

BORROWER _____
REFERENCE # _____

ADDRESS _____
COUNTY _____
EFFECTIVE DATE _____

TAX MAP NO. _____ AMOUNT _____ LAST PAID _____
DELINQUENT _____ YEARS _____
ASSESSED VALUE _____ LV _____ IV _____
PAID _____ NEXT DUE _____

Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office

VESTING DEED

GRANTOR _____
GRANTEE _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____
LEGAL _____

OUTSALES _____

DOT
TYPE _____
BORROWER, same as current owner? _____
LENDER _____
TRUSTEE _____
DATED _____ RECORDED _____ BK/PG/INST # _____
AMOUNT _____ MATURITY DATE _____
LEGAL _____
ASSIGNED _____ MORE THAN ONE ASSIGNMENT? _____
FROM _____
TO _____
DATED _____ RECORDED _____ BK/PG/INST # _____
NOTES _____

JUDGMENTS
NAMES CHECKED _____

EASEMENTS FOUND IN SEARCH PERIOD _____ HOA _____
AGREEMENTS FOUND IN SEARCH PERIOD _____
ESTATES FOUND _____

CHAIN OF TITLE

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST# _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____

EASEMENTS / AGREEMENTS

TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ Recorded _____ BK/PG/INST # _____
GRANTING _____

TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

Property Report - County of Henry

**Current Data:**

Property ID: 008180019 **Tax Map Number:** 52.5(037)000 /003A,
Owner: BALABANIS, THEOFILOS G
Address: PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA 24115-3565
Deed/Page: 369/598
Aquired Date: 1983-11-10 **Consideration:** 0
Year Built: **Building Desc:** NA **Above Grade Sq Ft:** 0
Acres: 1.985 **Zoning:** B1
Land Value: \$35700.00 **Building Value:** \$0.00 **Total Value:** \$35700.00

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.



Real Estate

View Bill

As of	8/23/2022
Bill Year	2021
Bill	1549
Owner	BALABANIS, THEOFILOS G
Parcel ID	008180019

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$198.14	\$198.14	\$0.00	\$0.00	\$0.00
TOTAL		\$198.14	\$198.14	\$0.00	\$0.00	\$0.00

VIRGINIA: IN THE CIRCUIT COURT OF HENRY COUNTY CLERK'S OFFICE

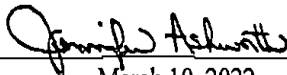
COURT FILE NO. 220000123

IN RE: THEOFILOS G. BALABANIS, DECEASED

DATE OF DEATH: February 4, 2022

RECORD CERTIFIED COPY OF WILL

A paper writing dated March 6, 2019, purporting to be a certified copy of the last Will and Testament of THEOFILOS G. BALABANIS, deceased, with certificate of ASHBY R. PRITCHETT, Clerk of the Circuit Court of MARTINSVILLE CIRCUIT COURT , that said writing is a true and correct copy of the Last Will and Testament of THEOFILOS G. BALABANIS, deceased, is admitted to record as a true copy of the Last Will and Testament of THEOFILOS G. BALABANIS, deceased.


_____, Clerk
March 10, 2022



WF202200055

Property I.D. - See Attached

LAST WILL AND TESTAMENT

#22000123

OF

THEOFILOS G. BALABANIS

I, Theofilos G. Balabanis, of Martinsville, Virginia, make this my will. I revoke any other wills or amendments to wills made by me. I am married to Ruby G. Balabanis ("my wife"). References to "my children" are limited to Georgeanna Lee B. Butler, Elizabeth Ann B. Murphy, Chris S. Rorrer, and Rebecca Katherine B. Yow.

ARTICLE I

Distribution of My Estate

A. I may have left a memorandum indicating my wishes as to the disposition of certain items of my tangible personal property, and I direct my Executor to abide by this expression of my wishes.

B. I give the remainder of my tangible personal property to my wife, if she survives me. If my wife does not survive me, I give my tangible personal property to my children, provided, however, that my Executor may sell any articles of my tangible personal property that my Executor deems inappropriate for distribution in kind and add the proceeds to the residue of my estate. The term "tangible personal property" does not include money or stock certificates or other evidences of intangible rights or interests, nor does it include property that, in my Executor's opinion, is held by me for business or investment purposes.

