Print Date:	11/13/2021 3:57	TAX MAP #	50.8(000)000 /176 ,	Acres	PID #:	16783 A L PHILPOTT HWY	Bldg #:	Primary Use
		ACCT #	061800001	1.000	27944		1	200R

CURRENT OWNER	2021 ASSESSED VALUE	
T R PROPERTIES INC	Building Value	11800
	Extra Features	600
PO BOX 3565	Outbuildings	3500
	Total Building Value	**15900**
MARTINSVILLE VA24115-356	**Land Value**	16000
	Total Value	**31900**

HENRY COUNTY

VIRGINIA

TRANSFER HISTORY	DEED	SALE DATE	Q/	SALE PRICE
T R PROPERTIES INC	L1200/03621	09-20-2012	U	24,500

* 01-01-1900 means date unknown

YEAR BUILT
1948
Year 1754 means Date unknown

MARKET VALUATION	
Year remodeled	
Market Dep %	65
Functional Obsl	
External Obslnc	
Condition	OD
% Complete	30
Overall % Cond	30
Dep % Ovr	
Misc Imp Ovr	
Cost to Cure Ovr	
Deprec Code	

ASSESSMENT HISTORY		
LEGEND	2020	2021
Building & Extra Features	16700	12400
Outbuilding	0	3500
Land	16000	16000
Total	**32700**	**31900**

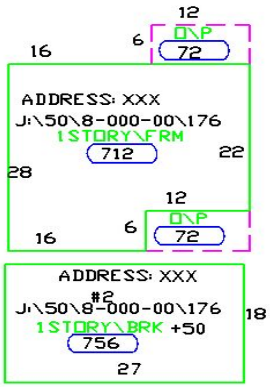
ZONING	
B1:Commercial	A1:Agricultural

PROPERTY USE
00:RESIDENTIAL

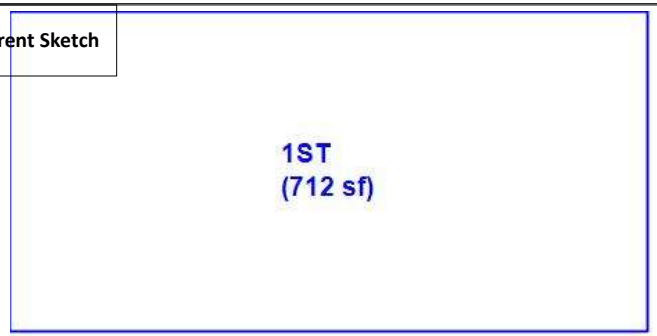
DISTRICT	CLASS CODE
HP	02:Single Family-Suburb

CONSTRUCTION DETAIL	
1 S FRAME	
Element	**Description**
STYLE	Residential
Model	Residential
Stories	1.00
Basement	NONE
Grade	D
Grade %	0.85%
Roof Cover	COMP. SH.
Exterior Wall 1	ASB. SHINGLE
Exterior Wall 2	
Interior Floor	
Heat Fuel	OIL
# of Fireplaces	
Central Air %	0
Foundation Wall	BRICK
Interior Wall	SHEET ROCK

ROOM COUNT	
Total Bedrooms	0
Total Bathroom	1
Total Half Baths	0



Current Sketch



OUTBUILDINGS & HOUSE FEATURES		
Description	**Units/Sq Ft**	**Value**
I-SERVICE STATION	1	3,500
B-PORCH OPEN	72	300
B-PORCH OPEN + UTILIT	72	300

* I = Outbuildings

** B= House Features

BUILDING SUMMARY			
Code	**Description**	**Living Area**	**Gross Area**
1ST	1st Floor	712	712

Total Square Foot	
Living	**Gross**
712	**712**

LAND FACTORS	
ROAD	**UTILITIES**
Paved Road	Well
	Septic
TOPO	
Level	**# PARCELS**
MH Lots	
0	

