

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

RECIPIENT'S CASE NO: Unknown

CASE NO: DTS-24-DAlessandroTM080.0002-66.00-0000

INsofar as the records and indices are properly kept, title to the below described property is vested of record in:

Virginia D'Alessandro

(X) no tenancy

UNDER THE FOLLOWING DEED:

Grantor(s): Albert W. Moser, Sr., by Virginia D'Alessandro his attorney in fact

Dated: 6-30-2004 **Deed Book & Pg./Inst. No:** 201405906

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:

The deed referenced above at Inst. No. 201405906 conveys 3 parcels. Parcel 1, containing 55 ½ acre and Parcel 2, containing 11.185 acre, both being TM 080.00-02-60.00-0000 were sold at Inst. No. 202202918.

Parcel 3 – TM 080.00-02-66.00-0000

BEGINNING at a stake in a road on a line of the Dower at 27; thence along the road S. 46° E. 124 feet to a rock in a gate at 28; thence S. 75° E. 36 feet crossing the branch to a rock at 29; thence S. 43-½° E. 171 feet to a stake at 30; thence S. 30° E. 218 feet to a stake near the forks of the branch at 31; thence leaving the road N. 71° 30' E. 1720 feet to a stake S. 50° W. 10 feet from a double pine and 8 feet S. 70° E. of a white oak pointer on a line of Bush Brothers at 6; thence with same N. 19° W. 476 feet to a stake with pine white oak, dogwood and red oak pointers corner to No. 1 at 2; thence with No. 1, and the Dower S. 71° 30' W. 1910 feet (leaving No. 1 at 765 feet to the BEGINNING); and containing 20 acres, more or less, and BEING N. 2 as shown on a map of the Partition of the William Arthur land filed in the chancery cause of Oscar Arthur vs. E.

W. Arthur, et al, File No. 2170 of the records of the Clerk's Office of the Circuit Court, Roanoke County, Virginia; 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: Dalessandro, Virginia

Assessed Description: Back Creek

Tax Map/ID# 080.00-02-66.00-0000

Land \$ 56,000 **Improvements \$** 0 **Total \$** 56,000

Annual Amt \$ 582.40 **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): 0 Rutrough 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

DEEDED EASEMENTS:

From: Albert W. Moser, Sr.

To: Appalachian Power Company

Dated: 8-12-2002 **Deed Book & Pg./Inst. No:** 200219225

ITEMS SHOWN ON PLAT OF SUBDIVISION of none **recorded in/as** none:
none

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

- 1) The partition of the William Arthur land filed in the chancery cause of Oscar Arthur vs E.W. Arthur, et al, File No. 2170 is recorded in DB 693-575 and No. 2 thereon is a rough sketch of the outline of 20 acres, no calls or measurements are shown thereon.
- 2) There are no complete surveys of TM 080.00-02-66.00-0000, its location is shown on PB 14-115, survey of 11.185 acres and also PB 14-154, subdivision of 91 acres.

ACCESS:

(X) **Public street(s) named:** None, **parcel is land locked.**

Note: Both PB 11-115 and PB 14-154 show an old road leading to the southwest corner of TM 080.00-02-66.00-0000 but it does not connect to any other right of way.

OTHER MATTERS:

1. The research for this title report began with the deed from Virgie Arthur Myer, fka Virgie I. Arthur and Virgia I Arthur to Daniel W. Wince and Ola Griffith Wince dated 11-22-1957 recorded in/as 585-443. The research for this report covers a period of approximately 66 years.
2. Terms and conditions of Deed dated 10-26-2010, recorded as Inst. No. 201011202, between Albert W. Moser, Jr. and Michael A. Stegall, reserves 2 easements for pedestrian and equestrian use, as shown on plat of 48.1591 acres recorded as Inst. No. 201011201. No motorized vehicles may be used within the two aforesaid easements. Said easements reserved by the grantor are for the benefit of and appurtenant to TM 080.00-02-60.00 and 080.02-66.00.
3. Terms and conditions of Right of First Refusal, dated 10-26-2010, recorded as Inst. No. 201011204, between Albert W. Moser, Sr. and Michael A. Stegall. Moser grants Stegall a first refusal option to purchase TM 080.00-02-60.00 & 080.00-02-66.00 as long as Stegall owns the tract of 48.1591 acres. Stegall continued to own his 48.1591 acres in 2014, when Virginia D'Alessandro conveyed TM 080.00-02-60.00 & 080.00-02-66.00 to herself (Inst. No. 201405906) without giving notice to Stegall. Stegall sold his 48.1591 acres in 2015.
4. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

BACK TITLE INFO: None 66 year

EFFECTIVE DATE: 6-24-2024 @ 8:00 A.M.

This report consists of 3 pages.