C. I give to my wife if she survives me all my interest in the residence that serves as my principal home at my death, including all adjoining lands and any related casualty insurance.

D. I give the residue of my real and personal estate to the Trustee of the Theofilos G. Balabanis Trust Fund under a trust agreement made by me dated October 3, 2014, as subsequently amended and restated, with myself and Landon J. Catron together as Trustee, as an addition to the trust under its terms in effect at my death.

ARTICLE II

Payment of Debts and Other Charges

I direct my Executor to pay my judicially enforceable debts and my funeral and burial expenses (including the cost of a monument or marker over my grave). My Executor shall not

Initialed for Identification


TGB

seek contribution from my wife on our joint debts. Notwithstanding these provisions, my Executor shall have sole discretion to choose not to pay any secured debt. The estate, inheritance and similar taxes assessable on my death (including taxes on assets not passing under this will) shall also be paid as a cost of administering my estate, and my Executor shall not request any beneficiary to pay any part of such tax.

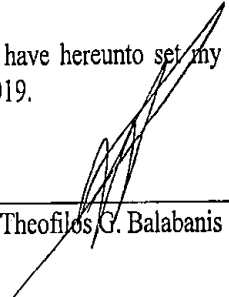
ARTICLE III

Executor

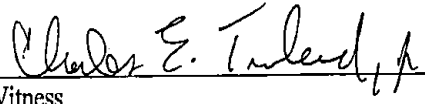
A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor" are to the one acting at the time.

B. In addition to the powers granted by law, I grant my Executor the powers set forth in §64.2-105 of the Code of Virginia, and I incorporate that Code section in my will by this reference. My Executor may distribute tangible personal property passing to a minor to any adult person with whom the minor resides, and that person's receipt shall be a sufficient voucher in my Executor's accounts.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to my will on the 6th day of March, 2019.


_____(SEAL)
Theofilos G. Balabanis

Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.



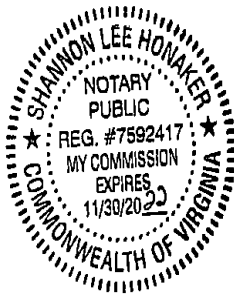
Witness



Witness

STATE OF VIRGINIA)
) to-wit:
CITY OF ROANOKE)

Before me, the undersigned Notary Public, on this day personally appeared Theofilos G. Balabanis, Charles E. Troland, Jr. and Landon J. Catron, known to me to be the Testator and witnesses, respectively, whose names are signed to the foregoing instrument and, all of these persons being by me first duly sworn, Theofilos G. Balabanis, the Testator, declared to me and to the witnesses in my presence that said instrument is his last will and testament and that he had willingly signed and executed it in the presence of said witnesses as Testator's free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the Testator as his last will and testament in the presence of said witnesses who, in Testator's presence and at Testator's request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the Testator, at the time of the execution of said will, was over the age of eighteen (18) years and of sound and disposing mind and memory.



Theofilos G. Balabanis

Charles E. Troland, Jr.
Witness

Landon J. Catron
Witness

Subscribed, sworn to and acknowledged before me by Theofilos G. Balabanis, the Testator, and subscribed and sworn to before me by Charles E. Troland, Jr. and Landon J. Catron, the witnesses, this the 11th day of March, 2019.

Shannon Lee Honaker
Notary Public

Registration No. 7592417

My Commission expires: 11/30/2022

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 Court

This the 24th day of February, 2022
Ashby R. Pritchett Clerk
Circuit Court City of Martinsville VA

VIRGINIA
IN THE CLERK'S OFFICE OF
MARTINSVILLE CIRCUIT COURT
FEBRUARY 24, 2022 AT 02:42 PM
WILLS/FIDUCIARY
INSTRUMENT #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, CLERK

RECORDED BY: ERH

City of Martinsville Parcel Nos

000865700

000025000

000439100

000132200

000833800

000213500

000717300

000726700

000336200

000500500

000204800

000128700

000332900

000118500

000875100

000050800

County of Henry Parcel Nos:

