

Bldg #:	Primary Use
1	200R

Current Sketch

1ST  
(960 sf)

Vested in/Owner     Theofilos G Balabanis Trust  
Property Address: \_\_\_\_\_  
\_\_\_\_\_

Legal:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_  
Subdivision \_\_\_\_\_ and/or Acreage \_\_\_\_\_  
County/City Court House   Henry VA

**Preliminary Report on Title**

A.

Tax Assessment for <u>2021</u>		Current Deed Book and Page	
Tax Map No.	<u>008180012</u>	Deed Book	<u>314</u>
Land	_____	Page	<u>325</u>
Improvements	_____	Instrument No	<u>WB: 220000123</u>
Total	<u>See Printout</u>	Copies	<u>9</u>
Total Tax	_____	Cost	_____
Paid Thru	_____	Date Received	_____
Paid	<u>Annual</u>	Date Searched	<u>6-22-22</u>
Delinquencies	_____		

Tax Data reported is provided from the 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 or fees. No responsibility is assumed by our company in the reporting of this data other than the accuracy of transcription from Treasurer's Public Records at the time of the search.

B. DEED INFO: BEING: same/part conveyed to

Theofilos G Balabanis

from Elsie R Hambrdige and Gove Hambridge

Dated 6-14-79     Recorded 11-20-79     Court House Henry

Deed Book 314     Page 325     Instr No. \_\_\_\_\_

C. Interest is

**ENCUMBRANCES**

1. Taxes next due: \_\_\_\_\_ Land Use: Yes ☐ No ☐
2. Judgments found:     Yes ☐ No ☒     # Enclosed \_\_\_\_\_
3. Financing statements found:     Yes ☐ No ☒     # Enclosed \_\_\_\_\_
4. Civil Cases found:     Yes ☐ No ☐     # Enclosed \_\_\_\_\_

5. Deed of Trust: Grantors     None

to \_\_\_\_\_, Trustee(s),

Dated \_\_\_\_\_ Recorded \_\_\_\_\_ Open ☐ Closed ☐

Deed Book \_\_\_\_\_ Page \_\_\_\_\_ Instr No. \_\_\_\_\_

To Secure \$ \_\_\_\_\_ Payable to \_\_\_\_\_

Additional Info \_\_\_\_\_

6. Deed of Trust: Grantors \_\_\_\_\_

to \_\_\_\_\_, Trustee(s),

Dated \_\_\_\_\_ Recorded \_\_\_\_\_ Open ☐ Closed ☐

Deed Book \_\_\_\_\_ Page \_\_\_\_\_ Instr No. \_\_\_\_\_

To Secure \$ \_\_\_\_\_ Payable to \_\_\_\_\_

Additional Info \_\_\_\_\_

7. Deed of Trust: Grantors \_\_\_\_\_

to \_\_\_\_\_, Trustee(s),

Dated \_\_\_\_\_ Recorded \_\_\_\_\_ Open ☐ Closed ☐

Deed Book \_\_\_\_\_ Page \_\_\_\_\_ Instr No. \_\_\_\_\_

To Secure \$ \_\_\_\_\_ Payable to \_\_\_\_\_

Additional Info \_\_\_\_\_

8. Restrictions:      No ☐    Yes ☐  
Deed Book \_\_\_\_\_ Page \_\_\_\_\_ Instr No. \_\_\_\_\_

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

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

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

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

ADDITIONAL PARCELS OR TOWN TAXES

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

LIST OF ALL NAMES RUN FOR JUDGMENTS:

1. Theofilos Balabanis (Trust)	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
2. Landon Catron	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
3. Ruby Balabanis	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
4. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
5. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
6. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
7. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
8. _____	Clear <input type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>

ABTRACTOR’S NOTES TO UNDERWRITER:

Please note this was searched back 60 years and if anything else is needed it will require additional charges.

Possible Ease: 717/111, 207/395 and 227/340.

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

Effective this 17 date of June, 2022 at 8 o’clock A.M.

