

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

RECIPIENT'S CASE NO: Unknown

CASE NO: DTS-25-MartinTM055.04-02-12.00-0000

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

Laura S. Martin

(X) no tenancy

UNDER THE FOLLOWING DEED:

Grantor(s): Charles D. Coleman and Phyllis H. Coleman

Grantee(s): Sterling David Martin and Laura S. Martin

Dated: 10-26-1993 **Deed Book & Pg./Inst. No:** 1423-1652

Sterling David Martin and Laura S. Martin took title as tenants by the entirety with the right of survivorship.

Sterling David Martin died on 1-22-2011, as evidenced by a real estate affidavit recorded as Inst. No. 201100055, title thereby vesting solely in Laura S. Martin 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:

BEGINNING at a point on the southern side of a private roadway, said point being approximately 319.34 feet from the western side of State Route #639 and being the N. E. corner of the Carl R. Furrow property; thence S. 10 deg. 0' 10" E. along and with the Furrow property 265.30 feet to a point; thence N. 86 deg. 22' 20" E. 140 feet more or less to a point in the remaining property of Ella M. Dunman; thence N. 1 deg. 01' E. 315.00 feet to the southern right-of-way of a private roadway; thence S. 52 deg. 49' 25" W. 147.06 feet to a point; thence S. 64 deg. 00' W. 22.34 feet to the place of Beginning; and

Note that State Route 639 is now known as State Route 774, aka Creekside Drive

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: Martin, Laura S

Assessed Description: Roanoke River

Tax Map/ID# 055.04-02-12.00-0000

Land \$ 45,000 **Improvements \$** 119,700 **Total \$** 164,700

Annual Amt \$ 1712.88 **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): 2708 Wind Song Lane

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: S.N. Kinzie

To: The Chesapeake and Potomac Telephone Company of Virginia

Dated: 5-5-1913 **Deed Book & Pg./Inst. No:** 66-216

From: H.L. Phlegar and Margaret Phlegar

To: Appalachian Electric Power Company

Dated: 4-18-1934 **Deed Book & Pg./Inst. No:** 223-8

From: H.L. Phlegar and Margaret Phlegar

To: The Chesapeake and Potomac Telephone Company of Virginia

Dated: 1-21-1941 **Deed Book & Pg./Inst. No:** 282-381

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

DB 411-352, DB 782-557 and 1034-528 all show a private road (18 ft wide) from Creekside Lane.

ACCESS:

(X) **Public street(s) named:** Over the 18' prescriptive right of way known as Windsong Lane to Creekside Drive

(X) **Prescriptive easement created by Deed Book & Pg./Inst. No.:** 411-352 & 782-557

(X) **Road Maintenance Agreement in Deed Book & Pg./Inst. No.:** 201003806

OTHER MATTERS:

1. The research for this title report began with the deed from Elizabeth S. Rawlings to W.H. Dunman to Ella Dunman dated 4-6-1948 recorded in/as 405-437. The research for this report covers a period of approximately 76 years.
2. Terms and conditions of deed of easement dated 12-6-2005, recorded as inst. No. 201003806, between Carl Furrow and Doris Furrow to Sterling Martin and Laura Martin. Grants a 20' right of way for ingress/egress to Windsong Lane and Creekside Drive as shown on plat recorded in PB 28, pg 13.

BACK TITLE INFO: None X

EFFECTIVE DATE: 5-8-2025 @ 8:00 A.M.

This report consists of 3 pages.