53.1(004)000/005C

28.9(076)002/005,6

16.5(002)000/083

16.5(037)001/025

16.5(037)001/039,44,45

16.5(037)001/040,41

16.5(037)001/063

10.4(000)000/002

10.4(000)000/003A

10.4(000)000/005

21.8(005)000/001

21.8(005)000/002

21.8(005)000/003

21.8(005)000/004

21.8(005)000/005

21.8(005)000 /006
33.1(000)000 /002J
45.7(000)000 /009K
14.5(003)000 /007
15.4(004)000D/000B
15.4(004)000D/021
,22,29A,30
41.2(005)000M/015
41.2(013)000H/043
29.9(000)000 /087A
39.1(000)000 /044
52.5(037)000 /003A
41.2(000)000 /019B

LIST OF HEIRS

COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

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

Martinsville Circuit Court

Theofilos G. Balabanis
NAME OF DECEDENTFebruary 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

PRINTED NAME OF SUBSCRIBER

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 SUBSCRIBERER HANKE
[] CLERK [x] DEPUTY CLERK [] NOTARY PUBLIC

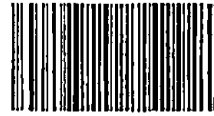
My commission expires

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 HANKE, 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



WF202200057

VIRGINIA: IN THE CIRCUIT COURT OF MARTINSVILLE

COURT FILE NO. 22-016

IN RE: THEOFILOS G. BALABANIS, Deceased

#220000123

PROBATE OF WILL AND
QUALIFICATION OF EXECUTOR

A paper writing purporting to be the Last Will and Testament of Theofilos G. Balabanis, deceased, was this day presented to the Clerk by Charles E. Troland Jr, the proponent of the writing, and offered for probate.

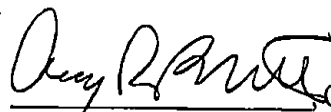
It appearing that the decedent resided at 907 Hunting Ridge Road Martinsville VA 24112, in the City of Martinsville, Virginia, within the jurisdiction of this Court, and died on February 4, 2022; and the paper writing dated March 6, 2019, consisting of three (3) typewritten pages, having been executed and witnessed as provided by Sec. 64.2-452 or 64.2-453, Code of Virginia, it is ESTABLISHED and ADJUDGED to be the true Last Will and Testament of Theofilos G. Balabanis, deceased, and is ORDERED to be recorded as such.

Landon J. Catron, nominated in said Will as Executor, declined the nomination and named as successor executor the law firm of Glenn, Feldman, Darby & Goodlatte, under paragraph A of Article III of said Will.

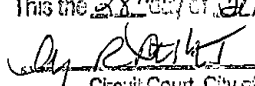
Thereupon Charles E. Troland, Jr., a principal of Glenn, Feldman, Darby and Goodlatte, of Roanoke Virginia, asked permission to qualify as Executor and such permission was GRANTED. Charles E. Troland Jr. made oath as the law directs and entered into and acknowledged before the Clerk a bond in the penalty of \$11,000,000.00, without surety, the Will requesting that none be required. This bond, being payable and conditioned according to law, is ORDERED to be recorded.

Certificate is GRANTED the Executor for obtaining a probate of the Will of Theofilos G. Balabanis, deceased, in due form.

The statement of responsibilities required by Sec. 64.2-507, Code of Virginia, and the written notice of probate and the affidavit referred to in Sec. 64.2-508, Code of Virginia, were given to the Executor.


February 24, 2022 Clerk

IN TESTIMONY that the foregoing is a true
Copy taken from the records of said Court,
I, Ashby B. Pritchett, Clerk do attest my hand
and affix the Seal of said Court

This the 24th day of February 2022
 Clerk
Circuit Court City of Martinsville, VA

THEOFILOS G. BALABANIS

FROM: DEED

3991

SOUTHERN HOST INN, INC.
A Virginia Corporation, formerly
known as Carriage House Inn, Inc.

