

---

---

**TITLE RESEARCH REPORT**

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

**RECIPIENT'S CASE NO:** Unknown

**Covenant Real Estate Services LLC CASE NO:** DTS-24-MiltonTM070.04-02-15.00-0000

**INSOFAR AS THE RECORDS AND INDICES ARE PROPERLY KEPT, TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:**

Estate of R.S. Milton, aka Roy Sullivan Milton

**(X) no tenancy**

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Riverdale Farm Corporation

**Dated:** 9-21-1925      **Deed Book & Pg./Inst. No:** 173-341

**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 the southeast corner of Oak Street and Highland Road, thence with Oak Street S. 28° 04' W. 459.90 feet to a point on same and the line between Lots 17 and 1; thence with said lot line S. 57° 30' E. 200.1 feet to a point; thence with the line between lots 16 and 17, N. 28° 04' E. 456 feet to the south line of Highland Road; thence with Highland Road E. 56° 44' W. 200 feet to Oak Street, the place of Beginning, and containing 2.10 acres, and being lot No. 17, section No. 25, according to the map of the map of the Riverdale Farm Corporation, traced by C. B. Malcolm, C. E., April 20, 1925.**

The map of the easterly portion of Riverdale is recorded in PB 2, pg 83 ½

**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:** Milton, R.S, C/O Effice M. Cuckler

**Assessed Description:** LT 17 Sec 25 Riverdale

**Tax Map/ID#** 070.04-02-15.00-0000

**Land \$** 44,500 **Improvements \$** 5,200 **Total \$** 49,700

**Annual Amt \$ 516.88 Taxes Payable on:** June 5th and Dec. 5th

**Taxes Paid Thru:** 2<sup>nd</sup> ½ 2018 **Delinquent Taxes:** All of calendar years 2019, 2020, 2021, 2022, 2023 and the 1<sup>st</sup> half of 2024.

**Taxes a Lien, Not Yet Due:** @nd half of 2024

**Town Taxes, Exemptions, Rollback, Supplementals, Etc:** Stormwater utility fee

**Property Address (not warranted):** 2419 Highland 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:** DB 173-341 - expired

**DEEDED EASEMENTS:** (X) NONE

**ITEMS SHOWN ON PLAT OF SUBDIVISION of Riverdale recorded in/as PB 2, pg 83 ½ :**  
No MBL or easements are shown on Lot 17, Section 25.

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:**  
None

**ACCESS:**  
(X) **Public street(s) named:** Highland Road

**OTHER MATTERS:**

1. The research for this title report began with the deed from Riverdale Farm Corporation to R.S> Milton dated 9-21-1925 recorded in/as 173-341. The research for this report covers a period of approximately 96 year.
2. There is nothing of record in the above referenced clerk's office to indicate that R.S. Milton is deceased. However, on online search found records on a Roy Sullivan Milton. A picture of Roy S. Milton's headstone gives the date of his death as 1957 (no specific date), survived by his wife, Sylvia St.Clair Milton (possibly Lelia Sylvia St.Clair Milton) who's date of death is given as 1968 on the same headstone. No wills were found of record for Sylvia Milton. Roy S. Milton and Sylvia Milton were survived by 6 children: Wesley "Buck" Milton, William "Bill" Milton, Irene Apostilico, Dorothy Thrasher, Effie Cuckler and Cletie Milton Fox (DOD 8-23-2017, per her online obit, which is where I found the names of her brothers and sisters. Note that it appears she didn't have any children. Per the online obit of Effie Cuckler, her DOD is 3-18-2011, survived by her daughter Pamela Sarver and her sons, Steve Cuckler and Terry Cuckler. I have searched the other children of Roy S. Milton but have not found anything online. So, title is vested in the unknown heirs of Roy S. Milton, aka R.S. Milton.
3. Terms and conditions of deed dated 9-21-1925, recorded in DB 173, pg 341 between Riverdale Farm Corporation and R.S. Milton. Deed contains restrictions, pole line easement, spring rights and grants the right to use water from the springs.
4. This report of title is being provided to the Recipient for the purpose of a delinquent tax sale by the County of Roanoke only. This report does not run to any purchaser under a delinquent tax sale and no other use is authorized by Covenant Real Estate Services LLC, and no liability is assumed hereunder for any unauthorized use of this report of title.

**BACK TITLE INFO:** Exact Full Limited None X Policy/Case #

**EFFECTIVE DATE:** 7-1-2024 @ 8:00 A.M.