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

CURRENT OWNER	2021 ASSESSED VALUE	HENRY COUNTY VIRGINIA	
BALABANIS, THEOFILOS G	Building Value 21000 Extra Features 1300 Outbuildings 0 Total Building Value 22300	CONSTRUCTION DETAIL	
PO BOX 3565	Land Value 16600 Total Value 38900		
MARTINSVILLE	VA24115-356	1ST FRM	

TRANSFER HISTORY	DEED	SALE DATE	Q	SALE PRICE
BALABANIS, THEOFILOS G	3/14/325	01-01-1900	U	20,000

\* 01-01-1900 means date unknown

YEAR BUILT	ASSESSMENT HISTORY
1754	2020 2021

MARKET VALUATION	LEGEND	2020	2021
Year remodeled	Building & Extra Features	22200	22300
Market Dep %	Outbuilding	0	0
Functional Obsl	Land	16600	16600
External Obslnc	Total	38800	38900

Condition	ZONING	
% Complete	RR:Rural Residential	
Overall % Cond	PROPERTY USE	
Dep % Ovr	00:RESIDENTIAL	
Misc Imp Ovr	CLASS CODE	
Cost to Cure Ovr	02:Single Family-Suburb	
Deprec Code	DISTRICT	
	IW	

OUTBUILDINGS & HOUSE FEATURES	ROOM COUNT
Total Bedrooms	2
Total Bathroom	1
Total Half Baths	0

HOUSE FEATURES	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

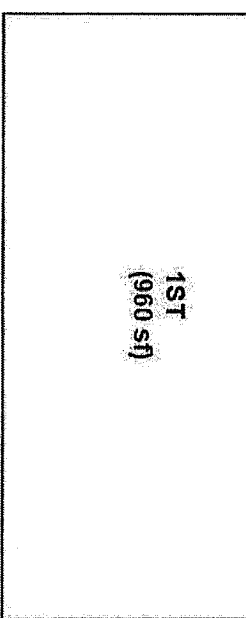
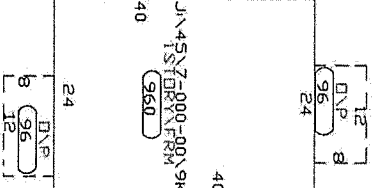
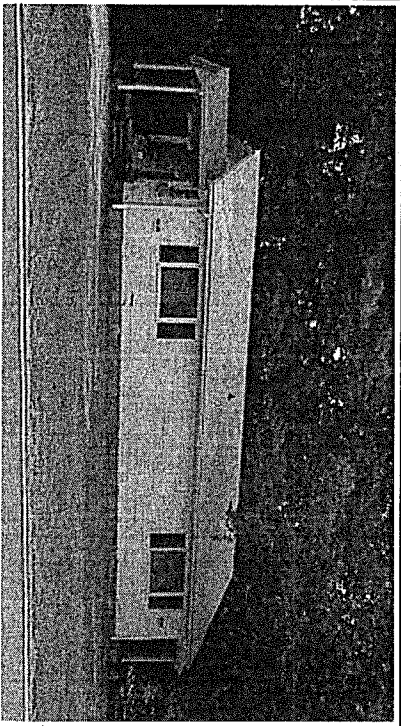
OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	

OUTBUILDINGS	CLASS CODE
00:RESIDENTIAL	
02:Single Family-Suburb	



Total Square Foot  
Living Gross  
960 960

LAND FACTORS	UTILITIES
Paved Road	Well
TOPO	Septic
Slps.-Slp.	# PARCELS
MH Lots	
0	

LAND FACTORS	UTILITIES
Paved Road	Well
TOPO	Septic
Slps.-Slp.	# PARCELS
MH Lots	
0	

LAND FACTORS	UTILITIES
Paved Road	Well
TOPO	Septic
Slps.-Slp.	# PARCELS
MH Lots	
0	

LAND FACTORS	UTILITIES
Paved Road	Well
TOPO	Septic
Slps.-Slp.	# PARCELS
MH Lots	
0	

LAND FACTORS	UTILITIES
Paved Road	Well
TOPO	Septic
Slps.-Slp.	# PARCELS
MH Lots	
0	