THIS DEED made this 26th day of October, 1983, by and between Southern Host Inn, Inc., a Virginia Corporation, formerly known as Carriage House Inn, Inc., party of the first part and Grantor herein, and Theofilos G. Balabanis, unmarried, party of the second part and Grantee herein:

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee and as a part of the dissolution and liquidation of the Grantor Corporation, the Grantor does hereby bargain, sell, grant and convey, in fee simple with general warranty and English Covenants of title unto the Grantee, the sole shareholder of the Grantor Corporation, the following certain lot or parcel of real estate, with improvements thereon located, situated on the northeast side of U.S. Route 220 in Henry County just south of Martinsville, Virginia, and being described according to "Plat of Survey for the Southern Host Inn, Inc.," made by J.A. Gustin & Associates, November 3, 1982, recorded in Map Book 77, page 60 of the Henry County Circuit Court Clerk's Office as follows, to wit:

BEGINNING at a point on the east margin of U.S. Route 220 marking the dividing line between the property herein conveyed and that previously conveyed to Kantilal M. Patel (See Deed Book 354, page 644); thence with the dividing line between tract 3-B and 3-A according to the aforesaid plat N. 59° 52' 48" W. 287.09 feet to an iron and N. 20° 06' 26" W. 348.55 feet to a point in the line dividing the property herein conveyed from that now or formerly owned by Frith Construction Company, Inc.; thence with that dividing line N. 88° 46' E. 57.27 feet and S. 77° 35' E. 281.08 feet to a point; thence with tract "2-R" of the J.E.

Pigg, Sr. Survey S. 6° 52' 13" W. 207.26 feet and S. 59° 52' 48" W. 480.15 feet to the east margin of the north bound lane of U.S. Route 220; thence with U.S. Route 220 N. 30° 15' W. 40 feet to the point of beginning, and being all of tract "3-A", containing 1.985 acres, according to the aforesaid survey and being a portion of the property obtained by the Grantor, formerly Carriage House Inn, Inc., by deed dated June 1, 1974, from Heart of Martinsville, Inc., recorded in Deed Book 252, page 115 of the Henry County Circuit Court Clerk's Office. Reference is here made to the foregoing deed, map and the references therein contained for a more particular description of the property hereby conveyed.

IN WITNESS whereof the Grantor has caused its name to be hereunto signed by due and proper authority of its Board of Directors on the day and year first above written:

SOUTHERN HOST INN, INC.

By

President

THEOFILOS G. BALABANIS

Ruby H. Rover
Secretary

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, James H. Ford a Notary Public in the State and for the City aforesaid do hereby certify that Theofilos G. Balabaris, whose name is signed as President of Southern Host Inn, Inc., to the forgoing writing bearing date of October 26, 1983, has acknowledged the same before me within my City and State aforesaid and has further acknowledged that this Deed is entered

by due and proper authority given him as President of that Corporation as a part of the dissolution of that Corporation.

Given under my hand this 4th day of November, 1983.

JAMES H. FORD
ATTORNEY AT LAW
25 W. CHURCH ST.
MARTINSVILLE, VA.
24174 - 1352

My Commission expires: 6-1-84

James H. Ford
Notary Public

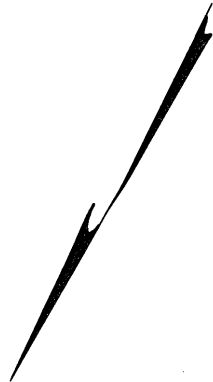
VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, Nov. 10, 1983. This deed was this day received in said office, and, upon the certificate of acknowledgement thereto annexed, admitted to record, at 4:35 o'clock P. M., after payment of \$ 0-, tax imposed by Sec. 58-54(b).

Teste: L. P. Wroblewski, Jr., Clerk

Tax \$ 0- Transfer Fee \$ 1.00

Return to Gary Lee, City, July 1983

BOOK 77 p. 60



Refer to "Plot of Survey
Dated January 21, 1980, as
Amended by J. A. Gustin &
Associates"

TRACT "3-A"
1.985 Acres

TRACT "3-B"
3.256 Acres

PLAT OF THE SURVEY
FOR

SOUTHERN HOST INN, INC.

