

## FULL REPORT OF TITLE

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**RECIPIENT:** Fidelity National Title Insurance (Attention: Erin Spradling)

**BUYER:** N/A

**ADDRESS:** 828 Lot Oneida Street, Martinsville, VA

**VESTED IN:** (1) Trustee of the Theofilos G. Balabanis Trust Fund under a trust agreement dated October 3, 2014; (2) T. G. Balabanis; (3) T. G. Balabanis; (4) Theofilos G. Balabanis

**GRANTOR(S):** (1) Theofilos G. Balabanis deceased 02/04/2022\*\* Less Than 1 Year (2) J. T. Weaver and Lucy M. Weaver, his wife; (3) R. Leonard Bowling and Carol L. Bowling, husband and wife; (4) Marilyn S. Vaughn, Trustee U/A Dated December 22, 1977 for William Clayton Vaughn and Charles Stone Vaughn

(1)DATED: 03/16/2019	REC: 02/24/2022	Will Inst. No.: 202000163
(2)DATED: 04/02/1991	REC: 04/05/1991	DB & PG: 198/126 (MC)
(3)DATED: 06/14/1988	REC: 02/10/1989	DB & PG: 184/655 (MC)
(4)DATED: 12/01/1990	REC: 12/07/1990	DB & PG: 534/306 (HC)

**THE PROPERTY LIES IN:** (2) City of Martinsville, Virginia and a small triangular part in the Martinsville District of Henry County; (3) City of Martinsville, Virginia; (4) Martinsville District of Henry County, Virginia, and a small portion thereof which is located in the City of Martinsville

**LEGAL DESCRIPTION:** (2) Easterly side and end of Oneida Street with a small triangular part in the Martinsville District of Henry County being Parcel "B" of 0.60 acres; (3) Parcel containing 4.88 acres; (4) situated in the Martinsville District of Henry County, Virginia, and a small portion thereof which is located in the City of Martinsville, on the West side of proposed extension of Melody Lane, Lot 2-X, containing 0.512 acre. All of these Deeds have been combined into what is now according to the most recent survey found Parcel "2-R" containing 5.582 acres

**OTHER MATTERS:** Deed Book 198, Page 126 from Martinsville City was not recorded in Henry County. Deed Book 534, Page 306 from Henry County was not recorded in Martinsville City.

**DEEDS OF TRUST:** None found

**JUDGMENTS:** None found

**FINANCING STATEMENTS:** None found

**TAX INFORMATION:**

**DELINQUENT TAXES: None**

**TAXES PAID THROUGH: June 2022**

**TAXES A LIEN, BUT NOT YET DUE: December 2022**

**ACCOUNT NO.: 000050800**

**TAX MAP NO.: 04 (01) 00 / 02R**

**RESTRICTIONS:** Deed Book 198, Page 127 states "It is further understood and agreed that the above property is to be used for a residential health care center, and in the event said property is not used for the said health care center, the said J. W. Weaver hereby reserves the option to repurchase the above property for the same price as paid for said lot." (Property is Parcel "B" 0.60 Acres)

**GRANTED EASEMENTS:**

**TO: Oneida Street Remaining in Existence**

**DATED: 01/28/1991**

**DB & PG: 541/218 (HC) & 198/123 (MC)**

**All matters as shown on PLAT OF SURVEY:** for T. G. Balabanis, dated February 23, 1990, revised April 9, 1991, prepared by Lawrence W. Cockram LLS recorded in Map Book 20, Page 116 in the Martinsville Circuit Court Clerk's Office

**BEGAN TITLE WITH: 03/17/1924**

**SEARCHED TO: 06/14/2022 (MC) and 06/16/2022 (HC), computer**

**REPORT DATED: 06/22/2022**

BY Leslee Turner

<b>CURRENT OWNER</b>		<b>RECORD OF OWNERSHIP</b>		<b>DEED BOOK</b>		<b>SALE DATE</b>	<b>Q/U</b>	<b>SALE PRICE</b>	<b>VC</b>	
BALABANIS THEOFLOS G TRUST		BALABANIS THEOFLOS G TRUST		WF202200055		02-24-2022	U	0	1	
1312 ROOT TRL		BALABANIS THEOFLOS G		DB 198/126		04-05-1991	U	14,400	0	
				DB 089/765		09-27-1967	U	12,000	0	
				DB 087/717		03-13-1967	U	7,500	0	
MARTINSVILLE VA 24112										
<b>ASSESSMENT EFFECTIVE 7/1/2021</b>										
<b>Description</b>	<b>Code</b>	<b>Appraised</b>	<b>Assessed</b>	<b>LEGAL DESCRIPTION</b>						
Land	100	11200	11,200	5.582 ACRES ONEIDA ST						
				<b>BLDG DESCRIPTION</b>						
				<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	
				2021	100	0	2020	100	0	
				<b>Total</b>		11200	<b>Total</b>		11200	
				<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
				<b>SUB</b>	<b>Description</b>	<b>LIVING</b>	<b>GROSS</b>	<b>EFF AREA</b>	<b>Unit C</b>	<b>Undeprec Val</b>
				<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / EF - BUILDING EXTRA FEATURES(B)</b>						
				<b>Ttl Gross Liv / Lease Area</b>	0	0	0			
				<b>Code</b>	<b>Description</b>	<b>La</b>	<b>Size</b>	<b>Rate</b>	<b>%</b>	<b>Dep</b>
				<b>COST / MARKET VALUATION</b>						
				<b>Base Rate</b>	0.00					
				<b>Rcn</b>	0					
				<b>Net Other Adj</b>	0					
				<b>AYB</b>	0					
				<b>Effective Year Built</b>	0					
				<b>Condition</b>	0					
				<b>Remodel Rating</b>	0					
				<b>Year Remodeled</b>	0					
				<b>Eyb Dpr</b>	0					
				<b>Functional Obsol</b>	0					
				<b>Economic Obsol</b>	0					
				<b>Cost Trend Factor</b>	0					
				<b>Adjustment</b>	0					
				<b>Percent</b>	0					
				<b>Percent Good</b>	0					
				<b>RCNLD</b>	0					
				<b>% Good Ovr</b>	0					
				<b>% Good Ovr Comment</b>	0					
				<b>Misc Imp Ovr</b>	0					
				<b>Misc Imp Ovr Comment</b>	0					
				<b>Cost to Cure Ovr</b>	0					
				<b>Cost to Cure Ovr Comm.</b>	0					
<b>PROPERTY FACTORS</b>										
<b>PUB WATE</b>		<b>UG UTILITI</b>	<b>TOPO</b>	<b>SIDEWALK</b>						
Y Yes		N No	0 Rolling	N No						
<b>PUB SEWE</b>		<b>CURB &amp; GU</b>	<b>SOIL</b>							
Y Yes		N No	0 Clay							
<b>SEPTIC</b>		<b>VIEW</b>	<b>LOCATION</b>							
N No		N No	0 Good							
No Sketch										

# Property Report - City of Martinsville



## Current Data:

**Property ID:** 000050800 **Tax Map Number:** 04 (01 )00 /02R  
**Owner:** BALABANIS THEOFILOS G TRUST  
**Address:** 1312 ROOT TRL **City/State/Zip:** MARTINSVILLE VA  
**Deed/Page:** WF202200055 **Legal Description:** 5.582 ACRES ONEIDA ST  
**Aquired Date:** NA **Consideration:** \$0.00  
**Year Built:** **Property Desc:** NA **Above Grade Sq Ft:** 0  
**Acres:** 5.582 **Zoning:** R-N  
**Land Value:** \$11200.00 **Building Value:** \$0.00 **Total Value:** \$11200.00

