

CURRENT OWNER		2021 ASSESSED VALUE				HENRY COUNTY VIRGINIA													
BALABINIS, THEOFILOS G PO BOX 3565	Building Value	0																	
		Extra Features	0																
			Outbuildings	0															
Total Building Value		0																	
MARTINSVILLE VA24115-356	Land Value	127300			CONSTRUCTION DETAIL														
		Total Value			127300														
TRANSFER HISTORY		DEED	SALE DATE	Q/	SALE PRICE	Element	Description												
BALABINIS, THEOFILOS G		486/70	12-19-1988	U	21,802	STYLE													
						Model		Vacant											
						Stories													
						Basement													
						Grade													
						Grade %													
						Roof Cover													
						Exterior Wall 1													
						Exterior Wall 2													
						Interior Floor													
						Heat Fuel													
						# of Fireplaces													
						Central Air %													
						Foundation Wall													
						Interior Wall													
YEAR BUILT		ASSESSMENT HISTORY				ROOM COUNT													
0		LEGEND		2020	2021	Total Bedrooms													
Year 1754 means Date unknown		Building & Extra Features		0	0	Total Bathroom													
MARKET VALUATION		Outbuilding		0	0	Total Half Baths													
Year remodeled		Land		127300	127300														
Market Dep %		Total		127300	127300														
Functional Obsl																			
External ObsInc																			
Condition																			
% Complete																			
Overall % Cond																			
Dep % Ovr																			
Misc Imp Ovr																			
Cost to Cure Ovr																			
Deprec Code																			
OUTBUILDINGS & HOUSE FEATURES				BUILDING SUMMARY															
Description		Units/Sq Ft	Value		Code	Description	Living Area	Gross Area											
											Current Sketch								

7. PMM Deed of Trust:
Grantors _____
to _____, Trustee(s),
Dated _____ Recorded _____ Open ☐ Closed ☐
Deed Book _____ Page _____ Instr
No. _____
To Secure \$ _____ Payable _____
to _____
Additional Info _____

8. Restrictions: No ☒ Yes ☐
Deed Book _____ Page _____ Instr No. _____

Title has been searched to access easement: Yes ☐ No ☐
Easements: None found in search period ☒ OR Abstracted below ☐

9. EASEMENT: _____ To _____
Deed Book _____ Page _____ Instr No. _____
Granting _____ ft. access

10. EASEMENT: _____ To _____
Deed Book _____ Page _____ Instr No. _____
Granting _____ ft. access

11. EASEMENT: _____ To _____
Deed Book _____ Page _____ Instr No. _____
Granting _____ ft. access

ADDITIONAL PARCELS OR TOWN TAXES

Tax Assessment for _____		Tax Assessment for _____	
Tax Map No.	_____	Tax Map No.	_____
Land	_____	Land	_____
Improvements	_____	Improvements	_____
Total	_____	Total	_____
Total Tax	_____	Total Tax	_____
Paid Thru	_____	Paid Thru	_____
Paid	Annual	Paid	Annual
Delinquencies	_____	Delinquencies	_____

LIST OF ALL NAMES RUN FOR JUDGMENTS:

1. Theofilas Balabanis / Theofilas Balabinis	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
2. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
3. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
4. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
5. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
6. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
7. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
8. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>

ABTRACTOR’S NOTES TO UNDERWRITER:

Effective Dates: 08/29/22 (Land), 08/09/22 (Fin. Stmts.), 08/29/22 (Judgments)
GIS PLAT, Deeds, 486/70, 234/153 attached..

This report reflects the public records as of the date of search and DOES NOT constitute an opinion of title or taxes.

Effective this 5th day of August, 2022 at 8 o’clock A.M.