Showing Property Situated On The Eastern Side Of U. S. Route 220 And Off The
Southeast Side Of State Route 821, Ridgeway District, Henry County,
Virginia; Being A Re-Cut Of Part Of Tract 3 As Shown On Map Of The
"Martinsville Hotel Corp." In M.B. 15 - Pg. 97, H.C.C.C.O., Now Designated
As Tract "3-A" And Tract "3-B"; Also, Refer To "Plot Of Survey For
The Carriage House Inn, Inc.", Dated June 13, 1974, As Prepared By
J. A. Gustin And Associates. (Not Recorded)

Legal Reference: D. B. 252 - Pg. 112, H.C.C.C.O.

November 3, 1982

Scale: 1" = 40'

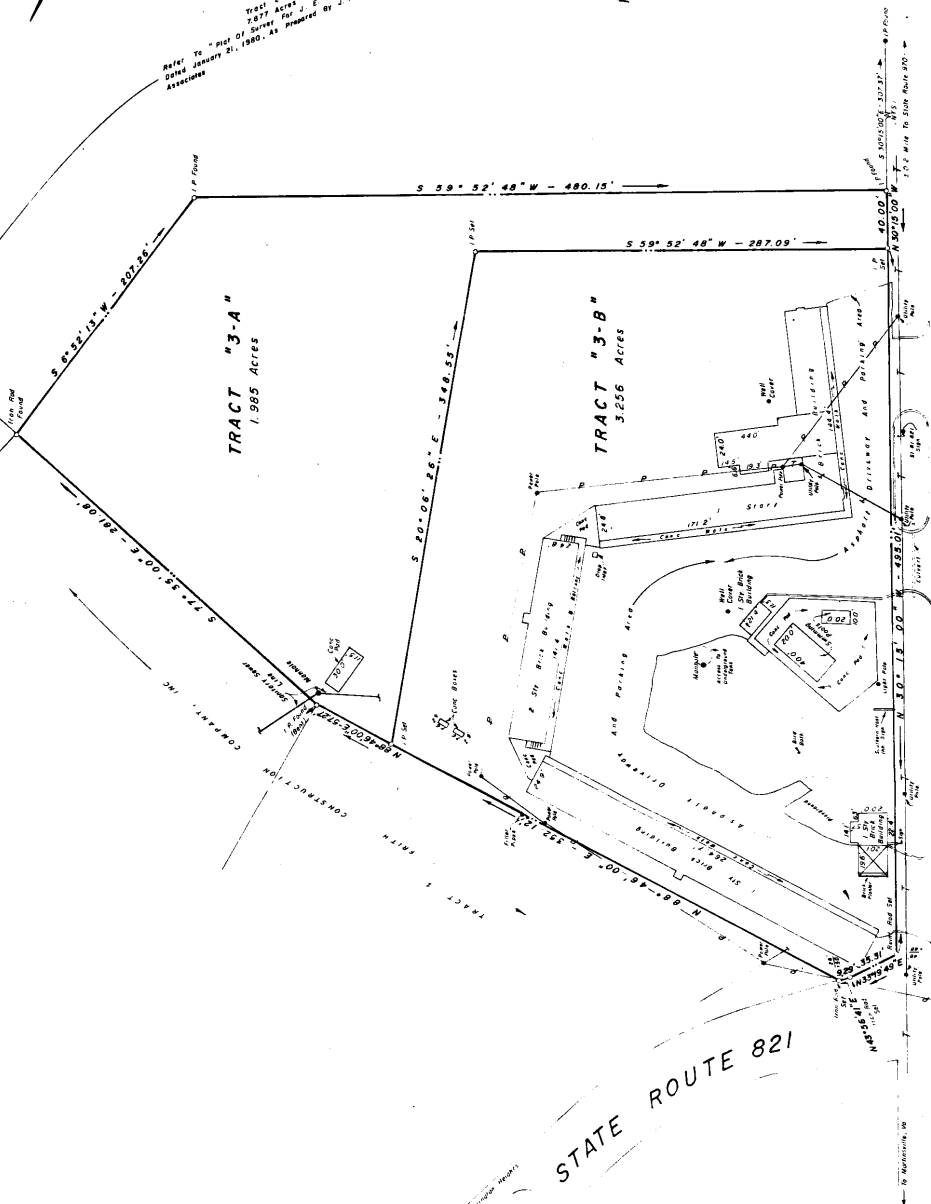
In Witness Whereof the Surveyor has hereunto set his hand and the seal of his office at Martinsville, Virginia, this 3rd day of November, 1982.