## Previous Data:

**Owner:** BALABANIS THEOFILOS G  
**Aquired Date:** NA **Deed/Page:** DB 198/126 **Consideration:** \$14400.00



Martinsville

08/19/2021 13:25  
1122ahan

CITY OF MARTINSVILLE  
2021 LAND BOOK

THE MARKET VALUE/USE VALUE OF LAND, LOTS, BUILDINGS AND LEVIES FOR THE FISCAL YEAR 2021-2022  
IN THE CITY OF MARTINSVILLE, VIRGINIA BY RUTH L. EASLEY, COMMISSIONER OF REVENUE

IP 73  
ltvalndbk

BILL NO	CUST NO	JURIS	OWNER NAME AND ADDRESS	TOTAL ACRES	LAND VAL	BUILDING VAL	PERSONAL VAL	GROSS VAL	TOTAL TAX
CLASS	PARCEL ID	APD CD	LEGAL DESC	DEFER ACRES	DEFER VAL	DEFER VAL	DEFER VAL	NET TAX	NET TAX
DEED BKPG	LAND USE #	PLAT BKPG	PROPERTY LOCATION	CHARGE	RATE	INST 1	INST 2	INST 3	INST 4
				PER \$100					CHARGE TOTAL
399	5954	CITY	BALABANIS THEOFILLOS G	0.195	6000	14500	0	20500	213.15
01			PO BOX 3565	0.000	0				0.00
000128700			MARTINSVILLE, VA 24115-3565	0.195	6000			20500	213.15
0073 N									
DB 212/579	00		LOT 9 FRONT 50 FT	1.040	106.57	0.00	0.00	0.00	106.57
			LOT 9 FRONT 50 FT	1.040	106.58	0.00	0.00	0.00	106.58
			109 MAPLE ST						
			109 MAPLE ST						
400	5195	CITY	BALABANIS THEOFILLOS G	0.795	25000	129800	0	154800	1609.53
01			PO BOX 3565	0.000	0				0.00
000025000			MARTINSVILLE, VA 24115-3565	0.795	25000			154800	1609.53
0073 N									
DB 124/627	00		LOT 56 BLOCK 5	1.040	804.77	0.00	0.00	0.00	804.77
			907 HUNTING RIDGE ROAD	1.040	804.76	0.00	0.00	0.00	804.76
			907 HUNTING RIDGE RD						
401	5195	CITY	BALABANIS THEOFILLOS G	5.582	11200	0	0	11200	116.45
01			PO BOX 3565	0.000	0				0.00
000050800			MARTINSVILLE, VA 24115-3565	5.582	11200			11200	116.45
0073 N									
DB 198/126			5.582 ACRES ONEIDA ST	1.040	58.23	0.00	0.00	0.00	58.23
			WS FIGSBORO ROAD	1.040	58.22	0.00	0.00	0.00	58.22
			828 LOT ONEIDA ST						
402	5195	CITY	BALABANIS THEOFILLOS G	0.256	7500	22500	0	30000	311.93
03			PO BOX 3565	0.000	0				0.00
000118500			MARTINSVILLE, VA 24115-3565	0.256	7500			30000	311.93
0073 N									
DB 124/627	00		LOT 4 & 1/2 ALLEY	1.040	155.96	0.00	0.00	0.00	155.96
			112 MAPLE ST	1.040	155.97	0.00	0.00	0.00	155.97
			112 MAPLE ST						
403	5195	CITY	BALABANIS THEOFILLOS G	0.076	16600	94900	0	111500	1159.32
04			PO BOX 3565	0.000	0				0.00
000204800			MARTINSVILLE, VA 24115-3565	0.076	16600			111500	1159.32
0073 N									
DB 152/002	00		FRONT 50 FT APT HOUSE	1.040	579.66	0.00	0.00	0.00	579.66
			25 BROAD ST	1.040	579.66	0.00	0.00	0.00	579.66
			25 BROAD ST						
404	5195	CITY	BALABANIS THEOFILLOS G	0.440	5900	14100	0	20000	207.95
03			PO BOX 3565	0.000	0				0.00
000213500			MARTINSVILLE, VA 24115-3565	0.440	5900			20000	207.95
0073 N									
DB 110/801	00		LOT 13	1.040	103.38	0.00	0.00	0.00	103.98
			1413 RIVERMONT HEIGHTS	1.040	103.97	0.00	0.00	0.00	103.97
			1413 RIVERMONT HGTS						



## Real Estate

**View Bill**

[View bill image](#)

**As of**

6/17/2022

**Bill Year**

2021

**Bill**

401

**Owner**

BALABANIS THEOFILOS G TRUST

**Parcel ID**

000050800

instalment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$58.23	\$58.23	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$58.22	\$58.22	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$116.45	\$116.45	\$0.00	\$0.00	\$0.00

NAME: JAMES

PARCEL "2-R"  
5.582 ACRES

[illegible]

PLAY OF SURVEY  
FOR

**T. G. BALABANIS**

STATIONED FREELY SITUATED ON THE NORTHEASTLY SIDE OF CHESAIDE STREET, CITY OF MORTONVILLE, VIRGINIA, BEING A PART OF PLOT 2-4, AS SHOWN ON PLAT OF SURVEY FOR T. G. BOLDEN IN N. M. 43 - PG. 124, 145, C.C.T., AND PLOT 18, AS SHOWN ON PLAT OF SURVEY FOR T. G. BOLDEN IN N. M. 3, 20 - PG. 100, MCCLELLAND, NOW DESIGNATED AS PLOT 2-4.

L 8001 NWT/19648 - D.B. 184 - Pg. 635, M.C.C.C.C.  
D.B. 198 - Pg. 126, M.C.C.C.C.  
D.B. 537 - Pg. 306, M.C.C.C.C.

RECEIVED  
J. B. F. M.  
C. B. F. M.  
1350  
1000

FINAL APPROVAL  
BY CITY PLANNING COMMISSION  
DATE 10/19/1994

Scale: 1" = 50'

WETA RED BY  
LA MANTANCE OF COCKTAIL  
REPAIR, AND SUTTON  
MARTIN (S.W.E.), VIRGINIA

February 23, 1990  
REVISED: April 9, 1991

(20-116)

0377

T. G. BALABANIS                    )  
  )  
FROM: DEED                            )  
  )  
J. T. WEAVER, ET UX                )  
.....)

THIS DEED, Made this 2nd day of April, 1991, by and between J. T. WEAVER and Lucy M. WEAVER, his wife, Grantors, and T. G. BALABANIS, Grantee;

WITNESSETH: That for and in consideration of the sum of Fourteen Thousand Four Hundred Dollars (\$14,400.00), cash in hand paid by the Grantee unto the Grantors, the receipt of which is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the said T. G. Balabanis in fee simple with general warranty and English Covenants of title, all that certain lot or parcel of land lying on the easterly side and end of Oneida Street in the City of Martinsville, Virginia, with a small triangular part in the Martinsville District of Henry County, and being known and designated as Parcel "B" of 0.60 acres, as shown on survey for T. G. Balabanis as prepared by Lawrence Cockram, LS, dated March 12, 1991, being a part of the land conveyed unto G. H. Weaver by T. W. Carter, et ux, by a deed dated March 17, 1924, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 44, page 174; the said G. H. Weaver having died intestate on August 31, 1945, survived by five children; the said J. T. Weaver having inherited an one-fifth (1/5) share and having acquired an one-fifth share from the heirs of Lucy Pearl Weaver Adams by a deed dated March 17,

\*  
Not  
recorded  
in LHC



1967, and recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 87, page 717, and having acquired three-fifths shares from Homer D. Weaver, et als, by a deed dated September 27, 1967, and recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 89, page 765, to all of which deeds and map reference is here had for a more particular description of the property hereby conveyed.

