

Invoice

BILL TO:

Date	Invoice #
05/20/2025	123840

Thru 13-May-2025

OPN LAW
3140 CHAPARRAL DR, STE 200-C
PO BOX 20487
ROANOKE, VA 24018

Phone:
Fax:

Ext:

Fee: \$150.00
Copies: \$0.00 for 0 Copies
Total: \$150.00

Order: 054.02-02-11.00-00C

Service Date: 20-May-2025

Service:
60-YEAR TITLE SEARCH

Jurisdiction: COUNTY OF ROANOKE

Name/Grantee: MAXINE B. GOAD (DEC) JOHN E. GOAD (NO ESTATE) TAXED JOHN E. GOAD JR (SON?)

StreetAddress: 351 INGAL BLVD

LegalDescription: LOT 11 BLK 4 SEC 1 GLENVAR EAST

BK/Pg-Instrument: 991/430

Map: 054.02-02-11.00-0000

Deeds Of Trust: 201205691 TO JAMES AND JUNE DAVIS 202015785 FIGURE LENDING \$16017 202111984 FIGURE LENDING \$63180

Judgment: 2018000431 202201098 LIS PENDS 202001153 COUNTY OF ROANOKE

Taxes: COLECTIONS

DEED 991/430

d

CASE NO: 054.02-02-11.00-0000

CUSTOMER: OPNLAW

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

DEEDED: JOHN E. GOAD, MAXINE B. GOAD (MAXINE B. GOAD IS NOW DECEASED, VESTING PROPERTY IN JOHN E. GOAD (HUSBAND), NO ESTATE CAN BE FOUND ON JOHN, BUT MAXINE'S LIST OF HEIRS ONLY HEIR JOHN E. GOAD JR (SON) AND IT IS TAXED IN JOHN JR

(☒) t/e w/s (☐) j/t w/s (☐) t/c (☐) no tenancy (☐) prtshp
(☐) corp (☐) llc

(☐) **UNDER THE FOLLOWING DEED:**

Grantor(s): CLAUDE C. CARROLL, HOWARD E. CARROLL, NAOMI A. CARROLL

Dated: 2/15/74 Recorded: 2/28/74 Deed Book & Pg./Inst. No: 991 430

(☐) See "Other Matters" section or additional attachments for additional Source Deeds

(☒) Current owner is surviving tenant of survivorship tenancy created in the above deed.

Deceased tenant died Intestate pursuant to information at /in CWF 20030

(☐) **UNDER THE WILL OF:**

Date of Death: Date of Probate:

Will Book & Pg./Inst. No:

(☐) **BY INHERITANCE FROM:** MAXINE BOGGS GOAD

Date of Death: 5/30/03

Heirs determined by: CWF 200300290 REC 6/19/03

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By:

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 11 BLK 4 SEC 1 GLENVAR EAST AT PLAT 7/12

(☐) Use description in recorded in/as

DEEDS OF TRUST: (☐) None

1. **Grantor(s):** JOHN E. GOAD JR, BY LAURIE D. GOAD, HIS POA

Trustee(s): BRUCE E. MAYER

Dated: 5/23/12 **Deed Book & Pg./Inst. No:** 201205691

Recorded: 5/24/12 Amount: \$80000

Named Beneficiary: JAMES B. DAVIS, JUNE G. DAVIS

Assignments, Subordination Agmts, etc.	POA 201205689 DATE 4/17/12 REC 5/24/12 JOHN E. GOAD JR TO LAURIE D. GOAD (AFFIDAVIT 201205690 REC 5/24/12
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2. Grantor(s): JOHN GOAD JR, LAURIE GOAD

Trustee(s): OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Dated: 12/17/20 **Deed Book & Pg./Inst. No:** 202015785

Recorded: 12/28/20 Amount: \$ 16018

Named Beneficiary: FIGURE LENDING LLC

Assignments, Subordination Agmts, etc.:	ASSIGN: 202407890 DATE 10/7/24 REC 10/8/24 TO: SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2021 FIG2
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3. Grantor(s): JOHN E. GOAD JR

Trustee(s): OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Dated: 8/13/21 Deed Book & Pg./Inst. No: 202111984

Recorded: 8/18/21 Amount: \$ 63180

Named Beneficiary: FIGURE LENDING LLC

Assignments, Subordination Agmts, etc.:	ASSIGN: 202407891 DATE 10/7/24 REC 10/8/24 TO: GREEN ALKE TRUST
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JUDGMENTS: ☐ None

Dated docketed in/as rendered in favor of against

Dated docketed in/as rendered in favor of against

Dated docketed in/as rendered in favor of against

Dated docketed in/as rendered in favor of against

Dated docketed in/as rendered in favor of against

(☐) See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):

LIENS FOUND:	NONE
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JUDGMENTS

INST	DATE	REC	\$	PLAINTIFF	DEFENDANT
201800431	11/18/2005	3/9/2018	\$3,547.19	UNIFIND CCR PARTNERS	JOHN GOAD
202201098	8/26/2022	8/29/2022	\$3,349.84	COUNTY OF ROANOKE, VA	JOHN E. GOAD JR

UCC/FINANCING STATEMENTS: (☒) None

Filed as Financing Statement No.