Total Land Value 16,600



Real Estate

View Bill

As of	6/22/2022
Bill Year	2021
Bill	1543
Owner	BALABANIS, THEOFILOS G
Parcel ID	008180012

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$215.90	\$215.90	\$0.00	\$0.00	\$0.00
TOTAL		\$215.90	\$215.90	\$0.00	\$0.00	\$0.00



# Real Estate Property Detail

Parcel ID	008180012
Location	137 DANIEL RD
Legal Description	ST RD 620
Owner as of January 20	BALABANIS, THEOFILOS G
Customer ID	300001658
Jurisdiction	IW DIST
Book/Page	314/325
Acres	2.830
Assessed Value	\$38,900.00
Exemptions Value	\$0.00
2021 Charges	\$215.90

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# Real Estate Assessment

Owner	BALABANIS, THEOFILOS G
Parcel ID	008180012
Bill Year	2021

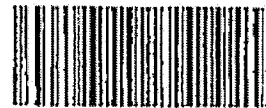
## Assessment Values

		Gross Assessment
Land		\$16,600.00
Building		\$22,300.00
Total		\$38,900.00

Class	Description	Area	Deferments	Net Assessment
BUILDING	UNKNOWN	0.000 Acres	\$0.00	\$22,300.00
LAND	UNKNOWN	2.830 Acres	\$0.00	\$16,600.00
Total				\$38,900.00

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VIRGINIA: IN THE CIRCUIT COURT OF MARTINSVILLE



WF202200057

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 R. Fitchett, Clerk thereof set my hand and affix the Seal of said Court

This the 28th day of February, 2022  
  
Clerk  
Circuit Court, City of Martinsville, VA



LIST OF HEIRS  
COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No.: 22-016

Martinsville Circuit Court

Theofilos G. Balabanis  
NAME OF DECEDENT

February 4, 2022  
DATE OF DEATH

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

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

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

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

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

Given under my/our hand this twenty fourth day of February, 2022  
DATE

Charles E. Troland Jr

On Behalf of Glenn Feldmann Darby & Goodlatte

State of Virginia

City/County of Martinsville, to-wit:

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

(X) Charles E. Troland Jr  
SIGNATURE OF SUBSCRIBER

ER SHAW  
[ ] 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/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

Teste: Ashby R. Pritchett  
CLERK

by: ER SHAW, Deputy Clerk

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 JANUARY 2022  
A. R. Pritchett Clerk  
Circuit Court City of Martinsville, VA



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.

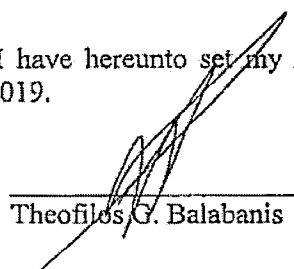
### ARTICLE III

#### Executor

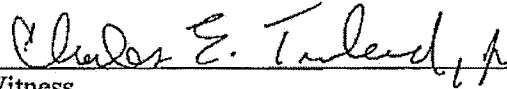
A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor"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

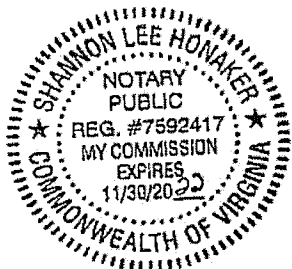
Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.

  
\_\_\_\_\_  
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  
THERETO 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

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

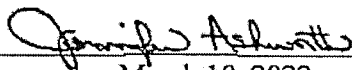
COURT FILE NO. 220000123

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



THEOFILOS G. BALABANIS

FROM: DEED

4917

ELSIE R. HAMBIDGE &  
GOVE HAMBIDGE, her husband

THIS DEED, made this 4<sup>th</sup> day of June,  
1979, by and between ELSIE R. HAMBIDGE & GOVE HAMBIDGE, her  
husband, parties of the first part and THEOFILOS G. BALABANIS,  
party of the second part.

