

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

RECIPIENT'S CASE NO: Unknown

CASE NO: DTS-24-ObenshainTM038.16-01-08.00-0000

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

W. Phillip Obenshain

(X) no tenancy

UNDER THE FOLLOWING DEED:

Grantor(s): W. Percy Obenshain, heir of the estate of Roseland Stone Obenshain, by Loreili Martin, his attorney in fact.

Dated: 6-24-1996 **Deed Book & Pg./Inst. No:** 1514-561

Note that the above deed was conveyed subject to a life estate reserved by W. Percy Obenshain. Said life estate was quit claimed by deed dated 10-22-1996 and recorded in DB 1524-1268.

BY INHERITANCE FROM: Roseland Stone Obenshain

Date of Death: 4-3-1996

Heirs determined by: List of Heirs recorded in WB 52, pg 52

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By: DB 271-322

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 45 inch White Oak on the southerly side of Hershberger Road (State Secondary Route #625) at the west end of an iron bridge over Carvins Creek, said beginning point being an original corner of the 45 acre tract, property of Julia B. Stone, thence along the original outside line of the aforesaid 45 acre tract and along the lines of the properties of O. D. Ross and A.W. Coon, running with the west and south bank of Carvins Creek, the following four courses and distances; S. 10° 00' E., 120.00 feet, S. 69° 00' E., 167.00 feet, N. 57° 00' E., 220.0 feet, and N. 87° 00' E., 103.9 feet to a point; thence leaving the line of the property of A.W. Coon and along a new line through the Julia B. Stone property, N.

25° 38' W., crossing the center of Carvins Creek at 60 feet, passing an iron pipe on the north bank of the Creek by the fence at 112.8 feet, passing an iron pipe by a fence corner post on the southerly side of the road at 189.8 feet in all a total distance of 206.5 feet to a point in the center of the Herschberger Road; thence with the same the following three courses and distances; S. 74° 49' W., 66.7 feet, S. 65° 31' W., 171.7 feet, S. 77° 42' W., 155.4 feet crossing the steel bridge over Carvins Creek to a point in the center of the Road at the westerly abutment of the bridge; thence S. 14° 50' W., 11.7 feet to the place of BEGINNING, containing 1.84 acres, and being a southwesterly portion of the 45 acre tract conveyed to Julia B. Stone by deed of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 128, page 135, and situate about three and a half miles north of Roanoke City in Roanoke County, Virginia, which is shown by plat made by C. B. Malcolm and David Dick, S.C.E. and Surveyor, dated February 8, 1940, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, with that certain deed of conveyance from Julia B. Stone and S. M. Stone, her husband, dated February 12, 1940, recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 271, page 322; and LESS AND EXCEPT that .604 acre parcel of land conveyed to Walter M. Martin and Loreili Martin by deed from Roseland Stone Obenshain and W. Percy Obenshain, dated July 30, 1968, recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 869, page 467.

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: Obenshain, W Philip

Assessed Description: Carvins Creek

Tax Map/ID# 038.16-01-08.00-0000

Land \$ 28,000 **Improvements \$** 47,400 **Total \$** 75,400

Annual Amt \$ 784.16 **Taxes Payable on:** June 5th and Dec. 5th

Taxes Paid Thru: 2nd half of 2019 **Delinquent Taxes:** All of calendar years 2020, 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): 123 John Richardson 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: W.P. Obenshain and Rosiland S. Obenshain

To: Appalachian Electric Power Company

Dated: 3-3-1941 **Deed Book & Pg./Inst. No:** 284-367

From: Rosiland S. Obenshain and W.P. Obenshain

To: The Chesapeake and Potomac Telephone Company of Virginia

Dated: 4-21-1954 **Deed Book & Pg./Inst. No:** 505-241

From: W.P. Obenshain and Roseland S. Obenshain
To: Roanoke County Sanitation Authority
Dated: 3-22-1956 **Deed Book & Pg./Inst. No:** 550-166

From: W. Percy Obenshain and Roseland S. Obenshain
To: Roanoke County Public Service Authority
Dated: 4-10-1972 **Deed Book & Pg./Inst. No:** 943-205

From: Rosalind S. Obenshain, by Loreili O. Martin, Committee
To: Appalachian Power Company
Dated: 11-17-1993 **Deed Book & Pg./Inst. No:** 1433-296

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

Plat showing 1.84 acre tract to be conveyed to Roseland Stone Obenshain and W.P. Obenshain, dated 2-8-1940, by C.B. Malcolm and David Dick, SCE, attached to deed recorded in DB 271-322.

- 1) Boundary survey of 1.84 acres with property lines running to the center of old Hershberger Road.
- 2) Waters of Carvins Creek crosses the westerly and southerly portions of subject property.

ACCESS:

(X) **Public street(s) named:** John Richardson Road, St. Rte. 743

OTHER MATTERS:

1. The research for this title report began with the deed from Julia B. Stone and S.M. Stone to Roseland Stone Obenshain dated 2-12-1940 recorded in/as 271-322. The research for this report covers a period of approximately 84 years.
2. Terms and conditions of deed dated 2-12-1940, recorded in DB 271, pg 322, between Julia B. Stone and S.M. Stone and Roseland Stone Obenshain, conveys water rights, with right to pipe water, with right of ingress and egress.
3. Terms and conditions of deed dated 12-16-1994, recorded in DB 1464-1305, between Loreili Martin, Guardian for Roseland Stone Obenshain, aka Roseland S. Obenshain, an incompetent and Len F. DeShano, reserves water rights subject to the conditions therein.
4. Terms and conditions of deed dated 6-24-1996, recorded in DB 1514-561, contains an agreement between W. Phillip Obenshain and the third part to the deed, Walter M. Martin and Loreili Martin, regarding payment of \$5 monthly for his prorated cost of the electricity needed for the second part's operations of the well.

BACK TITLE INFO: **None** 84 years

EFFECTIVE DATE: 7-12-2024 @ 8:00 A.M.

This report consists of 3 pages.