J. A. Gustin

Prepared By
J. A. GUSTIN & ASSOCIATES
Professional Surveyors, Licensed Surveyors
Martinsville, Virginia



Remainder of Tract 2



ROUTE 220 — RIGHT-OF-WAY VARIES

NORTHBOUND LANE

SOUTHBOUND LANE

STATE ROUTE 821

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SMYTH M. MEADOR AND
DWIGHT A. STULTZ

FROM: EASEMENT

THEOFILIOS G. BALABANIS &
RUBY G. BALABANIS, H/W
and
KANTILAL M. PATEL

001451

ORIGINAL RETURNED
TO SENDER

THIS INSTRUMENT, made and entered into this 3rd day of APRIL, 1989, by and between THEOFILIOS G. BALABANIS and RUBY G. BALABANIS, husband and wife, parties of the first part, and KANTILAL M. PATEL, party of the second part, and SMYTH M. MEADOR and DWIGHT A. STULTZ, parties of the third part;

WHEREAS, the parties hereto are owners of three (3) adjoining tracts of land located on the northeast side of U. S. Route 220 in Ridgeway, Virginia; and

WHEREAS, the parties of the third part are in the process of developing their tract of land and in order so to do, it is necessary that they have an easement over and along the property of the parties of the first and second part for the purpose of gaining access to their said property; and

WHEREAS, the parties have reached an easement agreement concerning such access and they desire to set forth their agreement in writing in this document;

NOW, THEREFORE, in consideration of the premises and in consideration of the sum of One Hundred Fifty Dollars (\$150.00). cash in hand paid by the parties of the third part unto the parties of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged

by the parties of the first part, the parties of the first part do hereby bargain, sell, grant and convey unto the parties of the second part and parties of the third part a certain easement and right-of-way, the scope of which is hereinafter described, in common with the parties of the first part over and along the property of the parties of the first part as follows: A perpetual, permanent and irrevocable easement and right-of-way in favor of the party of the second part and parties of the third part, their heirs, successors and assigns, forever, over and along that portion of the land of the parties of the first part in the Ridgeway Magisterial District of Henry County, Virginia, located on the Northeast side of U. S. Route 220 in Henry County, Virginia, which is specifically described as that portion of the Southeast corner of the parties of the first part's property (Tract "3-A") measuring 40 feet along U. S. Route 220 and running back 287.09 feet between the properties of the party of the second part and parties of the third part resulting in a rectangular area 40 feet wide and 287.09 feet long, said tract as shown on a plat of survey entitled "J. E. Pigg, Sr.", dated May 21, 1986, made by J. A. Gustin & Associates, showing property on the Northeast side of U. S. Route 220, Ridgeway Magisterial District, Henry County, Virginia, which shows a deed book reference of 284, at page 102, recorded in the Henry County Circuit Court Clerk's Office. The party of the second part and parties of the third part shall have the right to use the entire length of the easement or any shorter length of same in common

with each other and with the party of the first part.

In consideration of the premises and in consideration of the sum of One Hundred Fifty Dollars (\$150.00), cash in hand paid by the parties of the third part unto the party of the second part, the receipt of which is hereby acknowledged by the party of the second part, the party of the second part do hereby bargain, sell, grant and convey unto the parties of the first part and the parties of the third part, a certain easement and right-of-way, the scope of which is as described hereinafter, in common with the party of the second part, on and along the property of the party of the second part as follows: A perpetual, permanent and irrevocable easement and right-of-way in favor of the grantees, their heirs, successors and assigns forever, over and along that portion of land of the party of the second part, in the Ridgeway Magisterial District of Henry County, Virginia, located on the Northeast side of U. S. Route 220 in Henry County, Virginia, and which is specifically described as that portion of the Southeast corner of the grantors property (Tract "3-B") fronting on U. S. Route 220 and adjoining Tract "3-A", measuring 12.5 feet along the front of U. S. Route 220 and running back 50 feet, resulting in a rectangular area 12.5 feet wide and 50 feet long, said tract being a portion of the property shown on a plat of survey entitled "J. E. Pigg, Sr.", dated May 21, 1986, made by J. A. Gustin & Associates, showing property on the Northeast side of U. S. Route 220, Ridgeway Magisterial District, Henry County, Virginia, which shows a deed book reference of 284, at page 102,

recorded in the Henry County Circuit Court Clerk's Office. The parties of the first and third parts shall have the right to use the entire length of the easement or any shorter length thereof in common with each other and with the party of the second part.