It is further understood and agreed that the above property is to be used for a residential health care center, and in the event said property is not used for the said health care center, the said J. T. Weaver hereby reserves the option to repurchase the above property for the same price as paid for said lot.

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

J. T. Weaver (SEAL)  
J. T. Weaver

Lucy M. Weaver (SEAL)  
Lucy M. Weaver

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

The foregoing instrument was acknowledged before me by  
J. T. Weaver and Lucy M. Weaver, his wife, this 1/14 day of

April, 1991.

My commission expires December 29, 1991. 1-14-92

Peggy J. Young  
Notary Public

In the Clerk's Office of the Circuit Court for the City of  
Martinsville, Virginia, this instrument is acknowledged to record  
at 9:33 o'clock A.M. April 5  
1991 and the Clerk's Office of  
acknowledges receipt thereof and the fees imposed by  
S. 58.1-602 of the Code amounting to \$14.50  
have been paid.

Ashley R. Pritchett Clerk

T. G. BALABANIS

FROM: DEED

157

R. LEONARD BOWLING &  
CAROL L. BOWLING,  
Husband and Wife.

THIS DEED, made this 14th day of June, 1988, by and between  
R. LEONARD BOWLING and CAROL L. BOWLING, husband and wife, parties  
of the first part, and T. G. BALABANIS, party of the second  
part:

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 party of the second part  
unto the parties of the first part, and other good and valuable  
consideration, the receipt of all of which is hereby acknow-  
ledged, the said parties of the first part do hereby bargain,  
sell, grant, and convey, in fee simple with general warranty of  
title, and with English covenants of title, unto the party of  
the second part, the following described real estate, to-wit:

All that certain lot or parcel of land situated in the CITY  
of MARTINSVILLE, VIRGINIA, bounded and described as follows, to-  
wit:

BEGINNING at a fence in the East margin of an old road at  
the Southwest corner of the 4.88 acre tract herein conveyed;  
thence, leaving said old road with the fence, N. 78 deg. 13 min.  
E. 337.8 feet to a corner; thence partially parallel to and up

MUNDAY & MUNDAY / ATTORNEYS AT LAW  
5 WALNUT STREET / P.O. BOX 1147  
MARTINSVILLE, VIRGINIA 24114-1147

a branch a short distance therefrom, N. 4 deg. E. 229.2 feet to a point, N. 65 deg. 09 min. W. 64.7 feet to a fence post; N. 36 deg. 51 min. W. 251.7 feet to a fence; thence along the last mentioned fence, S. 77 deg. 47 min. W. 335.4 feet to the East margin of said old road; thence S. 0 deg. 52 min. E. 146.1 feet, S. 7 deg. 53 min. E. 119.6 feet, S. 32 deg. 47 min. E. 81.9 feet, S. 43 deg. 18 min. E. 185.3 feet to the POINT OF BEGINNING, containing 4.88 acres, as shown on a map of the property of O. T. Dillon, prepared May 7, 1951, by J. A. Trent, CLS, and recorded in the Clerk's Office of the Circuit Court of the City of Martinsville, Virginia.

BEING THE SAME property which was conveyed to R. Leonard Bowling, the male grantor herein, on September 13, 1979, by deed from Frank J. Hylton, et als, which said deed is of record in the City Clerk's Office in Deed Book 134, at page 150.

PROVIDED, HOWEVER, that this conveyance is made subject to:

(1) Restrictions, reservations, easements, and agreements of record to the extent that they may lawfully apply to the property hereby conveyed.

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

R. Leonard Bowling (SEAL)  
R. Leonard Bowling

Carol L. Bowling (SEAL)  
Carol L. Bowling

COMMONWEALTH OF VIRGINIA,  
STATE AT LARGE,  
COUNTY OF HENRY, to-wit:

I, Juanita C. Johnson, a Notary Public, in and  
for the County and State aforesaid, do hereby certify that  
R. Leonard Bowling and Carol L. Bowling,  
whose names are signed to the foregoing instrument, bearing date  
on the 14th day of June, 1988, have personally  
appeared and acknowledged the same before me in my County and  
State aforesaid.

Given under my hand this 7th day of July, 1988.

My Commission expires on: 1-10-92

Juanita C. Johnson  
Notary Public

1-10-92  
1988 and with the certificate of  
acknowledgment and the taxes imposed by  
§ 58.1-807 of the Code amounting to \$ 12.80  
have been paid.  
R. Pritchett Clerk

THEOFILOS G. BALABANIS

ORIGINAL RETURNED  
UNRECORDED

FROM:

MARILYN S. VAUGHN, TRUSTEE U/A DATED  
DECEMBER 22, 1977 FOR WILLIAM CLAYTON  
VAUGHN AND CHARLES STONE VAUGHN

005803

THIS DEED made this 1st day of December, 1990, by and  
between MARILYN S. VAUGHN, TRUSTEE U/A DATED DECEMBER 22, 1977  
FOR WILLIAM CLAYTON VAUGHN AND CHARLES STONE VAUGHN, party of  
the first part; and THEOFILOS G. BALABANIS, having a mailing  
address of P.O. Box 3565, Martinsville, Virginia, 24112, party  
of the second part.

**W I T N E S S E T H:**

That for and in consideration of the sum of \$10.00 in  
hand paid to the party of the first part by the party of the  
second part and other good and valuable consideration, the said  
party of the first part does hereby grant, bargain, sell and  
convey in Fee Simple with Special Warranty of Title unto the  
said party of the second part, as his sole separate equitable  
estate as provided in Section 64.1-21 of the Code of Virginia of  
1950, as amended, all that certain lot or parcel of land,  
together with any improvements thereon and appurtenances  
thereunto appertaining, situated in the Martinsville District of  
Henry County, Virginia, and a small portion thereof which is  
located in the City of Martinsville, on the West side of the

LAW OFFICES  
William F. Sarno, Jr.  
Attorney at Law, P. C.  
Martinsville, Va.

1  
Not recorded in Martinsville

BK0534 PG0306

Henry County

proposed extension of Melody Lane, known and designated as Lot 2-X, as shown on Plat of Survey titled "Melody Lane", prepared by W. C. Brown, C.L.S., dated November 17, 1989, containing 0.512 acre, to be recorded contemporaneously herewith in the Henry County Circuit Court Clerk's Office. This being a portion of the same property acquired by Marilyn S. Vaughn, Trustee U/A dated December 22, 1977 for William Clayton Vaughn and Charles Stone Vaughn by Special Commissioner's Deed dated February 7, 1986 from William F. Stone, Jr., Special Commissioner of record in the aforesaid Clerk's office at Deed Book 413, page 242.

This conveyance is subject to all recorded and properly indexed easements, lawful restrictions and other conditions of record affecting the title thereto or the use thereof and to such matters as would be disclosed by an inspection of the premises.

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

*Marilyn S. Vaughn* (SEAL)  
Marilyn S. Vaughn, Trustee U/A dated  
December 22, 1977 for William Clayton  
Vaughn and Charles Stone Vaughn

LAW OFFICES  
William F. Stone, Jr.  
Attorney at Law, P. C.  
Martinsville, Va.

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

I, JAMES R. SEBASTIAN, JR., a Notary Public for the Commonwealth of Arizona, do hereby certify that Marilyn S. Vaughn, Trustee U/A dated December 22, 1977 for William Clayton Vaughn and Charles Stone Vaughn, whose name is signed to the foregoing writing dated December 1, 1990 this day acknowledged the same before me.

Given under my hand this 7 day of December, 1990.