Debtor:

Secured Party:

(☐) See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: *INFORMATION & PRINTOUT NOT WARRANTED. CONTACT TREASURER TO CONFIRM.*

Assessed Owner: JOHN E. GOAD JR

Assessed Description: LOT 11 BLK 4 SEC 1 GLENVAR EAST

Tax Map/ID# 0054.02-02-11.00-0 PIN# GPIN#

Land \$ 54000 Improvements \$ 224400 Total \$ 283500

Annual Amt \$ NA Taxes Payable on: 6/5/25 12/5/25

Taxes Paid Thru: IN COLLECTIONS

Delinquent Taxes:

Taxes a Lien, Not Yet Due: IN COLLECTIONS

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:

Property Address (not warranted): 351 INGAL BLVD

(☐) See "Other Matters" section or additional attachments for additional Tax information and/or Tax Parcels

RESTRICTIONS AND/OR DECLARATIONS: (☐) None

Dated: 5/26/68 Recorded: 6/26/68 Deed Book & Pg./Inst. No: 855/525

Amendments at:

Contain Reverter: (☐) Yes (☒) No

Contain Easements (not shown on subd. plat): (☐) Yes (☒) No

Contain Minimum Building Line not shown on subd. plat: (☐) Yes (☒) No

Contain Assessments: (☐) Yes (☒) No

DEEDED EASEMENTS: (☐) NONE

From: SEE NEXT PAGE

To:

Dated: Deed Book & Pg./Inst. No:

From:

To:

Dated: Deed Book & Pg./Inst. No:

From:

To:

Dated: Deed Book & Pg./Inst. No:

From:

To:

Dated: Deed Book & Pg./Inst. No:

OUTCONVEYANCES AND EASEMENTS

Instrument	date	rec	from	to	desc
842/346	10/31/1967	11/14/1967	MANLEY W. TOBEY SR, MARION M. TOBER	MT. LAURENL CORPORATION	RESERVED SEWER EASEMENT
859/578	8/8/1968	8/27/1968	MT. LAUREL CORPORATION	CHESAPEKE AND POTOMAC TELEPHONE CO OF VIRGINIA	SECTION 1 PUE
659/252	1/5/1961	2/24/1961	C.M.ESKEY, NINA A. ESKEY	APCO	PUE
659/253	1/6/1961	2/4/1961	MANLEY W. AND MARION TOBEY	APCO	PUE
490/37	5/26/1953	6/11/1953	MANLEY W. AND MARION TOBEY	APCO	PUE
862/573	9/11/1968	10/9/1968	MT. LAUREL CORPORATION	APCO	SECTION 1 PUE
868/738	12/4/1968	1/23/1969	MT. LAUREL CORPORATION	ROANOKE COUNTY PUBLIC SERVICE AUTHORITY	SALE OF SEWER SYSTEM/LINES
964/643	1/26/1973	2/2/1973	MOUNTAIN SPRINGS WATER COMPANY	ROANOKE COUNTY PUBLIC SERVICE AUTHORITY	SALE OF WATER SYSTEM/LINES
919/279	11/5/1970	6/15/1971	COMMONWEALTH FINANCIAL CORP	CHESAPEKE AND POTOMAC TELEPHONE CO OF VIRGINIA	BURIED CABLE

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as 7/12: (☐) None

1. 30'MBL
2. 10 PUE
3.
4.

SHOWN ON OTHER PLATS OF RECORD as follows: (☐) None

1. Plat recorded as 861/658 showing: N OTHING
2. Plat recorded as 842/349 showing: N OTHING

ACCESS:

- (☒) Public street(s) named: INGA IBLVD
- (☐) Appurtenant easement created by Deed Book & Pg./Inst. No.:
- (☐) Road Maintenance Agreement in Deed Book & Pg./Inst. No.:

OTHER MATTERS: (☐) None

LIS PENDING 202001153 DATE 2/4/20 REC 2/5/20
COMPLAINANT: COUNTY OF ROANOKE, VIRGINIA
RESPONDANT: JOHN E. GOAD JR, JUNE G. DAVIS, UNIFUND PARTNERS

ADDITIONAL PLAT 471/367 453/438
PLAT 862/575 SHOWS APCO PUE

SEARCH TYPE: (☐) Current Owner (☐) Two Owner
(☐) Standard Residential (☐) Commercial
(☒) Other: 6 YEA R

BACK TITLE INFO RELIED UPON IS Policy/Case # Items to be picked up from this policy affecting the property listed on page 1 are as follows:

EFFECTIVE DATE: 5/13/25 @ 8:00 A.M.

SEARCHER:

THIS REPORT CONSISTS OF 9 PAGES, excluding document copies, adverse sheets, etc