Record searched by **Carteret Title, LLC**: Abstractor’s initials: _____



Real Estate

View Bill

As of	8/29/2022
Bill Year	2022
Bill	1589
Owner	BALABINIS, THEOFILOS G
Parcel ID	130360057

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2022	\$706.52	\$0.00	\$706.52	\$0.00	\$706.52
TOTAL		\$706.52	\$0.00	\$706.52	\$0.00	\$706.52

Pay Bill

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No.: **22-016**

Martinsville Circuit Court

Theofilos G. Balabanis
NAME OF DECEDENT**February 4, 2022**
DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Ruby Balabanis	1312 Root Trail Martinsville, VA 24112	Wife	66
Georgeanna Lee Butler	100 Pinewood Road Unit 122 Virginia Beach, VA 23451	Daughter	49
Elizabeth Ann Murphy	1141 S Birdneck Road Virginia Beach, VA 23451	Daughter	53
Rebecca Katherine Yow	700 Corn Tassel Trail Martinsville, VA 24112	Daughter	27

[] This LIST OF HEIRS is filed in addition to the LIST OF HEIRS previously filed with this Court on
DATE

I/we am/are (please check one):

- ☐ Proponent(s) of the will (no qualification)
- ☒ Personal representative(s) of the decedent's estate
- ☐ Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this twenty fourth day of February, 2022
DATE**Charles E. Troland Jr**On Behalf of **Glenn Feldmann Darby & Goodlatte**

State of Virginia

City/County of Martinsville,

to-wit:

Subscribed and sworn to before me this twenty fourth day of February, 2022 by Charles E. Troland Jr.

(X) **Charles E. Troland Jr**
SIGNATURE OF SUBSCRIBER**ER Staker**
[] CLERK [x] DEPUTY CLERK [] NOTARY PUBLIC

My commission expires

Registration No.

VIRGINIA: In the Clerk's Office of the Martinsville Circuit Court this twenty fourth day of February, 2022
the foregoing LIST OF HEIRS was filed and admitted to record.IN THE CLERK'S OFFICE OF
MARTINSVILLE CIRCUIT COURT
FEBRUARY 24, 2022 AT 02:42 PM
WILLS/FIDUCIARYINSTRUMENT #202200055 WAS RECORDED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD.
THE FEE AND TAX OF \$7168.47 IMPOSED
BY LAW HAVE BEEN PAID (RCPT 22000000785)
TESTE: ASHBY R. PRITCHETT, CLERKTeste: **Ashby R. Pritchett**
CLERKby: **ER Staker**, Deputy Clerk

RECORDED BY: ERH

IN TESTIMONY that the foregoing is a true
Copy taken from the records of said Court
I, Ashby R. Pritchett, Clerk thereof set my hand
and affix the Seal of said CourtThis the 24th day of February, 2022
A. R. Pritchett Clerk
Circuit Court City of Martinsville, VA

THEOFILOS G. BALABANIS

FROM: DEED

5762

LEATHERWOOD LAND COMPANY,
A Virginia Limited Partnership

ORIGINAL RETURNED
UPON RECORDATION

THIS DEED, made this 11th day of November, 1988, by and between LEATHERWOOD LAND COMPANY, a Virginia limited partnership, party of the first part, and THEOFILOS G. BALABANIS, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by the party of the second part unto the party of the first part, the receipt of which is hereby acknowledged, the said party of the first part does hereby give, grant, bargain, sell and convey, in fee simple, with general warranty of title and with English Covenants of title, unto the said party of the second part, Theofilos G. Balabanis, all that certain tract or parcel of land with improvements thereon located and appurtenances thereunto appertaining, situated on the southerly side of State Route 57 and with the center of an old soil roadbed, in the Iriswood Magisterial District of Henry County, Virginia, and being known and designated as Tract "D-4", containing 115.765 acres, as shown on a Plat of Survey for Leatherwood Land Company, dated November 8, 1988, prepared by J. A. Gustin & Associates, CE&LLS, and to be recorded contemporaneously herewith in the Clerk's Office of the Circuit Court of Henry County in the Current Map Book, and being a part of the 1081.7 acre tract as shown on a record plat entitled, "Survey Made for H. C. Gravely," of record in the aforesaid Clerk's Office in Map Book 2, page 25, and part of the former right-of-way of State Route 57, and being a portion of the property acquired by the grantor herein by deed dated October 1, 1971, from R. P. Gravely, Jr., et als, and of record in the aforesaid Clerk's Office in Deed Book 234, page 153; for further reference in the aforesaid Clerk's Office, see also Deed Book 246, page 49, to which plats and deeds reference is here had for a more particular description of the property hereby conveyed.