The parties hereto all acknowledge and agree that the easements granted hereby touch and concern the land and shall run with the land in perpetuity and shall be binding upon the heirs, successors, and assigns of the grantees and the heirs, successors and assigns of the grantors. The permissive use of the easements granted hereby shall be the ingress and egress of such traffic as is necessary to enable the respective parties herein to carry on an automobile dealership business, a motel and restaurant business, or any other commercial type business and the parties hereto agree that they will not block or impede the use of these respective easements and will not erect any gate or fence which would interfere with the use of said easements.


The parties of the third part covenant for themselves, their heirs, successors and assigns forever that they shall provide reasonable snow removal with reasonable promptness at their sole expense and further that they shall indemnify the parties of the first part and the parties of the second part and save same harmless from any loss sustained or claim made against the said parties of the first and second part by virtue of the parties of the third part's use of any of the property covered by the easements granted hereby and the parties of the third part further pledge and promise that they shall maintain liability

insurance coverage on said easement areas in the same amounts and upon the same terms and conditions as the balance of the property insured by the parties of the third part.

The parties of the third part shall further have the right to improve and to fill, grade and pave the properties covered by the respective easements granted herein so long as said filling, grading or paving does not affect access between the easement areas and the adjoining properties of the first and second parties. Parties of the third part will be solely responsible for any and all maintenance, repair and snow removal of said easement areas unless the parties of the first or third part or their successors use the easement for access to their remaining lands, in which event the cost of maintenance, repair and snow removal will be shared among the parties hereto in proportion to the percentage of their respective use of said easements.

The easements granted herein shall in all respects be subordinate to the right of the parties of the first part to continue leasing to any party the portion of the easement area currently leased to Naegele Outdoor Advertising, Inc., for purposes of erecting and maintaining a commercial outdoor advertising structure together with necessary construction and service access from U. S. Route 220.

WITNESS the following signatures and seals this the day and year first above written.


_____(SEAL)
Theofilas G. Balabanis

Ruby G. Balabanis (SEAL)
Ruby G. Balabanis

Kantilal M. Patel (SEAL)
Kantilal M. Patel

Smyth M. Meador (SEAL)
Smyth M. Meador

Dwight A. Stultz (SEAL)
Dwight A. Stultz

STATE OF VIRGINIA, AT LARGE,
CITY/COUNTY OF Martinsville, TO-WIT:

The foregoing instrument was acknowledged before me this 14th
day of April, 1989, by Theofilos G. Balabanis and
Ruby G. Balabanis, husband and wife.

My Commission expires: 1-14-92

Reggie J. Young
Notary Public

STATE OF VIRGINIA, AT LARGE,
CITY/COUNTY OF Martinsville, TO-WIT:

The foregoing instrument was acknowledged before me this 5th
day of April, 1989, by Kantilal M. Patel.

My Commission expires: 10-8-90

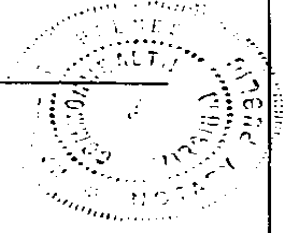
Gregory B. Martin
Notary Public

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

The foregoing instrument was acknowledged before me this 5th
day of April, 1989, by Smyth M. Meador.

My Commission expires: 7-20-91

Margie A. Holmes
Notary Public



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

The foregoing instrument was acknowledged before me this 5th
April 9
day of October, 1988, by Dwight A. Stultz.

My Commission expires: 7-20-91

Margie A. Holmes
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry
County, 7-5, 1989. This deed
was filed in said office, and, upon the certificate of
said clerk, the same was annexed, admitted to record, at 1.87
and the same was duly entered of record, at 1.87, tax imposed
by Sec. 5.8-10.
Teste: Martha J. Hebert
Tax \$.85 Transfer Fee ---