
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:

Margaret E. Gerhold

UNDER THE WILL OF: Harry Miller

Date of Death: May 8, 2009 **Date of Probate:** May 14, 2009

Will Book & Pg./Inst. No: 200900298

NOTE: The will states that Margaret E. Gerhold is the daughter of the deceased. However, the List of Heirs filed with the Will states that Margaret E. Gerhold is the mother of Harry Miller. There is nothing of record to confirm or deny if the devisee and the heir are one and the same.

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired The Property By: Harry Miller acquired the subject property by deed from Roy L. McCormick, Jr. (no marital status stated and none required) dated July 26, 2003 recorded as Instrument No. 200319672.

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:

0.447 acres described as being that of Tax Map No. 85.04-1-3 (being official Tax Map No. 085.04-01-03.00-000) as shown on the plat recorded in Deed Book 1402, page 1089

NOTE: See the above referenced deed for a more complete description of the subject property and note that the subject property is Parcel II in that deed.

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: GERHOLD Margaret E

Assessed Description: Back Creek Sur for Roy L. McCormick, Jr. et ux

Tax Map/ID# 085.04-01-03.00-0000

Land \$ 1,800 **Improvements \$** -0- **Total \$** 1,800

Annual Amt \$ 19.62 **Taxes Payable on:** June 5 and December 5 of the calendar year

Taxes Paid Thru: Calendar year 2015 (12-31-15)

Delinquent Taxes: Calendar years 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): Mt. Chestnut 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.

RESTRICTIONS AND/OR DECLARATIONS: (X) NONE

DEEDED EASEMENTS:

From: Levi Pendleton and Maybelle R. Pendleton, his wife

To: Appalachian Electric Power Company

Dated: June 5, 1946 **Deed Book & Pg./Inst. No:** 323-291

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

ITEMS SHOWN ON OTHER PLATS OF RECORD as follows:

1. Plat of the subject property, inter alia, recorded in Deed Book 1402-1089:
 - a. Overhead utility line crossing a central portion of the subject property
 - b. Power pole with line running to adjoining property located near the easterly property line
 - c. Encroachment of satellite dish appurtenant to property adjoining on the east onto the subject property
 - d. Encroachment of frame shed onto the subject property – ownership unknown
 - e. Encroachment of garden area appurtenant to property adjoining on the north onto the subject property
 - f. Creek running along portions of the southerly property line
 - g. Fence does not coincide with property line

ACCESS:

There is no access of record to the subject property.

OTHER MATTERS:

1. The research for this title report began with the deed from Ida Pendleton, widow, to Levi Pendleton dated July 22, 1942 recorded in Deed Book 300, page 587. The research for this report covers a period of approximately 80 years.

2. Such state of facts as would be disclosed by a current survey and physical inspection of the subject property.
3. 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 18, 2022 @ 8:00 A.M.



This report consists of 3 pages.