BK0486 PG0070

Law Offices
of H. WILLIAMS, III,
P.C.
Professional Corporation
25 W. Church Street
Martinsville, Virginia

This conveyance is made subject to all lawful easements, rights of way, etc. affecting said property and properly of record in the aforesaid Clerk's Office.

The grantor herein certifies that all 1987 real estate taxes on this property have been paid in full, and the grantee herein agrees to pay all 1988 and subsequent years' real estate taxes relative to the same.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed hereto by Virginia G. Hufford and Frank T. Gravely, its authorized General Partners, the day and year first above written.

LEATHERWOOD LAND COMPANY
A Virginia Limited Partnership .

By Virginia G. Hufford (Seal)
Virginia G. Hufford
General Partner

By Frank T. Gravely (Seal)
Frank T. Gravely
General Partner

STATE OF VIRGINIA AT LARGE,
CITY OF MARTINSVILLE, TO-WIT:

The foregoing instrument was acknowledged before me this 21st day of November, 1988, by Virginia G. Hufford, General Partner of Leatherwood Land Company, a Virginia limited partnership.

My Commission expires November 6, 1989.

Betty C. Branch
Notary Public

STATE OF VIRGINIA AT LARGE,
CITY OF MARTINSVILLE, TO-WIT:

The foregoing instrument was acknowledged before me this 21st day of November, 1988, by Frank T. Gravely, General Partner of Leatherwood Land Company, a Virginia limited partnership.

My Commission expires November 6, 1989.

Betty C. Branch
Notary Public

BK0486 PG0071

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry
County, 12/19, 1928. This deed
was this day received in said office, and, upon the certificate of
acknowledgment...thereto annexed, admitted to record, at 10:53
o'clock PM, after payment of \$ 22.00, tax imposed
by Sec. 58.1-802.
Teste: Francis J. L... Clerk
Tax \$ 32.50 Transfer Fee \$ 1.00

Leatherwood Land Company

From: Deed -

R.P. Gravely Jr. et als

589

THIS DEED, made this 1ST day of October, 1971, by and between R. P. GRAVELY, JR. and BONNIE M. GRAVELY, his wife; H. C. GRAVELY and ETHEL J. GRAVELY, his wife; R. W. GRAVELY and ZELLA T. GRAVELY, his wife; FRANK T. GRAVELY and LUCIE R. GRAVELY, his wife; ELIZABETH S. GRAVELY, unmarried; VIRGINIA G. HELMS and LOIN W. HELMS, her husband; ROBERT M. GRAVELY, unmarried; NANCY G. GILLIAM and HENRY E. GILLIAM, JR., her husband; SADIE H. G. HAMPSON and ROBERT J. HAMPSON, her husband; HOPE GRAVELY LEE and MERRILL C. LEE, her husband; and HARRY G. LEE and ELIZABETH C. LEE, his wife, first parties; THE FIRST NATIONAL BANK OF MARTINSVILLE AND HENRY COUNTY, R. P. GRAVELY, JR. and H. C. GRAVELY, Residuary Trustees under the will of R. P. Gravely, Sr., deceased, second parties, and LEATHERWOOD LAND COMPANY, a Virginia Limited Partnership, third party,

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the third party to the first and second parties, and other valuable considerations, the receipt whereof is hereby acknowledged, the first parties do hereby grant and convey with General Warranty and, except as hereinafter set forth, English Covenants of Title unto the third party, and the second parties do hereby grant and convey with Special Warranty of Title unto the third party, the following described property:

ALL those certain tracts or parcels of land lying and being in Henry County, Virginia, with improvements thereon and appurtenances thereunto belonging, and more particularly shown as containing 2347.7 acres, more or less, on three maps by J. A. Trent and T. S. Moore, entitled and dated, respectively,

