

RECIPIENT: Mark D. Kidd, Esq.

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OPN Law PLC

RECIPIENT'S CASE NO: Unknown

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

Terry L. Gilmore and Rebecca L. Gilmore, husband and wife

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

UNDER THE FOLLOWING DEED:

Grantor(s): George W. Divers and Mildred L. Divers, husband and wife

Dated: December 1, 1992 **Deed Book & Pg./Inst. No:** 1387-988

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:

Southerly portion of Lot 2, Section 25, Riverdale Farm (Plat Book 2, page 83-1/2) as shown on the plat recorded in Deed Book 1348, page 675

NOTE: See the above referenced deed for a more complete description of the subject property.

DEEDS OF TRUST:

1. **Grantor(s):** Terry L. Gilmore and Rebecca L. Gilmore (no marital status stated and none required)

Trustee(s): Penny Martin

Dated: February 20, 2003

Deed Book & Pg./Inst. No: 200305771

Original Principal Amount: \$ 22,800.00

Named Beneficiary: CitiBank, Federal Savings Bank

Assignments, Subordination Agmts, etc.: 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: GILMORE Terry L and GILMORE Rebecca L

Assessed Description: S Pt t 2 Sec 25 Riverdale Farm

Tax Map/ID# 070.04-02-55.00-0000

Land \$ 30,000 **Improvements \$** 72,200 **Total \$** 102,200

Annual Amt \$ 1,023.51 **Taxes Payable on:** June 5 and December 5 of the calendar year

Taxes Paid Thru: See NOTE below

Delinquent Taxes: See NOTE below

Taxes a Lien, Not Yet Due: 2nd half calendar year 2021 (due 12-05-21)

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

Property Address (not warranted): 2422 Eastland 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. The tax printout shows that there are no taxes either delinquent or due for the current tax period of the second half of calendar year 2022. Again, the above information is subject to confirmation by the Treasurer's office.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

Reservation of spring rights contained in the deed

From: John Lewis Taylor and Ada F. Taylor, his wife

To: Wesley Thomas Wray

Dated: July 6, 1962 **Deed Book & Pg./Inst. No:** 693-334

NOTE: Correction dated September 11, 1967 recorded in Deed Book 837, page 512

From: Eugene C. Hall, Jr. and Patricia A. Hall, husband and wife

To: Appalachian Power Company

Dated: August 20, 1987 **Deed Book & Pg./Inst. No:** 1275-1029

ITEMS SHOWN ON PLAT OF SUBDIVISION of Riverdale recorded in/as Plat Book 2, page 83-1/2: Branch crossing a southerly (front) portion of the subject property

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Plat of the subject property recorded in Deed Book 693, page 336: Branch crossing a southerly (front) portion of the subject property
2. Plat of the subject property recorded in Deed Book 1348, page 675: Overhead electric, telephone and TV cable lines crossing southerly (front) portions of the subject property

ACCESS:

(X) **Public street(s) named:** Eastland Road also known as Virginia State Secondary Route No. 749

() **Appurtenant easement created by Deed Book & Pg./Inst. No.:**

() **Road Maintenance Agreement in Deed Book & Pg./Inst. No.:**

OTHER MATTERS:

1. The research for this title report began with the deed from John Lewis Taylor and Ada F. Taylor, his wife, to Wesley Thomas Wray dated July 6, 1962, recorded in/as Deed Book 693, page 334. The research for this report covers a period of approximately 60 years.
2. Terry L. Gilmore is also known of record as Terry Lynn Gilmore and Rebecca L. Gilmore is also known as Rebecca Lynn Janney Gilmore as shown by Marriage License No. 199100033.
3. Possible rights of parties in possession under unrecorded leases as indicated by the fact that the tax tickets are not being mailed to the property address.
4. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.
5. 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 Land Records Research, 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: November 15, 2022 @ 8:00 A.M.

This report consists of 3 pages.