

Invoice

Date	Invoice #
05/30/2025	123915

BILL TO:

Thru 21-May-2025

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

Phone:

Ext:

Fax:

Fee: \$150.00

Copies: \$0.00 for 0 Copies

Total: \$150.00

Order: 105.00-03-01-00-00(

Service Date: 30-May-2025

Service:

60-YEAR TITLE SEARCH

Jurisdiction: COUNTY OF ROANOKE

Name/Grantee: CARL D. SIMMONS, (ORDERED CARL SIMMINS)

StreetAddress: 0 FORT MASON RD

LegalDescription: 1.50AC M/B TRACT 25 SEC 2 FORT MASON

BK/Pg-Instrument: 201105571

Map: 105.00-03-01.00-0000

Deeds Of Trust: CLEAR

Judgment: 202100451 CARL SIMMONS

Taxes: TAX SALE

DEED 2011005571

CASE NO: 105.00-03-01.00-0000

CUSTOMER: *GP/Law*

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

CARL D. SIMMONS (ORDERED CARL SIMMINS)

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

(☐) **UNDER THE FOLLOWING DEED:**

Grantor(s): DEBRA A COSTANZO

Dated: 5/8/11 Recorded: 8/10/11 Deed Book & Pg./Inst. No: 201105571

(☐) 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 [] pursuant to information at /in [].

(☐) **UNDER THE WILL OF:**

Date of Death: [] Date of Probate: []

Will Book & Pg./Inst. No: []

(☐) **BY INHERITANCE FROM:**

Date of Death: []

Heirs determined by: []

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:

1.50ACRE
METES BOUNDS
DESIGNATED TRACT 25 SECTION 2 FORT MASON PLOT 1037/16

(☐) Use description in recorded in/as

DEEDS OF TRUST: (☒) None

1. Grantor(s):
Trustee(s):
Dated: Deed Book & Pg./Inst. No:
Recorded: Amount: \$
Named Beneficiary:
Assignments, Subordination Agmts, etc.:

2. Grantor(s):
Trustee(s):
Dated: Deed Book & Pg./Inst. No:
Recorded: Amount: \$
Named Beneficiary:
Assignments, Subordination Agmts, etc.:

3. Grantor(s):
Trustee(s):
Dated: Deed Book & Pg./Inst. No:
Recorded: Amount: \$
Named Beneficiary:
Assignments, Subordination Agmts, etc.:

JUDGMENTS: (☐) None

Dated 12/7/20 docketed 4/5/21 in/as 202100451 rendered in favor of LVNV FUNDIN LLC against CARL SIMMONS
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

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: CARL D SIMMONS

Assessed Description: 1.50000AC TR 25 SEC 2 MASONS KNOB

Tax Map/ID# 105000301000000 Bill # GPIN#

Land \$ 38400 Improvements \$ 38400 Total \$ 0 38400

Annual Amt \$ 38400 Taxes Payable on: 6/5/25 12/5/25

Taxes Paid Thru: IN COLLECTIONS

Delinquent Taxes: IN COLLECTIONS

Taxes a Lien, Not Yet Due: 1ST 1/2 25 6/5/25

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

Property Address (not warranted): 0 FORT MASON RD

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

RESTRICTIONS AND/OR DECLARATIONS: (☐) None

Dated: 9/29/79 Recorded: 3/2/76 Deed Book & Pg./Inst. No: 1037/12

Amendments at: ALSO PLAT 9/236

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: JOSEPH C COLMAN ETAL

To: R VINCENT REYNOLDS, ROBIN R REYNOLDS (R/W, RMA, RESTRICTIONS)

Dated: 9/29/79 Deed Book & Pg./Inst. No: 1037/12

From: FORT MASON ASSOCIATES

To: CHESAPEKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA (PUE)

Dated: 9/7/72 Deed Book & Pg./Inst. No: 955/294

From: J.C.COLMAN ETAL

To: APCO (PUE)

Dated: 7/5/72 Deed Book & Pg./Inst. No: 952/68

From: L. FRANKLIN MOORE JR ETAL

To: JOSEPH C COLMAN, MARGIE N COLMAN (50R/W)

Dated: 2/18/74 Deed Book & Pg./Inst. No: 1006/501

EASEMENT

DB/PG :1031/147

DATE :11/17/75

REC :11/18/75

GRANTOR :L FRANKIN MOORE JR, DAISY W MOORE

GRANTEE :JOSEPH C COLMAN, MARIE N COLMAN

NOTES 50'R/W

EASEMENT

DB/PG :1006/501

DATE :2/18/74

REC :10/9/74

GRANTOR :L FRANKIN MOORE JR, DAISY W MOORE, JAMES M MILTON, FLORENCE P MILTON

GRANTEE :JOSEPH C COLMAN, MARIE N COLMAN

NOTES 50 R/W

EASEMENT

DB/PG :335/290

DATE :11/14/45

REC :3/23/46

GRANTOR :V.T.HANCOCK, AMER B HANCOCK

GRANTEE :APCO

NOTES PUE

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as 1037/16: (☐) None

1. 50' ROADWAY
2.
3.
4.

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

1. Plat recorded as 9/236 showing: RESTRICTION
2. Plat recorded as 955/295 showing:

ACCESS:

- (☒) Private street(s) named: FORT MASON RD
- (☐) Appurtenant easement created by Deed Book & Pg./Inst. No.: 037/12
- (☐) Road Maintenance Agreement in Deed Book & Pg./Inst. No.: 1037/12

OTHER MATTERS: (☒) None

SEARCH TYPE: (☐) Current Owner (☐) Two Owner
(☐) Standard Residential (☐) Commercial
(☒) Other: 6-YEAR

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: 5/21/25 @ 8:00 A.M.

THIS REPORT CONSISTS OF 8 PAGES, excluding document copies, adverse sheets, etc