LAND VALUATION SECTION

B	UseDescription	Zone	D	LandUnits	I.Facto	Disc.	C.Fact	NBHD	NBHD	SiteIn	SpecialCalcs	Notes	Unit Price	Land Value
1	SFD - Suburban			1.000 AC	1.0000	1.000	1.00		1.000	5			10,400	16,000

Total Acres **1.000**

Total Land Value **16,000**

BORROWER TR Properties
REFERENCE # 10554183-1

ADDRESS 16783 A L Philpott Hwy
COUNTY Henry
EFFECTIVE DATE 7/8/2022

TAX MAP NO. 061800001 AMOUNT $177.05 LAST PAID 12/3/2021
DELINQUENT 0 YEARS
ASSESSED VALUE $31900.00 LV $16000.00 IV $15900.00
PAID annual NEXT DUE 12/5/22

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 Leon Custer & Rosie Custer, Tr o Cindy Lou Custer Irrevocable Trust Agmt 1/29/2010
GRANTEE T R Properties Inc
DATED 9/12/2012 RECORDED 9/20/2012 BK/PG/INST # 12-3621
CONSIDERATION $100.00
LEGAL Tr A, 1ac (MB 88/93)

OUTSALES 0

DOT
TYPE none
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 0
NAMES CHECKED T R Properties, Cindy Lou Custer Irr Tr, Cindy Lou Custer, Linda Custer, Donald Custer, Custer Family, Rose Mary Custer, Rosie Mary Custer

EASEMENTS FOUND IN SEARCH PERIOD 0 HOA no
AGREEMENTS FOUND IN SEARCH PERIOD 0
ESTATES FOUND 2

CHAIN OF TITLE

LINK 2
GRANTORS Cindy Lou Custer
GRANTEES Leon Custer & Rosie Custer, Trustees Under Irrevocable Trust Agmt 1/29/2010
DATED 3/26/2010 RECORDED 3/31/2010 BK/PG/INST 10-1088
CONSIDERATION 0.00 *Parcel 8
*Trust Agmt #11-3586 rec 10/7/11 DATED 1/29/10

LINK 3
GRANTORS Linda Parcell Custer, deceased, intestate, 11/20/2008
GRANTEES Daughter: Cindy Lou Custer
DATED RECORDED 1/7/2009 BK/PG/INST# WF 08-337
CONSIDERATION

LINK 4
GRANTORS Donald Clay Custer, deceased, intestate, 12/23/2006
GRANTEES Wife: Linda Parcell Custer
DATED RECORDED 4/2/2007 BK/PG/INST # WF 07-80
CONSIDERATION

LINK 5
GRANTORS Custer Family Corp
GRANTEES Donald C Custer, married
DATED 11/30/2005 RECORDED 9/29/2006 BK/PG/INST # 06-5834
CONSIDERATION $10.00 *Tr A, 1ac (MB 88/93)

LINK 6
GRANTORS Rose Mary Custer, divorced
GRANTEES Custer Family Corp
DATED 10/13/2000 RECORDED 6/5/2002 BK/PG/INST # 02-3905
CONSIDERATION 0.00 *Parcel 1st: Tr A, 1ac (MB 88/93)

CHAIN OF TITLE

LINK 7
GRANTORS Allen G Custer & Rose Mary Custer (HW)
GRANTEES Rose Mary Custer, individually
DATED 10/11/1995 RECORDED 11/27/1995 BK/PG/INST 696/514
CONSIDERATION 0.00 *Parcel 11: Tr A, 1ac (MB 88/93)