WITNESSETH: That for and in consideration of the sum of  
Ten (\$10.00) Dollars and other valuable consideration cash in hand  
paid by the party of the second part unto the parties of the first  
part, the receipt of which is hereby acknowledged, the parties of  
the first part do hereby give, grant, bargain, sell and convey  
unto the party of the second part, in fee simple with general  
warranty of title, the following described property, to-wit:

ALL that certain tract or parcel of land with the  
improvements thereon and appurtenances thereunto  
belonging, lying, being and situate in the IRISWOOD  
MAGISTERIAL DISTRICT of Henry County, Virginia  
and being bounded and described as follows:

BEGINNING at a point in the southern right-of-way  
line of U. S. Route #58, which point is located on  
the eastern right-of-way line of the interchange  
between Route #58 and Route #620; thence with the  
eastern right-of-way line of the interchange in a  
southwestern direction (approximately 57 feet) to  
the northern right-of-way line of State Route #620;  
thence with the northern right-of-way line of State  
Route #620 in a southeastern direction 752 feet more  
or less to a corner with the property of Weldon Wood;  
thence with his line and the northwest line of the  
M. S. Slaydon Subdivision (See Map Book 3, page 254)  
in a northeastern direction to the southern right-of-  
way line of U. S. Route #58; thence with the right-of-  
way of U. S. Route #58 in a western direction approx-  
imately 712 feet to the point of beginning.

AND BEING a portion of the property devised to the  
Grantors herein by Will of Elsie S. Watt recorded in  
the Clerk's Office of the Circuit Court of Henry  
County, Virginia, in Will Book 44, page 326.

This conveyance is made expressly subject to any  
conditions, restrictions, or easements, if any of record, con-  
stituting constructive notice which have not expired or other-  
wise become ineffective.

Subject to the foregoing, the said parties of the first  
part covenant that they are seized in fee simple of the said  
property; that they have the right to convey same to the party

BOOK 314 PAGE 325

GENDRON, KIRBY  
& SMITH  
ATTORNEYS AT LAW  
6 E. MAIN STREET  
HARTTNSVILLE, VIRGINIA

of the second part; that the said party of the second part shall have quiet and peaceable possession of the property, free from all liens and encumbrances that they, the parties of the first part have done no act to encumber the property and will in the future execute such further assurances thereof as may be requisite.

Reference is here had to the power of attorney from Elsie R. Hambidge and Gove Hambidge, her husband, dated the 18th day of December, 1977 and recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia, in Deed Book 282, page 266, by which Robert L. Watt, III is constituted and appointed as the attorney in fact for the said Elsie R. Hambidge and Gove Hambidge.

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

ELSIE R. HAMBIDGE

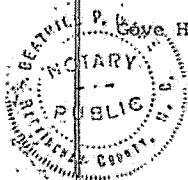
By Robert L. Watt, III (SEAL)  
Robert L. Watt, III  
Attorney in Fact

GOVE HAMBIDGE

By Robert L. Watt, III (SEAL)  
Robert L. Watt, III  
Attorney in Fact

STATE OF North Carolina  
CITY/COUNTY OF Rockingham: TO-WIT:

The foregoing instrument was acknowledged before me this 4th day of June, 1979 by the above said Robert L. Watt, III, Attorney in Fact for Elsie R. Hambidge and Gove Hambidge, her husband.



Bonnie P. White  
Notary Public

My commission expires: 2-12-81

GENDRON, KIRBY  
& SMITH  
ATTORNEYS AT LAW  
6 E. MAIN STREET  
MARTINSVILLE, VIRGINIA

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, June 20, 1979. This deed was this day received in said office, and, upon the certificate... of acknowledgment... thereto annexed, admitted to record, at 10:45 o'clock PM, after payment of \$ 20.00, tax imposed by Sec. 58-54 (b).  
Teste: B. P. White, Clerk.  
Tax \$ 20.00 Transfer Fee \$ 1.00

003784

GRW 31-UGOHD-AP (8-86)

THEOFILOS G. BALABANIS

Eas No. 56 R/W Map No. 3780-955B  
 W.O. No. 750-0011 Job No. 96-844 Prop No. 2  
 Line 0620-044-269 CSOI Ext