"Survey Made For H. C. GRAVELY of Property, situated at Leatherwood, Henry County, Virginia, adjoining the Lands of T. L. Kendall, Eugene Barrow, A. L. Richardson, J. T. Slaydon and others. Containing 1081.7 Acres, known as the Gravelly Home Place," July 20, 1937; "Survey Made For H. C. GRAVELY of Property situated on both sides of Leatherwood Creek, Henry County, Virginia, known as the Leatherwood or Clark Tract - includes a tract of 428 acres D. B. 21, p. 458, a tract of 457 acres D. B. 21, p. 457, D. B. 21, p. 457, a tract of 79 acres, D. B. 21, p. 462, and part of the Julia Gravelly Dower Tract, D. B. 17, p. 248," July 22, 1937; and "Survey Made For H. C. GRAVELY of property situated on the branch waters of Leatherwood Creek, Henry County, includes Tract No. 4 & a part of Tract No. 2 of the Thomas Land. Legal Ref. D. B. 33, page 459, etc.," August 30, 1937; such maps being incorporated herein by reference.

Reference is hereby made to the following instruments whereby the above-described property was conveyed or devised to H. C. Gravelly:

<u>Deed (Will)</u> <u>Book - Page</u>	<u>Approximate</u> <u>Acreage</u>	<u>Description</u>
WB 12, 385	778	Home Place (See DB 17, p 248; DB 20, p 267) willed to Nannie W. Gravelly by Julia C. Gravelly, WB 12, p 295.
DB 26, 338	16	Factory lot, part of Home Place
DB 30, 117	30	From G. W. Gravelly
DB 30, 150	17	From G. W. Gravelly
DB 34, 181	222	Matilda Gravelly place
DB 34, 181	145	Part of John W. Thomas lands
DB 24, 410	103	C. Y. Thomas lands, willed to F. W. Thomas WB 9, p 446
DB 34, 455	107	From Julia C. Gravelly
WB 16, 385	428	Part of B. F. Gravelly lands
DB 52, 375	513	Part of B. F. Gravelly lands, willed to Julia A. Fernald WB 12, p 777
DB 21, 462	79	

Reference is made to the fact that the sum of the acreage referred to in the above-described instruments exceeds the sum

of the acreage reflected on the maps described above. Although the warranties of the first and second parties herein contained shall apply only to that property shown on the maps, it is the intention of the first and second parties to convey to the third party all of the real estate, including improvements thereon and appurtenances thereto, of which H. C. Gravely was seised at the date of his death, except as hereinafter set forth. Therefore, the first and second parties do hereby grant and convey without warranty unto the third party any real estate, including improvements thereon and appurtenances thereto, which may not be shown on the aforesaid maps but of which H. C. Gravely was seised at the date of this death, less and except the property conveyed to the Commonwealth of Virginia for State Route 57, and including that portion of old Route 57 abandoned by the Commonwealth of Virginia.

This conveyance is made subject to easements, conditions and restrictions of record insofar as the same may lawfully affect said property.

WITNESS the following signatures and seals.

R. P. Gravely Jr. (SEAL)
R. P. Gravely, Jr.

Bennie M. Gravely (SEAL)
Bennie M. Gravely

H. C. Gravely (SEAL)
H. C. Gravely

Ethel J. Gravely (SEAL)
Ethel J. Gravely

R. W. Gravely (SEAL)
R. W. Gravely

Zella T. Gravely (SEAL)
Zella T. Gravely

Frank T. Gravely (SEAL)
Frank T. Gravely

Lucie R. Gravely (SEAL)
Lucie R. Gravely

Elizabeth S. Gravely (SEAL)
Elizabeth S. Gravely

Virginia G. Helms (SEAL)
Virginia G. Helms

Loin W. Helms (SEAL)
Loin W. Helms

Robert M. Gravely (SEAL)
Robert M. Gravely

Nancy G. Gilliam (SEAL)
Nancy G. Gilliam

Henry E. Gilliam (SEAL)
Henry E. Gilliam, Jr.