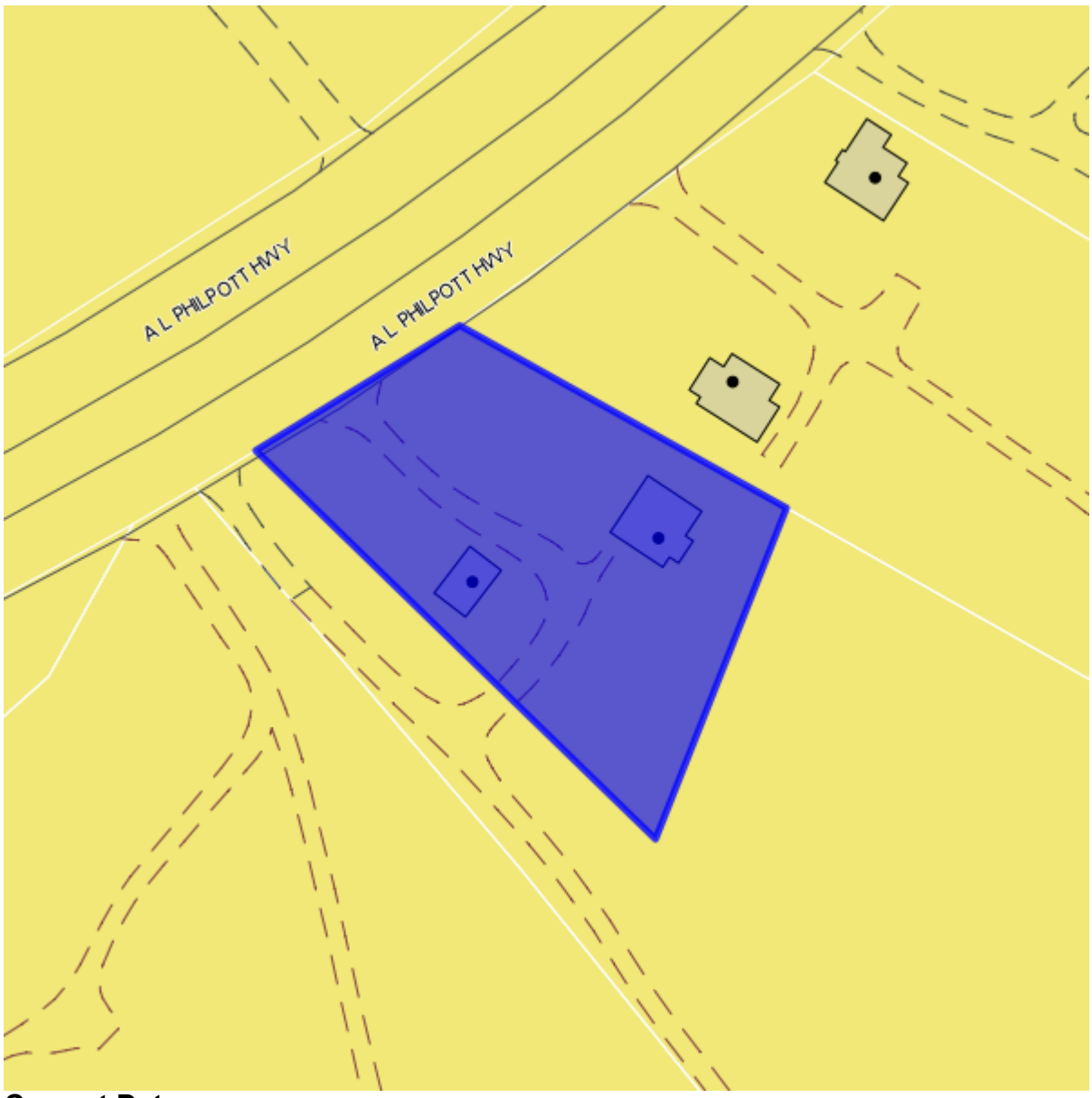
LINK 8
GRANTORS Michael T Mason & Eloise R Mason (HW)
GRANTEES Rosie M Custer
DATED 6/30/1995 RECORDED 6/30/1995 BK/PG/INST# 682/639
CONSIDERATION $10.00 *Tr A, 1ac (MB 88/93)

