
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:

Gary Wayne Radford and Dorothy E. Radford

(X) t/e w/s

UNDER THE FOLLOWING DEED:

Grantor(s): Curtis Munsey, widow

Dated: 7-8-1974 **Deed Book & Pg./Inst. No:** 1001-7

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:

That certain lot or parcel of land designated "Roanoke River", containing 0.86 of an acre on Line 20, page 583, of the 1965 Land Book maintained in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia, reference to which is hereby specifically had,

Failure of the legal description to adequately define, describe and locate the subject property.

DEEDS OF TRUST: (x) NONE

JUDGMENTS:

Dated 3-14-2008 **docketed** 12-4-2014 **in/as** 201402006 **rendered in favor of** Jormandy, L.L.C. assignee Bank of America, N.A. **against** Dorothy E. Radford, SSN 0528.

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: Radford, Gary Wayne & Radford, Dorothy E

Assessed Description: Roanoke River

Tax Map/ID# 073.00-01-53.00-0000

Land \$ 31,000

Improvements \$ 24,100

Total \$ 55,100

Annual Amt \$ 584.06

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): 5652 Dry Hollow 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.

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

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

From: J.V. Muncy and Curtis D. Muncy

To: Appalachian Electric Power Company

Dated: 3-12-1940 **Deed Book & Pg./Inst. No:** 273-352

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

(X) **Public street(s) named:** Dry Hollow Road

OTHER MATTERS:

1. The research for this title report began with the deed from Kyle Lawrence and Addie M. Lawrence to J.V. Munsey dated 11-23-1913 recorded in/as 69-541. The research for this report covers a period of approximately 109 years.
2. Failure of the description to adequately define, describe and locate the subject property.
3. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.
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: **None X**

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

This report consists of 2 pages.