Sadie H. G. Hampson (SEAL)
Sadie H. G. Hampson

Robert J. Hampson (SEAL)
Robert J. Hampson

Hope Gravely Lee (SEAL)
Hope Gravely Lee

Merrill C. Lee (SEAL)
Merrill C. Lee

Harry G. Lee (SEAL)
Harry G. Lee

Elizabeth C. Lee (SEAL)
Elizabeth C. Lee

Residuary Trustees
under the Last Will
and Testament of
R. P. Gravely, Sr.,
deceased

(THE FIRST NATIONAL BANK OF
(MARTINSVILLE AND HENRY COUNTY
(By Frank D. Fuller, President

(ATTEST: [Signature]
(F. Zalmon, Secretary
(R. P. Gravely, Jr. (SEAL)
(R. P. Gravely, Jr.
(H. C. Gravely (SEAL)
(H. C. Gravely

STATE OF Virginia :
(CITY)(COUNTY) OF Martinsville

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by R. P. Gravely, Jr. and
Bonnie M. Gravely, his wife.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia :
(CITY)(COUNTY) OF Martinsville

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by H. C. Gravely and Ethel
J. Gravely, his wife.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia :
(CITY)(COUNTY) OF Martinsville:

The foregoing instrument was acknowledged before me this
31st day of December, 1971, by R. W. Gravely and Zella
T. Gravely, his wife.

My commission expires

January 29, 1972
Howard O. Lawrence
Notary Public

STATE OF Virginia
(CITY)(COUNTY) OF Montgomery

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by Frank T. Gravely and Lucie
R. Gravely, his wife.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia
(CITY)(COUNTY) OF Montgomery

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by Elizabeth S. Gravely.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia
(CITY)(COUNTY) OF Montgomery

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by Virginia G. Helms and Loin
W. Helms, her husband.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia :
(CITY)(COUNTY) OF Monticello

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by Robert M. Gravelly.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia :
(CITY)(COUNTY) OF Monticello

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by Nancy G. Gilliam and Henry
E. Gilliam, Jr., her husband.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia :
(CITY)(COUNTY) OF Monticello

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by Sadie H. G. Hampson and
Robert J. Hampson, her husband.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF VIRGINIA :

(~~CITY~~)(COUNTY) OF HENRICO :

The foregoing instrument was acknowledged before me this
27th day of OCTOBER, 1971, by Hope Gravely Lee and
 Merrill C. Lee, her husband.

My commission expires DEC. 3, 1973

Ernest W. Seay
 Notary Public



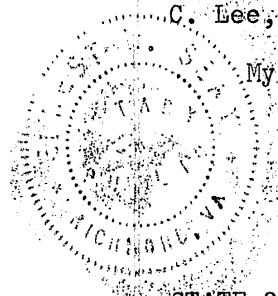
STATE OF VIRGINIA :

(~~CITY~~)(COUNTY) OF HENRICO :

The foregoing instrument was acknowledged before me this
27th day of OCTOBER, 1971, by Harry G. Lee and Elizabeth
 C. Lee, his wife.

My commission expires DEC. 3, 1973

Ernest W. Seay
 Notary Public



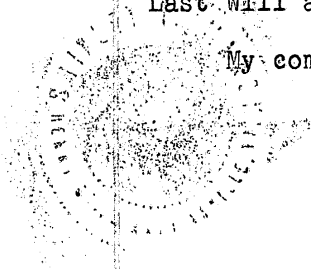
STATE OF Virginia :

(~~CITY~~)(COUNTY) OF Martinsville :

The foregoing instrument was acknowledged before me this
14th day of January, 1972, by Frank W. Fulton and
J. Salmadge Louell
Vice President & Trust Officer and
as Assistant Trust Officer, respectively of The First National Bank of
 Martinsville and Henry County, as Residuary Trustee under the
 Last Will and Testament of R. P. Gravely, Sr., deceased.

My commission expires March 22, 1975

Shirley J. Marsh
 Notary Public



STATE OF Virginia :
(CITY)(COUNTY) OF Martinsville

The foregoing instrument was acknowledged before me this
18th day of December, 1971, by R. P. Gravely, Jr., as
Residuary Trustee under the Last Will and Testament of R. P.
Gravely, Sr., deceased.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