My commission expires: FEBRUARY 28, 1974

James R. Sebastian,  
NOTARY PUBLIC



12-24-19

7.50 Granite J. Stewart  
Co. Jan 2.50

**LAW OFFICES**  
William P. Stone, Jr.  
Attorney at Law, P. C.  
Martinsville, Va.

**BK0534 PG0308**



0376

003434

This Agreement dated this 28th day of January, 1991, between Theofilos G. Balabanis (hereinafter designated Balabanis) and J. T. Weaver, Sr. (hereinafter designated Weaver) provides as follows:

1. Recital. Balabanis now owns Lot 2-X containing 0.512 acres on the west side of Oneida Street which is located partially in Henry County and partially in the City of Martinsville, Virginia, and Weaver owns a large tract of land on the east side of Oneida Street at the same approximate location which is also located partially in Henry County and partially in Martinsville, Virginia. It is in the best interest of both parties that Oneida Street shall remain in existence at its present location so long as there is not a material change of circumstances (change of property ownership, change in development pattern, etc.) in the immediate vicinity of these properties.

2. Agreement. Balabanis and Weaver, in consideration of the mutual agreement herein contained, for themselves and their successors agree not to endorse or propose the closing and abandonment of that portion of Oneida Street which runs between their respective properties described in Paragraph 1 plus a distance of 44 feet south of the Lot 2-X Balabanis property, without the concurrence of both parties hereto, or those persons owning their respective properties described in Paragraph 1.

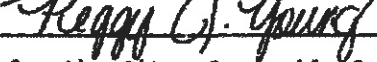
In witness whereof, the parties have hereunto set their  
respective hands and seals on this the day and year first above  
written:

  
\_\_\_\_\_(SEAL)  
THEOFILOS G. BALABANIS

  
\_\_\_\_\_(SEAL)  
J. T. WEAVER, SR.

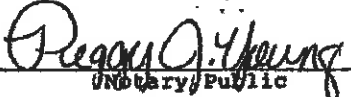
STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, , a Notary Public in  
the State and for the City aforesaid, do hereby certify that  
Theofilos G. Balabanis, whose name is signed to the foregoing  
writing bearing date of the 28th day of January, 1991 has  
acknowledged the same before me within my City and State  
aforesaid.

Given under my hand this 28th day of January,  
1991.

My Commission expires: 1-14-98.

  
\_\_\_\_\_  
Notary Public

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Reggie J. Young, a Notary Public in the State and for the City aforesaid, do hereby certify that J. T. Weaver, Sr., whose name is signed to the foregoing writing bearing date of the 28th day of January, 1991, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 28th day of January, 1991.

My Commission expires: 1-14-92.

Reggie J. Young  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, 1/14, 1991. This deed was this day recorded in said office, and upon the certificate of acknowledgment, thereon annexed, admitted to record, at 1:30 o'clock PM, for payment of \$ 25.00 tax imposed by Sec. 55.1-4. Test: James R. Stewart  
Text -0- Transfer Fee -0-

In the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this instrument is admitted to record at 9:12 o'clock A. M. April 5 1991 and with the certificate of acknowledgement thereto annexed.  
Anthony R. Pritchett Clerk

828 lot Oneida St  
Martinsville, VA

Date Searched 6-17-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee T.G. Balabanis

(Estate conveyed)

198-126

from: DEED OF ASSUMPTION-DEED-WILL

Book (MC)

Grantor J.T. + Lucy Weaver his wife

Date Written 4-2-91 Consideration 14,400 Warranties GEC

Date Recorded 4-5-91 Acknowledged? 4-4-91

Not recorded  
in(HC) \*

Property Conveyed: Map 20-116 5.582 A Parcel "2-R"

E/side + end Oneida St w/ small triangular part Rest \*

Source: (HC) 44-174 (PT-717) (89-7634) (MC) in Martinsville District (HC) Parcel B 0.60  
G.H. Weaver dec 8-31-45

II. ADVERSE CONVEYANCES

Deed 184-655 (MC)

D 6-14-88

A 7-7-88

R 2-10-89

C 10 GEC

G T.G. Balabanis

G R. Leonard + Carol Bowling HW

Deed 534-306 (HC)

D 12-1-90

A 12-7-90

R 12-7-90

C 10 Spec

G Theofilos G. Balabanis

G Marilyn S. Vaughn T w/ A 12-22-77 William Clayton

Vaughn + Charles Stone Vaughn

6-14-88 to 6-14-22 (MC) 6-16-22 (HC)

184-658 DT 2-10-89 Pd. 7-30-90 (194-120) ✓

198-123 AG 4-5-91 Oneida St \*

534-309 DT 12-7-90 Pay 12-1-95 Expired ✓

541-218 AG 4-4-91 \* Oneida St.

②

III. TAXES

000050800  
04 (01) 00/02R

③

IV. U.C.C.  
(Since 1966)

V. JUDGEMENTS

Date Searched \_\_\_\_\_

By \_\_\_\_\_

Page 1A

Searched For \_\_\_\_\_

I. CHAIN OF TITLE

Grantee J.T. Weaver  
89 - 764 <sup>P</sup> from: DEED OF ASSUMPTION-DEED-WILL (Estate conveyed)  
207-682 Book (HC) Grantor Hom<sup>2/5</sup>er + Lera Weaver George<sup>1/5</sup> + Dorothy Weaver  
Date Written 9-27-67 Consideration 10 Warranties Gen  
Date Recorded 10-2-67 Acknowledged? 9-29-67

Property Conveyed: 3/5 und. int.  
U/W G.H. Weaver 11 1/2 A ± City  
Mville Dist HC 21.2 A tract  
Source: MC 1/5 HC (105-434)  
(88-227) 87-717  
Conveyed to by  
Hom<sup>2/5</sup>er 3-23-67 Thelma W. Donavant

II. ADVERSE CONVEYANCES

Deed 87-717 (207-878 HC) 1B  
D 3-15-67 (MC)  
A 3-29-67  
R 4-3-67 1/5 und int.  
C 10 Gen Lucy dec 9-26-64 No Will or  
G J.T. Weaver in Stoneville NC LH found  
G Ernest Green Adams widower + David + Sara Adams Heirs of recorded in HC  
Lucy Pearl Weaver Adams  
3-15-67 to 4-5-91  
90-375 AG 11-22-67 Liberty St. Longview N/A (HC)  
134-71 AG 9-10-79 A Plo Liberty St. N/A ✓  
134-133 D 9-12-79 City Mville Liberty St N/A ✓  
198-123 AG 4-5-91 Oneida St \* (HC) 341-218 ✓  
198-126 Deed 4-5-91 Deed out ✓  
208-436 (90-375) N/A ✓  
207-678 (87-717) MC ✓  
207-682 (89-764) MC ✓  
253-535 Longview St N/A ✓

III. TAXES

Deed 44-174 (HC) 1C  
D 3-17-24  
A 3-19-24 21.2 A  
R 3-19-24  
C 1400 Gen  
G G.H. Weaver dec 8-31-45 (George Hairston) Rec 9-10-45  
G T.W. Carter + Ella LH 19-182 Susan A. Weaver widow dec  
Lucy Pearl W. Adams  
Hom<sup>2/5</sup>er David Weaver  
James Teamin Weaver (Jr)  
Alice Thelma W. Donavant  
George Irvin Weaver  
3-17-19-24 to 4-3-67

IV. U.C.C.  
(Since 1966)

VR Pd ✓  
61-575 D 5-27-38 Cw of VA HC Rt 108 N/A ✓  
87-717 DMC 207-878 D HC 4-3-67 1/5 int Deed out  
89-764 DMC 207-682 D HC 10-2-67 3/5 int Deed out