LINK 9
GRANTORS Pannill Knitting Co Inc
GRANTEES Michael T Mason & Eloise R Mason (HW)
DATED 4/20/1988 RECORDED 5/5/1988 BK/PG/INST # 470/118
CONSIDERATION $100.00 *Parcel 3: 3 parcels (search lot derives from here)

LINK 10
GRANTORS Elizabeth Heights Corp
GRANTEES Pannill Knitting Co Inc
DATED 4/20/1988 RECORDED 5/5/1988 BK/PG/INST # 470/110
CONSIDERATION $100.00 *Parcel 3: 3 parcels (search lot derives from here)

LINK 11
GRANTORS Glenn Amore & Karen G Amore (HW)
GRANTEES Elizabeth Heights Corp
DATED 6/24/1977 RECORDED 6/24/1977 BK/PG/INST # 274/99
CONSIDERATION $10.00 *Assumed DOT satisfied 3/25/82 in DB 245/724

Property Report - County of Henry



Current Data:
Property ID: 061800001 **Tax Map Number:** 50.8(000)000 /176 ,
Owner: T R PROPERTIES INC
Address: PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA 24115-3565
Deed/Page: L1200/03621
Aquired Date: 2012-09-20 **Consideration:** 24500
Year Built: **Building Desc:** 1 S FRAME **Above Grade Sq Ft:** 712
Acres: 1 **Zoning:** B1A1
Land Value: $16000.00 **Building Value:** $15900.00 **Total Value:** $31900.00

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	7/12/2022
Bill Year	2021
Bill	34818
Owner	T R PROPERTIES INC
Parcel ID	061800001

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	$177.05	$177.05	$0.00	$0.00	$0.00
TOTAL		$177.05	$177.05	$0.00	$0.00	$0.00

©2022 Tyler Technologies, Inc.

T R PROPERTIES, INC.,
a Virginia Corporation

FROM: DEED

LEON CUSTER and
ROSIE CUSTER, CO-TRUSTEES
UNDER THE CINDY LOU CUSTER
IRREVOCABLE TRUST AGREEMENT

This Deed was prepared by James H. Ford, Attorney

PIN NO.: 50.8(000)000/176

When recorded return to:
James H. Ford, Attorney, P. O. Box 1352, Martinsville, VA 24114

120003621

THIS DEED, made this 12th day of September, 2012, between LEON CUSTER, Kernersville, North Carolina, and ROSIE CUSTER, Henry County, Virginia, Co-trustees under the CINDY LOU CUSTER IRREVOCABLE TRUST Agreement of January 29, 2010, parties of the first part and Grantors, and T R PROPERTIES, INC., a Virginia corporation, party of the second part and Grantee. provides as follows, to-wit:

WITNESSETH: That for and in consideration of the sum of One Hundred Dollars ($100.00) cash in hand paid to the Grantors by the Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey, in fee simple with general warranty and English covenants of title unto the Grantee, the following described real estate, to-wit:

"All that certain tract or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, situated on the Southeast side of U.S. Route 58, in the Horse-pasture District of Henry County, Virginia, now designated as Tract 'A', containing by survey 1 acre, all as is more clearly shown on that certain Plat of Survey for Michael T. Mason and Eloise R. Mason, prepared by Terry A. Waller, L.L.S., dated April 27, 1995, of record in the Henry County Circuit Court Clerk's Office [See Map Book 88, pate 93]."

And being a part of the same property which Leon Custer and Rosie Custer, Trustees Under Irrevocable Trust Agreement dated January 29, 2010, acquired from Cindy Lou Custer in Instrument Number 100001088 dated March 26, 2010, recorded in the Henry County Circuit Court Clerk's Office; to which deed, trust and map

JAMES H. FORD
ATTORNEY AT LAW
25 W. CHURCH ST.
MARTINSVILLE, VA
24114-1352

SEP20 2012 PG0072

reference is here had for a more particular description of the property hereby conveyed.

