

Invoice

Date	Invoice #
05/30/2025	123917

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: 026.12-04-39.00-000

Service Date: 30-May-2025

Service:
60-YEAR TITLE SEARCH

Jurisdiction: COUNTY OF ROANOKE

Name/Grantee: MARGUERITE L SINK

StreetAddress: 8553 CARDINGTON

LegalDescription: LOT 35 BENTLEY PARK

BK/Pg-Instrument: 202006634

Map: 026.12-04-39.00-0000

Deeds Of Trust: 1618/828 BY WILLIAM LEE TO FIRST VA BANK \$175000

Judgment: 202301232 MARGUERITE SINK

Taxes: TAX SALE

DEED 202006634
HOA LIEN 202102211

CASE NO: 026.12-04-39.00-0000

CUSTOMER: OPR Luv

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

MARGUERITE L. SINK

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

(☐) UNDER THE FOLLOWING DEED:

Grantor(s): WILLIAM C. MAXWELL, RECIEVER FOR THE HEIRS OF WILLIAM E LEE SR

Dated: 6/16/20 Recorded: 6/24/20 Deed Book & Pg./Inst. No: 202006634

(☐) 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:

LOT 35 BENTLEY PARK
PLAT 12/96

(☐) Use description in recorded in/as

DEEDS OF TRUST: (☐) None

1. Grantor(s): WILLIAM E LEE

Trustee(s): JAMES N HINSON

Dated: 4/27/99 **Deed Book & Pg./Inst. No.:** 161 888

Recorded: 4/27/99 **Amount:** \$ 175,000

Named Beneficiary: FIRST VIRGINIA BANK-SOUTHWEST

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 9/18/23 docketed 10/11/23 in/as 202301232 rendered in favor of BENTLEY PARK HOA against MARGUERITE L SINK

Dated docketed in/as rendered in favor of against

Dated [] docketed [] in/as [] rendered in favor of [] against []

Dated [redacted] docketed [redacted] in/as [redacted] rendered in favor of [redacted] against [redacted]

Dated [redacted] docketed [redacted] in/as [redacted] rendered in favor of [redacted] against [redacted]

(☐) 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: MARGUERITE SINK

Assessed Description: LOT 35 BENTLEY PARK

Tax Map/ID# 026120439000000 Bill # GPIN#

Land \$ 84000 Improvements \$ 476700 Total \$ 560700

Annual Amt \$ NA 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): 8553 CARDINGTON

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

RESTRICTIONS AND/OR DECLARATIONS: (☐) None

Dated: 3/28/90 Recorded: 3/29/90 Deed Book & Pg./Inst. No: 1321/128

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: DOMINION DEVELOPERS INC

To: APCO (PUE WITH PLAT)

Dated: 12/19/89 Deed Book & Pg./Inst. No: 1317/875

From: DOMINION DEVELOPERS INC, BENTLEY PARK HOA

To: BOARD OF SUPERVISORS OF ROANOKE COUNTY (STORMWATER AND DRAINAGE EASE)

Dated: 3/12/90 Deed Book & Pg./Inst. No: 1321/121

From:

To:

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

From:

To:

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as 12/96: (☐) None

1. 2X DWLE
2. 30 MBL
3. 15 PUE
4.

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

1. Plat recorded as showing:
2. Plat recorded as showing:

ACCESS:

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

OTHER MATTERS: (☐) None

HOA LIEN 202102211 DATE 2/11/21 REC 2/16/21 \$1313.20 BENTLEY PARK
HOMEOWNERS ASSN VS MARGUERITE SINK

SEARCH TYPE: (☐) Current Owner (☐) Two Owner
(☐) Standard Residential (☐) Commercial
(☒) Other: 60 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 1 PAGES, excluding document copies, adverse sheets, etc