V. JUDGEMENTS

Date Searched \_\_\_\_\_

By \_\_\_\_\_

Page 2A

Searched For \_\_\_\_\_

I. CHAIN OF TITLE

Grantee R. Leonard Bowling  
134 - 150 (Estate conveyed)  
P from: DEED OF ASSUMPTION - DEED - WILL  
Book Grantor Frank J. + Nancy Hyatt Wallace + Virginia Adams  
Date Written 9-13-79 Consideration 2500 Warranties Gen  
Date Recorded 9-14-79 Acknowledged? 9-14-79

Property Conveyed: 4.88 A all in City of Martinsville

Source: 116-222

II. ADVERSE CONVEYANCES

9-13-79 to 2-10-89

134-152 DT 9-14-79 Pd ✓ 12-12-80  
184-655 Deed 2-10-89 Deed out ✓

Deed 116-222

D 2-4-75 4.88 A 63-488  
A 2-5-75  
R 4-30-75

C 3500 GEC  
G Frank J. Hyatt + Wallace Allen Adams Jr. JT  
G SA + Kate Belcher HW

2-4-75 to 9-14-79

134-150 Deed 9-14-79 Deed out ✓

Deed 63-488

D 7-7-61 4.88 A  
A 7-7-61  
R 7-18-61

C 10 Gen  
G SA + Kate Belcher HW TEURAS  
G Roselawn Development Corp.

7-7-61 to 4-30-75

76-61 D 4-29-64 City of Mville Liberty St (3413) N/A ✓

84-783 D 6-27-66 Part Lot 23 Oneida St (6477) N/A ✓

86-610 D 12-16-66 Lot 5 Oneida St. (83-302) N/A ✓

116-222 D 4-30-75 Deed out ✓

III. TAXES

2B

IV. U. C. C.  
(Since 1966)

2C

V. JUDGEMENTS

Searched For \_\_\_\_\_

I. CHAIN OF TITLE

Grantee Marilyn S. Vaughn Trustee 12-22-77 William Clayton Vaughn Stone  
413 - 242 from: DEED OF ASSUMPTION-DEED-WILL Spec Comr transfers rights  
Book (HC) Grantor William F. Stone Jr Spec Comr Roy C Stone 2nd part  
Date Written 2-7-86 Consideration 35,000 Warranties Spec  
Date Recorded 3-13-86 Acknowledged? 2-21-86

Property Conveyed: # CH 84409 Klein vs Adkins Owners Wendell L. Adkins 1/2  
Tract 2 44.393A Paragraph #3 Cert of Title  
Melody Lane Kathryn Klein 3/8 int Ruth Wright 1/16  
Source: 109-138 Margaret W. Rush 1/16  
Kathryn Klein et als  
Lawrence W. Cockran 1-24-86

II. ADVERSE CONVEYANCES

2-7-86 to 12-7-90

534-306 Deed 12-7-90 Deed Out

Deed 109-138

3B

D 11-27-50 44.5A  
A 12-2-50 Tract 2  
R 12-2-50  
C 2050 Gen  
Wendell W.L. Adkins and James E. Stultz JT  
6 Nannie + O.T. Dillon her hus.  
11-27-50 to 3-13-86

Will 523-72 (39-62) att to Margaret Stultz  
dec 1980  
Will (52-344)  
Rec 3-20-80

82-130 DT 2-29-60 Pd  
413-242 Deed 3-13-86 Deed Out

III. TAXES

IV. U.C.C.  
(Since 1966)

V. JUDGEMENTS



WF202200055

## LAST WILL AND TESTAMENT

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.

  
\_\_\_\_\_  
Theofilos G. Balabanis

(SEAL)

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 6<sup>th</sup> day of March, 2019.

Shannon Lee Honaker  
Notary Public  
Registration No. 7592417

My Commission expires: 11/30/2022

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



WF202200057

VIRGINIA: IN THE CIRCUIT COURT OF MARTINSVILLE

COURT FILE NO. 22-016

IN RE: THEOFILOS G. BALABANIS, Deceased

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.

  
Clerk  
February 24, 2022

**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  
DATECharles E. Troland JrOn Behalf of Glen 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.



WF202200061

(X) Charles E. Troland, Jr  
SIGNATURE OF SUBSCRIBER

[ ] 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/FIDUCIARYTeste: Ashby R. Pritchett  
CLERKby: ER HAN, Deputy ClerkINSTRUMENT #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

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 \_\_\_\_\_

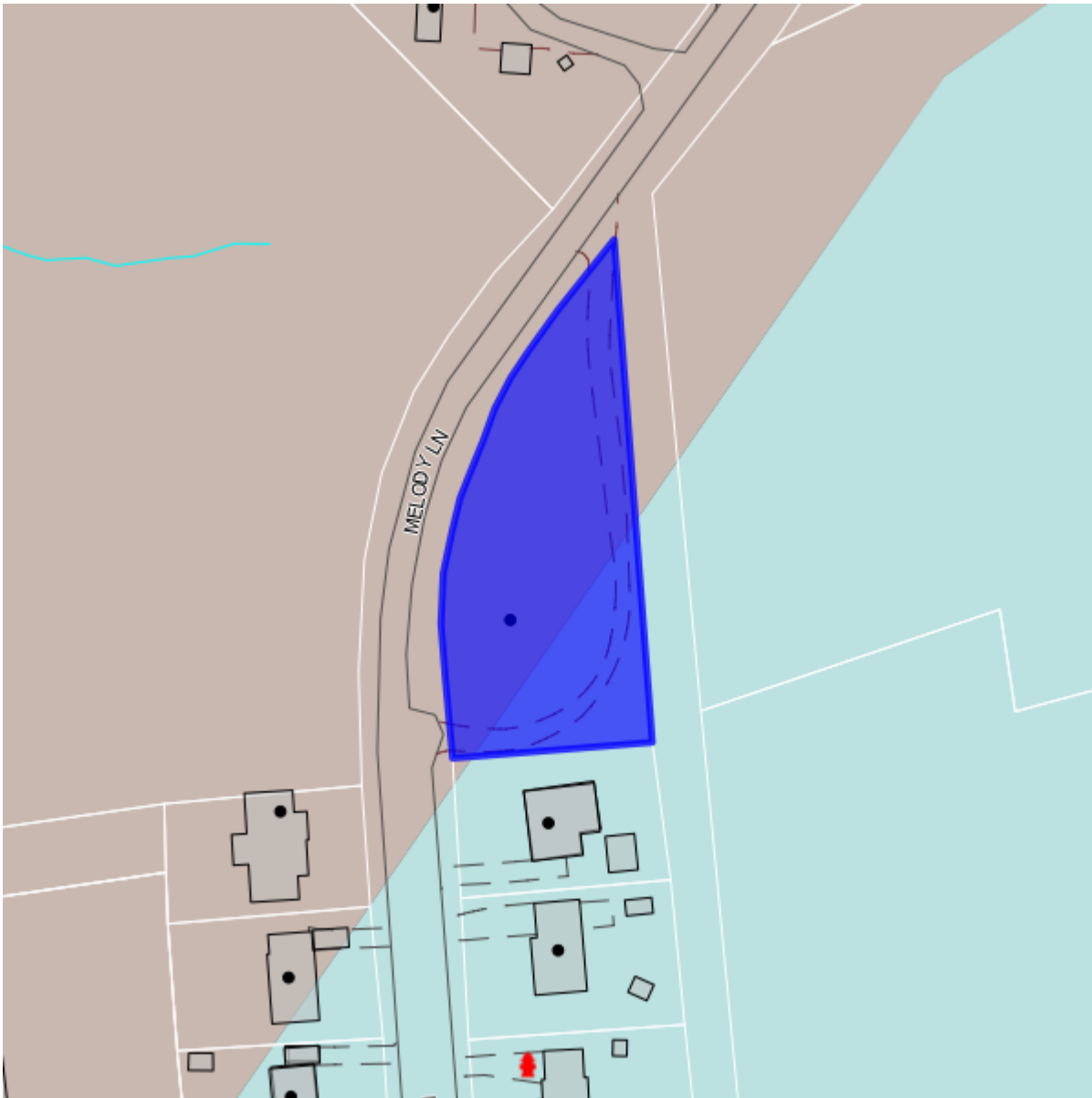
TYPE \_\_\_\_\_  
FROM/BETWEEN \_\_\_\_\_  
TO/BETWEEN \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
GRANTING \_\_\_\_\_