Each undersigned Co-trustee Grantor confirms under oath that he or she entered this conveyance by proper authority contained in the terms of the Irrevocable Trust Agreement of Cindy Lou Custer dated January 29, 2010, that the trust is still in existence and has not been revoked, that the Grantors herein are the only trustees authorized to act for the trust in this transaction, and each undersigned trustee affirms under oath that the other undersigned trustee has the required capacity referenced in the trust agreement to serve as trustee of the trust in this transaction. See Document Number 110003586 in the Henry County Circuit Court Clerk's Office.

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

Reference is here made to the aforesaid map and deed, and the references therein contained is here made for a more particular description of the property herein conveyed.

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

Leon Custer (SEAL)
Leon Custer, Trustee

Rosie Custer (SEAL)
Rosie Custer, Trustee

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

Acknowledged and sworn by Leon Custer, Trustee under the Cindy Lou Custer Irrevocable Trust Agreement of January 29, 2010.

JAMES H. FORD
ATTORNEY AT LAW
25 W. CHURCH ST.
MARTINSVILLE, VA
24114-1352

SEP20 2012 PG0073

Given under my hand this 20th day of September, 2012.

My Commission expires: 12-31-13.

NRN: 206299

Peggy J. Young
Notary Public

(SEAL)

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

Acknowledged and sworn by Rosie Custer, Trustee under the Cindy Lou Custer Irrevocable Trust Agreement of January 29, 2010.

Given under my hand this 20th day of September, 2012.

My Commission expires: 12-31-13.

NRN: 206299

Peggy J. Young
Notary Public

(SEAL)