STATE OF Virginia :
(CITY)(COUNTY) OF Martinsville

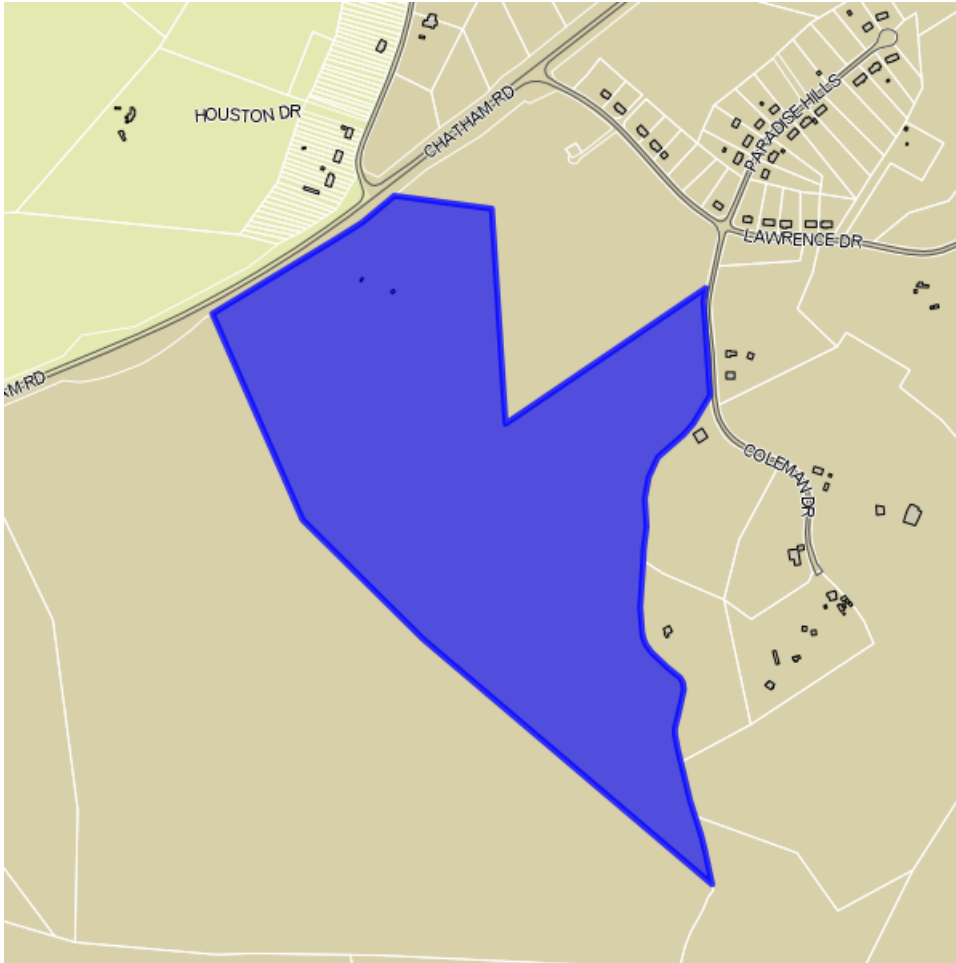
The foregoing instrument was acknowledged before me this
18th day of December, 1971, by H. C. Gravely, as Residuary
Trustee under the Last Will and Testament of R. P. Gravely, Sr.,
deceased.

My commission expires
11-12-1973

C. H. Hyatt
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry
County, 2-24, 1972 This deed
was this day received in said office, and, upon the certificate of
acknowledgment thereto annexed, it is filed to record, at
o'clock 2:10 P. M., after payment of \$300.00, tax imposed
by Sec. 58-54 (b). John H. Matthews, Clerk.
Tax \$ 300.00 Transfer Fee \$

Property Report - County of Henry



Current Data:

Property ID: 130360057 **Tax Map Number:** 33.2(000)000 /002K,
Owner: BALABINIS, THEOFILOS G
Address: PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA 24115-3565
Deed/Page: 486/70
Aquired Date: 1988-12-19 **Consideration:** 21802
Year Built: **Building Desc:** NA **Above Grade Sq Ft:** 0
Acres: 115.765 **Zoning:** A1
Land Value: \$127300.00 **Building Value:** \$0.00 **Total Value:** \$127300.00

Previous Data:

Owner:
Aquired Date: NA **Deed/Page:** NA **Consideration:** \$NA.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.