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:** 081800025 **Tax Map Number:** 29.9(000 )000 /087A,

**Owner:** BALABANIS, THEOFILOS G

**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA 24115-3565

**Deed/Page:** 534/306

**Acquired Date:** 1990-12-07 **Consideration:** 5000

**Year Built:** **Building Desc:** NA **Above Grade Sq Ft:** 0

**Acres:** NA **Zoning:** SR

**Land Value:** \$8300.00 **Building Value:** \$0.00 **Total Value:** \$8300.00

**Previous Data:**

**Owner:**

**Acquired 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	1553
Owner	BALABANIS, THEOFILOS G
Parcel ID	081800025

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$46.07	\$46.07	\$0.00	\$0.00	\$0.00
TOTAL		\$46.07	\$46.07	\$0.00	\$0.00	\$0.00

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

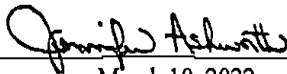
COURT FILE NO. 220000123

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.

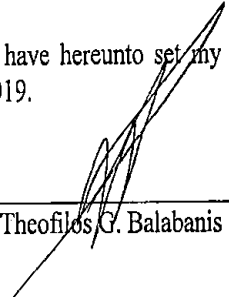
### ARTICLE III

#### Executor

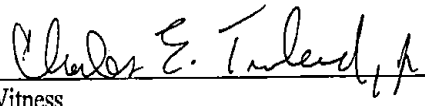
A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor"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

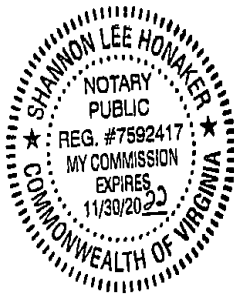
Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.

  
\_\_\_\_\_  
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. Ireland, 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. Ireland, 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. Ireland, Jr. and Landon J. Catron, the witnesses, this the 6<sup>th</sup> 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 24<sup>th</sup> 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  
DATECharles E. Troland JrOn Behalf of Glen 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 24<sup>th</sup> 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.

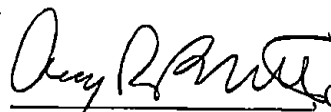
It appearing that the decedent resided at 907 Hunting Ridge Road Martinsville VA 24112, in the City of Martinsville, Virginia, within the jurisdiction of this Court, and died on February 4, 2022; and the paper writing dated March 6, 2019, consisting of three (3) typewritten pages, having been executed 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.

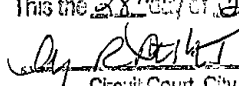
Thereupon Charles E. Troland, Jr., a principal of Glenn, Feldman, Darby and Goodlatte, of Roanoke Virginia, asked permission to qualify as Executor and such permission was GRANTED. Charles E. Troland Jr. made oath as the law directs and entered into and acknowledged before the Clerk a bond in the penalty 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. Pittman, 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

ORIGINAL RETURNED  
UPON REGISTRATION

FROM:

MARILYN S. VAUGHN, TRUSTEE U/A DATED  
DECEMBER 22, 1977 FOR WILLIAM CLAYTON  
VAUGHN AND CHARLES STONE VAUGHN

005803

THIS DEED made this 1st day of December, 1990, by and between MARILYN S. VAUGHN, TRUSTEE U/A DATED DECEMBER 22, 1977 FOR WILLIAM CLAYTON VAUGHN AND CHARLES STONE VAUGHN, party of the first part; and THEOFILOS G. BALABANIS, having a mailing address of P.O. Box 3565, Martinsville, Virginia, 24112, party of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of \$10.00 in hand paid to the party of the first part by the party of the second part and other good and valuable consideration, the said party of the first part does hereby grant, bargain, sell and convey in Fee Simple with Special Warranty of Title unto the said party of the second part, as his sole separate equitable estate as provided in Section 64.1-21 of the Code of Virginia of 1950, as amended, all that certain lot or parcel of land, together with any improvements thereon and appurtenances thereunto appertaining, situated in the Martinsville District of Henry County, Virginia, and a small portion thereof which is located in the City of Martinsville, on the West side of the

proposed extension of Melody Lane, known and designated as Lot 2-X, as shown on Plat of Survey titled "Melody Lane", prepared by W. C. Brown, C.L.S., dated November 17, 1989, containing 0.512 acre, to be recorded contemporaneously herewith in the Henry County Circuit Court Clerk's Office. This being a portion of the same property acquired by Marilyn S. Vaughn, Trustee U/A dated December 22, 1977 for William Clayton Vaughn and Charles Stone Vaughn by Special Commissioner's Deed dated February 7, 1986 from William F. Stone, Jr., Special Commissioner of record in the aforesaid Clerk's office at Deed Book 413, page 242.

This conveyance is subject to all recorded and properly indexed easements, lawful restrictions and other conditions of record affecting the title thereto or the use thereof and to such matters as would be disclosed by an inspection of the premises.

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

Marilyn S. Vaughn, Trustee (SEAL)  
Marilyn S. Vaughn, Trustee U/A dated  
December 22, 1977 for William Clayton  
Vaughn and Charles Stone Vaughn

LAW OFFICES  
William F. Stone, Jr.  
Attorney at Law, P. C.  
Martinsville, Va.

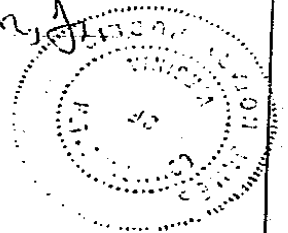
STATE OF VIRGINIA,  
CITY OF MARTINSVILLE, TO-WIT:

I, JAMES R. SEBASTIAN, JR., a Notary  
Public for the Commonwealth at Large, do hereby certify that  
Marilyn S. Vaughn, Trustee U/A dated December 22, 1977 for  
William Clayton Vaughn and Charles Stone Vaughn, whose name is  
signed to the foregoing writing dated December 1, 1990 this day  
acknowledged the same before me.

Given under my hand this 7 day of December, 1990.

My commission expires: FEBRUARY 28, 1998.

James R. Sebastian, Jr.  
NOTARY PUBLIC



VIRGINIA: In the Clerk's Office of the Circuit Court of Henrico County, Virginia, this 12-1 day of Dec, 1990. This instrument was presented to me for recording, and upon the payment of 5.00 dollars, I have hereunto set my hand and the seal of said Court, and the fee of 7.50 dollars has been paid to me. Witness my hand and the seal of said Court, this 12-1 day of Dec, 1990.  
7.50 Janita J. Stewart  
Clerk of Court 2.50

LAW OFFICES  
William F. Stone, Jr.  
Attorney at Law, P. C.  
Martinsville, Va.

