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**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:**

Keith Arrington

**(X) no tenancy**

**UNDER THE FOLLOWING DEED:**

**Grantor(s):** Caroline Ann Fisher, aka Caroline Ann Sizemore

**Dated:** 5-11-2020      **Deed Book & Pg./Inst. No:** 202005039

**See other matters No. 2**

**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 4.196 Acres Total, T.M. #076.03-03-75.00 as shown on survey entitled "Survey for JOHN R. MCADEN 5613 Midway Drive Deed Book 1515, Page 341 Windsor Hills Magisterial District Roanoke County, Virginia" prepared by Balzer and Associates, Inc. dated February 25, 2008, a copy of which is recorded with deed recorded as Instrument Number 200803338.

TOGETHER WITH a 25 ft. right of way easement as established in Deed Book 780, at page 156-158.

**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:** Arrington, Keith

**Assessed Description:** Sur for John McAden Sugar Loaf

**Tax Map/ID#** 076.03-03-75.00-0000

**Land \$** 49,400 **Improvements \$** 193,500 **Total \$** 242,900

**Annual Amt \$** 2526.16 **Taxes Payable on:** June 5th and Dec. 5th

**Taxes Paid Thru:** 2<sup>nd</sup> half of 2020 **Delinquent Taxes:** All calendar years 2021, 2022 & 2023

**Taxes a Lien, Not Yet Due:** 1<sup>st</sup> half of 2024

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

**Property Address (not warranted):** 5613 Midway 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.

**RESTRICTIONS AND/OR DECLARATIONS:** (X) NONE

**DEEDED EASEMENTS:**

**From:** Wanda M. Kettleon, divorced

**To:** Board of Supervisors of Roanoke County

**Dated:** 5-31-1995 **Deed Book & Pg./Inst. No:** 1477-240

Plat referenced therein and recorded in **PB 17, pg 186** shows new water and sewer easement located in the northwesterly portion of subject property.

**ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:**

Survey for John R. McAden 5613 Midway Drive, DB 1515, pg 341, by Balzer & Associates, dated 2-25-2008, attached to deed at Inst. No. 200803338:

- 1) Property lines follow centerline of Sugar Loaf Mountain Road (0.476 acres in right of way).
- 2) Overhead utilities along the westerly lot line.
- 3) Overhead utilities crossing the northerly lot line and crossing the central portion of subject property.
- 4) 25' private roadway, water and sewer easements located in the northwesterly part of subject property.

**Note 7:**

7. PROPERTY MAY CONTAIN  
UNDERGROUND UTILITY  
SERVICE LINES.

**ACCESS:**

(X) **Public street(s) named:** Lot has physical frontage on Sugar Loaf Mountain Road

(X) **Appurtenant easement created by Deed Book & Pg./Inst. No.:**780-156

(X) **Road Maintenance Agreement in Deed Book & Pg./Inst. No.:** 1397-483

**OTHER MATTERS:**

1. The research for this title report began with the deed from C.E. Minnix and Jesse V. Minnix to J. Benton Kettleon and Wanda M. Kettleon dated 8-12-1965 recorded in/as 780-156. The research for this report covers a period of approximately 58 years.
2. The deed above at DB 780-156 is to J. Benton Kettleon (aka John Benton Kettleon, Jr.) and Wanda M. Kettleon as tenants by the entirety with the right of survivorship. There is no record in the above referenced clerk's office to indicate that J. Benton Kettleon (aka John Benton Kettleon, Jr.) is deceased. The deed out by deed dated 7-12-1996, recorded at DB 1515-341 is from Wanda M. Kettleon, **divorced** (note the RMA in other matters #4 recites that Wanda M. Kettleon is a widow, which conflicts with other documents of record reciting her status as divorced). There are no deeds of record from J. Benton Kettleon (aka John Benton Kettleon, Jr.) to anyone, so **he is possessed of a ½ undivided interest.**
3. Terms and conditions of road maintenance agreement dated 3-29-1993, recorded in DB 1397-483, between Phyllis A. Secrist and Wanda M. Kettleon.
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:** 5-31-2024 @ 8:00 A.M.