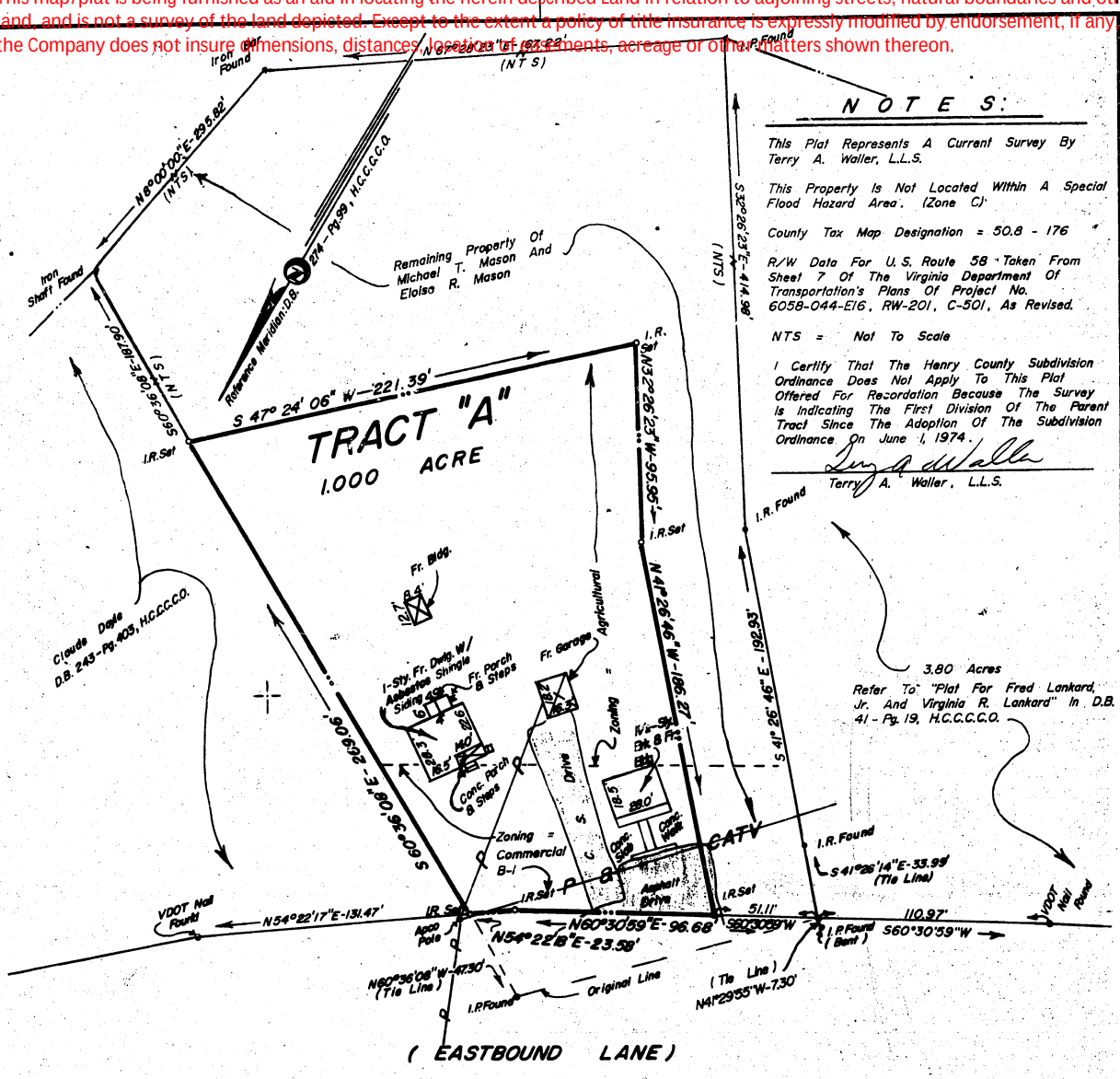
25/py

INSTRUMENT #120003621
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF HENRY ON
SEPTEMBER 20, 2012 AT 04:15PM
$37.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $18.50 LOCAL: $18.50

VICKIE S. HELMSTUTLER, CLERK
RECORDED BY: FBW

JAMES H. FORD
ATTORNEY AT LAW
25 W. CHURCH ST.
MARTINSVILLE, VA
24114-1352

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.



NOTES:

This Plat Represents A Current Survey By Terry A. Waller, L.L.S.

This Property Is Not Located Within A Special Flood Hazard Area. (Zone C)

County Tax Map Designation = 50.8 - 176

R/W Data For U.S. Route 58 Taken From Sheet 7 Of The Virginia Department Of Transportation's Plans Of Project No. 6058-044-E16, RW-201, C-501, As Revised.

NTS = Not To Scale

I Certify That The Henry County Subdivision Ordinance Does Not Apply To This Plat Offered For Recordation Because The Survey Is Indicating The First Division Of The Parent Tract Since The Adoption Of The Subdivision Ordinance On June 1, 1974.

Terry A. Waller, L.L.S.

(EASTBOUND LANE)

U. S. ROUTE 58 - R/W VARIES

(WESTBOUND LANE)

In the Clerk's Office of the Circuit Court for the County of Henry, Virginia, this instrument is admitted to record at 9:59 o'clock A.M. 7-5 1995 and with the certificate of acknowledgment thereto annexed.

Juanita J. Stewart DC/Clerk

PLAT OF SURVEY

FOR

MICHAEL T. MASON

AND

ELOISE R. MASON

Showing Properpty Situated On The Southeast Side Of U.S. Route 58, Horspasture District, Henry County, Virginia; Being Part Of The Property Which Michael T. Mason And Eloise R. Mason Acquired From Pannill Knitting Company, Inc. In D.B. 470 - Pg. 118, H.C.C.C.C.O. (Parcel 3), Now Designated As Tract "A."

BOOK 0088 PAGE 0093

COMMONWEALTH OF VIRGINIA
TERRY A. WALLER
No. 1432B
LAND SURVEYOR

Scale: 1" = 50'
April 27, 1995

Prepared By
TERRY A. WALLER, L.L.S.
Licensed Land Surveyor, Number 1432B
Collinsville, Virginia

BUSINESS RECORDS CORPORATION