BK0534 100308



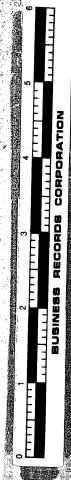
STATE OF VIRGINIA

THEORY OF THE

DOES ANYONE KNOW ANYONE WHO HAS APPEARED BEFORE ME THIS YEAR OR 19 AND KNOWS THE LOCATION OF ANYONE WHO HAS?

NOTARY PUBLIC

NAME	DATE	TIME
W. D. D.	2-15-33	4
M. D. D.	2-15-33	3
M. D. D.	2-15-33	3

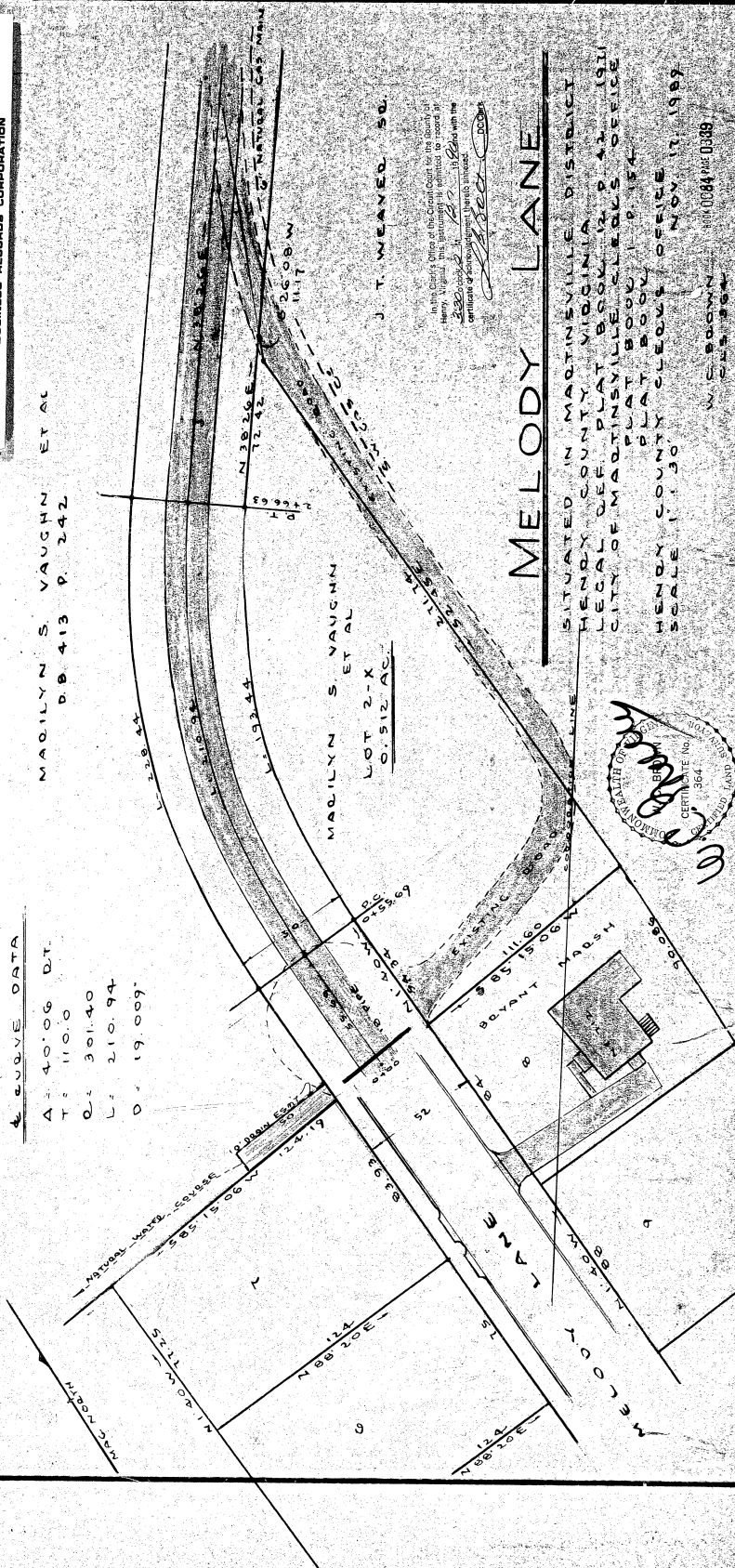


0  
D  
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D

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C  
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W  
V

Δ = 40.06 DT  
T = 110.0  
Q = 301.40  
L = 210.94  
D = 19.009.

MAOILYN S. VAGGIZZ ET AL  
D.B. 413 P. 242



# MELODY LANE

SITUATED IN MARYSVILLE DISTRICT  
 TOWN OF MARYSVILLE  
 COUNTY OF MARYSVILLE  
 STATE OF MARYSVILLE  
 1900

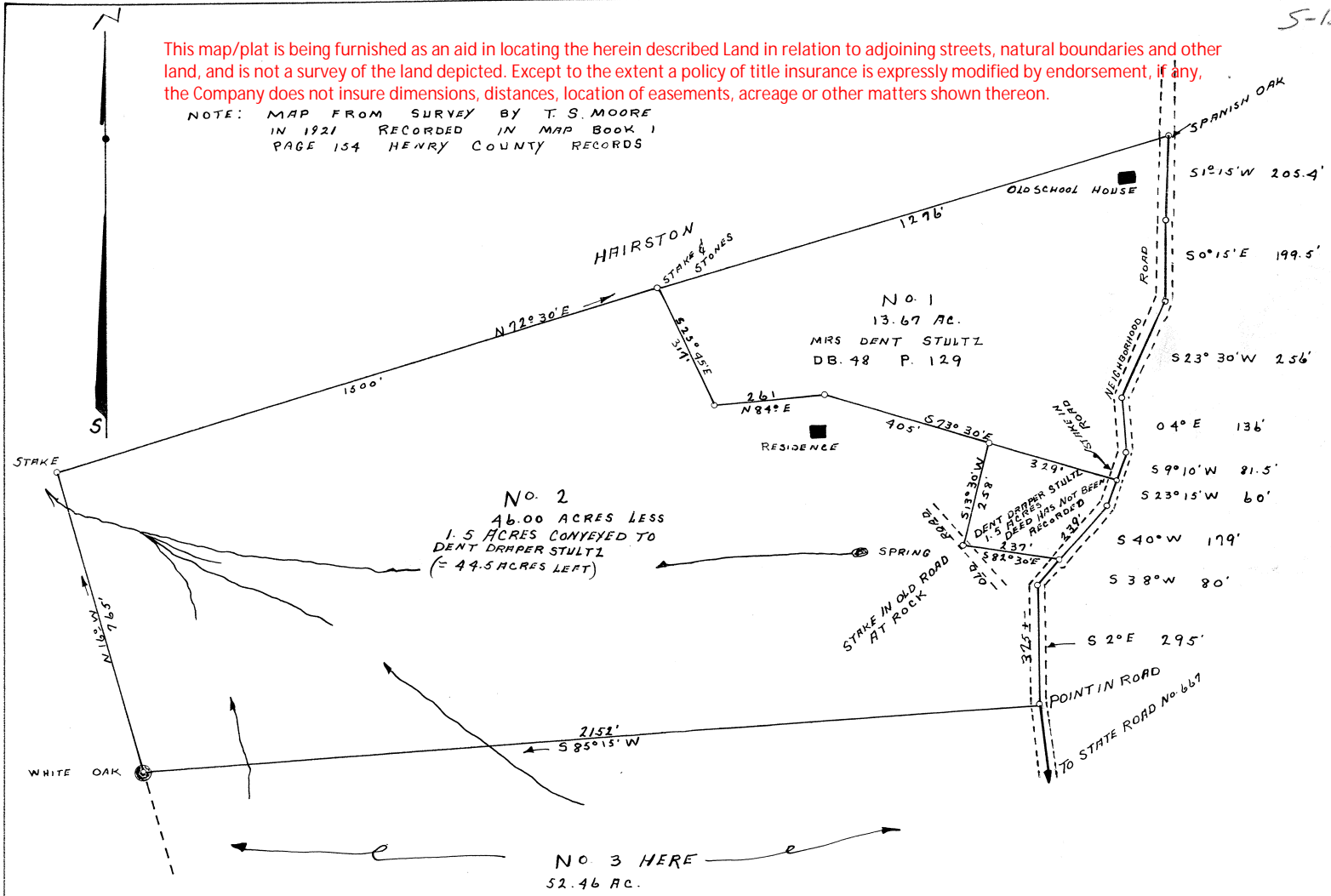
W C BROWN  
045964  
BOOK 0084 PAGE 0339

STATE OF NEW YORK

This map/plot 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.

