est

Tax Map/ID# 025.01-02-20.00-0000

Land \$ 1,600 Improvements \$ 0 Total \$ 1,600

Annual Amt \$ 16.64 Taxes Payable on: June 5th and Dec. 5th

Taxes Paid Thru: 2nd half 2020 **Delinquent Taxes:** All of calendar years 2021, 2022, 2023 and the first 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): 0 Catawba Valley 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.

Assessed Owner: Ballard, Christopher Lance

Assessed Description: Lot 14 Sec 7 Mason Valley Est

Tax Map/ID# 025.01-02-21.00-0000

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

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

Taxes Paid Thru: 2nd half of 2020 **Delinquent Taxes:** All of calendar years 2021, 2022, 2023 and the first 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): 0 Catawba Valley 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 Mason Valley Estates **recorded in/as** PB 2, pg 174:

- 1) No MBL or easements are shown.
- 2) Waters of Masons Creek bisects Lot 13 and the northerly portion of Lot 14.

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

None

ACCESS:

(X) **Public street(s) named:** Catawba Valley Drive, Aka Route 311.

OTHER MATTERS:

1. The research for this title report began with the deed from Mary H. Kesler, widow to Marvin C. Comer and Zelpha parr Comer dated 2-27-1968 recorded in/as 849-42. The research for this report covers a period of approximately 56 years.

BACK TITLE INFO: None 56 year

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

This report consists of 3 pages.