
TITLE RESEARCH REPORT

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

RECIPIENT'S CASE NO: Unknown

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

Gloria J. Thomason

(X) no tenancy

Subject property was conveyed subject to the life estate of Virginia Whitlock. Virginia Whitlock died on January 5, 2018 as recited in deed recorded as Inst. No. 201805204 conveying other property of Gloria J. Thomason.

UNDER THE FOLLOWING DEED:

Grantor(s): Kenneth W. Whitlock and Virginia Whitlock

Dated: 5-3-2000 **Deed Book & Pg./Inst. No:** 1658-973

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:

BEING known and designated as Lot numbered Twenty-two (22) according to the Map of Richland Hills; and

Note that the plat of Richland Hills is recorded in PB 3, pg 14.

The legal description should be corrected to include the plat book reference.

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: Whitlock, Virginia L Life
Assessed Description: LT 22 Richland Hills
Tax Map/ID# 035.03-01-31.00-0000

Land \$ 18,000 **Improvements \$** 0 **Total \$** 18,000
Annual Amt \$ 190.80 **Taxes Payable on:** June 5 and December 5 of the calendar year

Taxes Paid Thru: 2nd half 2019
Delinquent Taxes: All 2020, 2021, 2022 and the 1st half 2023
Taxes a Lien, Not Yet Due: 2nd half 2023

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: Stormwater utility fee
Property Address (not warranted): 0 Richland Hills Drive

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.

NOTE: The above information is based upon the 2023 tax assessment.

RESTRICTIONS AND/OR DECLARATIONS:

Book & Pg./Inst. No: PB 3, pg 14
Amendments at: None
Contain Reverter: (X) No
Contain Easements (not shown on subd. plat): (X) No
Contain Minimum Building Line not shown on subd. plat: (X) No
Contain Assessments: (X) No

DEEDED EASEMENTS: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION of Richland Hills **recorded in/as** PB 3, pg 14:
None

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

(X) **Public street(s) named:** Prescriptive easement over the 15’ road shown on the plat of Richland Hills to St Sec Rte 733. See other matters No. 5.

OTHER MATTERS:

1. The research for this title report began with the deed from J.B Hamby and Ethel L. Hamby, his wife to Edith M. Whitlock dated 2-12-1948 recorded in/as 384-288. The research for this report covers a period of approximately 75 years.
2. Subject property was conveyed subject to the life estate of Virginia Whitlock. Virginia Whitlock died on January 5, 2018 as recited in the deed recorded as Inst. No. 201805204 conveying other property of Gloria J.

Thomason.

4. The legal description should be corrected to include the plat book reference of Richland Hills, PB 3, pg 14.
5. Terms and conditions of agreement dated 6-1-1929, recorded in DB 187-182 between Janet E. Solter and C.F. Solter, H&W and A.M. Tinsley establishing a 12’ right of way.
6. 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: **None X**

EFFECTIVE DATE: 7-14-2023 @ 8:00 A.M.

This report consists of 3 pages.