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.

NOTE: MAP FROM SURVEY BY T. S. MOORE  
IN 1921 RECORDED IN MAP BOOK 1  
PAGE 154 HENRY COUNTY RECORDS



MAP OF PROPERTY  
BELONGING TO

HEIRS OF THE LATE W.C. STULTZ  
SITUATED A SHORT DISTANCE NORTH OF NORTH  
CORPORATE LINE OF CITY OF MARTINSVILLE  
MARTINSVILLE MAGISTERIAL DISTRICT  
HENRY COUNTY VIRGINIA

AND BEING TRACT NO 2 LESS 1.5 ACRES  
CONVEYED TO DENT DRAPER STULTZ OF THE  
O.M. STULTZ SUB-DIVISION  
LEGAL REFERENCE : DEED BOOK 43 PAGE 422  
HENRY COUNTY CLERK'S OFFICE  
SCALE 1 = 200'

*J. A. Zent, C.L.S.  
Martinsville, Va.*

MAY 25, 1948

(40-2133)



WENDELL L. ADKINS  
D.B. 109 P. 138  
COUNTY

State of Virginia  
City of Martinsville, to-wit:  
The signed and delivered of the following described land, as herein  
above described and made a part of this statement of record, is with the  
true content and is in accordance with the date of the undersigned  
survey, presented, and in accordance with the provisions of Section 15-1.407  
of the Code of Virginia as amended.

In Witness Whereof is hereunto placed the signature of said owner on  
this 27th day of July, 1971  
J. M. Bickman, Jr. Town



Witnessed by me, the Clerk of the City of Martinsville, Virginia, on this 27th day of July, 1971  
Christina R. Hagan  
City Clerk

A Copy,  
Tested: Jesse D. Ellis  
Clerk

RECORD PLAT

## H. & A. CORPORATION

SITUATED IN CITY OF MARTINSVILLE &  
HENRY COUNTY, VIRGINIA -  
BEING A SUBDIVISION OF A PORTION  
OF TRACT 3 - O. M. STULTZ FARM S/D  
LEGAL REF. DEED BOOK  
PLAT BOOK  
CITY OF MARTINSVILLE CLERK'S OFFICE  
SCALE 1" = 50'

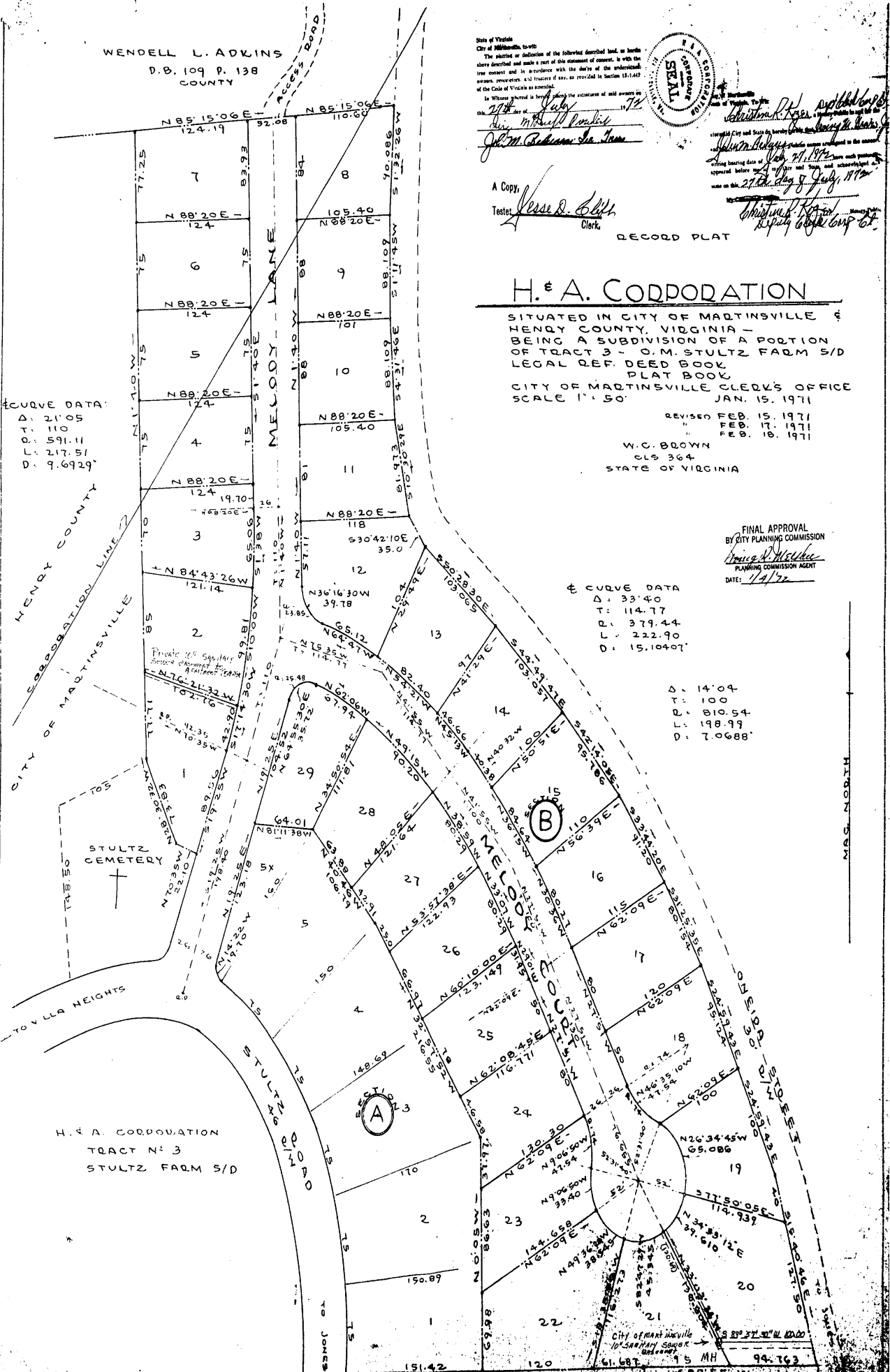
REVISED FEB. 15, 1971  
FEB. 17, 1971  
FEB. 18, 1971

W.C. BROWN  
CLS 364  
STATE OF VIRGINIA

FINAL APPROVAL  
BY CITY PLANNING COMMISSION  
J. M. Bickman, Jr.  
PLANNING COMMISSION AGENT  
DATE: 1/4/72

& CURVE DATA  
Δ: 33°40'  
T: 114.77  
D: 379.44  
L: 222.90  
D: 15.10407'

Δ: 14°04'  
T: 100  
D: 810.54  
L: 198.99  
D: 7.0688'



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, or other matters shown thereon.