
TITLE RESEARCH REPORT

This is a report of matters appearing in the official land records of the jurisdiction in which the property is located and is subject to the proper indexing by the Clerk of the Circuit Court(s) referenced herein. No search has been made for any matters recorded in the Federal Court(s) or for suits filed in the Circuit Court unless record notice has been given. This Report does not purport to be a commitment or policy of title insurance nor does it purport to determine marketability of title. This Title Search Report is issued for the use of the Recipient named herein only and no privity of contract shall exist between Land Records Research, LLC, and unnamed third parties, regardless of any representations, express or implied. The liability under this Title Search Report shall be limited to the amount of compensation paid for its preparation.

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:

Trustees, Catawba African Church

NOTE: Please see Item 3 under OTHER MATTERS below

UNDER THE FOLLOWING DEED:

Grantor(s): Susan Wilson (no marital status stated) and Robert Wright and Harriet Wright, his wife

Dated: November 8, 1877 **Deed Book & Pg./Inst. No:** T-159

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:

Parcel lying in Catawba on the north side of Virginia State Secondary Route No. 311

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

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: CATAWBA African Church

Assessed Description: N side Rt 311 near Roanoke Craig County Line

Tax Map/ID# 007.00-01-73.00-0000

Land \$ 9,000

Improvements \$ -0-

Total \$ 9,000

Annual Amt \$ 98.10

Taxes Payable on: June 5 and December 5 of the calendar year

Taxes Paid Thru: Calendar year 2014 (12-31-14)

Delinquent Taxes: Calendar years 2015, 2016, 2017, 2018, 2019, 2020, 2021 & 1st half 2022

Taxes a Lien, Not Yet Due: 2nd half calendar year 2022 (due 12-05-22)

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

Property Address (not warranted): 5464 Catawba Valley 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: (X) NONE

ITEMS SHOWN ON PLAT OF SUBDIVISION of ___ **recorded in/as** ___: No standard subdivision plat

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows: None

ACCESS:

Public street(s) named: Catawba Valley Drive also known as Virginia State Secondary Route No. 311

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 Susan Wilson (no marital status stated) and Robert Wright and Harriet Wright, his wife, to Trustees of the Catawba African Church dated November 8, 1877, recorded in Deed Book T, page 159. The research for this report covers a period of approximately 145 years.
2. The deed records do not disclose a change in the name for the Catawba African Church. However, a Chancery (now Civil) file in the name First Baptist Church, Colored, of Catawba was found and the information concerning trustees appears to indicate that this church has used various names over the years: Catawba African Church, First Baptist Church, Colored, of Catawba, Catawba Union Church and Catawba Baptist Church. Please note that all of this information appears in the one Chancery file. Please also note that all names have been researched since the acquisition of the property in 1877.
3. Certificate of Take from the Trustees of First Baptist Church of Catawba to the Commonwealth dated May 11, 1976, recorded in Deed Book 1041, page 687. Please note that the plat recorded with this Certificate shows the subject property. Please also see the related Order recorded in Deed Book 1048, page 272.
4. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.

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.

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.