THIS AGREEMENT, made this 8TH day of APRIL, 1996by and between THEOFILOS G. BALABANIS, AS HIS SOLE  
AND SEPARATE EQUITABLE ESTATE

herein called "Grantors", whether one or more persons, and APPALACHIAN POWER COMPANY, a Virginia corporation, herein called "Appalachian",  
 WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid to Grantors by Appalachian, the receipt whereof is hereby acknowledged, Grantors hereby grant, convey, and warrant to Appalachian, its successors, assigns, lessees and tenants, a right of way and easement for an electric power line or lines, and communication lines, in, on, along, through, over, across or under the following described lands of the Grantors situated in FAIR WOOD  
 District, County of HENRY, State of \_\_\_\_\_, Virginia, and bounded:

On the North by the lands of SA 58

On the East by the lands of \_\_\_\_\_

On the South by the lands of GARY L. SKYES, JR.On the West by the lands of SA 620

This easement extends in a SOUTHERLY direction from  
 Appalachian's existing POLE numbered 955-17 to  
 and including new POLE numbered 955-19

TOGETHER with the right, privilege and authority to Appalachian, its successors, assigns, lessees and tenants, to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will, poles, with wires, cables, crossarms, guys, anchors, grounding systems and all other appurtenant equipment and fixtures, underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures and appurtenances (hereinafter called "Appalachian's Facilities"), and string wires and cables, adding thereto from time to time, in, on, along, over, through, across and under the above referred to premises; the right to cut down, trim, clear and/or otherwise control, and at Appalachian's option, remove from said premises, any trees, shrubs, roots, brush, undergrowth, overhanging branches, buildings or other obstructions which may endanger the safety of, or interfere with the use of, Appalachian's Facilities; the right to disturb the surface of said premises and to excavate thereon; and the right of ingress and egress to and over said above referred to premises, and any of the adjoining lands of the Grantors at any and all times, for the purpose of exercising and enjoying the rights herein granted, and for doing anything necessary or useful or convenient in connection therewith.

It is understood and agreed between the parties hereto, that the Grantors reserve the right to use said lands in any way not inconsistent with the rights herein granted.

TO HAVE AND TO HOLD the same unto Appalachian Power Company, its successors, assigns, lessees and tenants.

THIS INSTRUMENT WAS PREPARED,

BY \_\_\_\_\_

BK0717PG0111

It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

WITNESS the following signatures and seals.

\_\_\_\_\_(SEAL) \_\_\_\_\_ *Thaddeus G. Braxton* (SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_(SEAL) \_\_\_\_\_ (SEAL)

STATE OF Virginia )  
COUNTY OF Idaho )

To-wit:

The foregoing instrument was acknowledged before me this 8th day of April, 1996, by Thaddeus G. Braxton

My Commission expires:

10-31-97

*Wayne C. Ryan*  
Notary Public/Commissioner

(For W. Va. Only)

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law the undersigned (grantee) hereby declares the total consideration for the property transferred by this document is (\$\_\_\_\_\_).

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

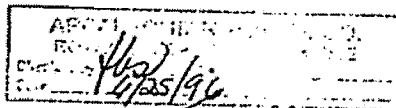
APPALACHIAN POWER COMPANY

By \_\_\_\_\_

(For W. Va. Only)

THIS INSTRUMENT PREPARED

By \_\_\_\_\_



BK0717PG0112

VIRGINIA: In the clerk's office of the Circuit Court of Henry  
County, 7-10, 1996, this deed  
was this day received in said office, and, upon the certificate  
of acknowledgment...Thereto annexed, admitted to record,  
at 11:40 o'clock A. M. after payment of \$       , Tax  
imposed by Sec. 58.1-80  
Teste: Marita R. Stewart, Clerk  
Tax \$ .15  
Local Tax \$ .05 Transfer Fee \$ —

BK0717PG0113

Lee Telephone Company  
From: Easement #2697  
Elsie S. Watt

10/18/07

That, for valuable consideration hereby acknowledged, the undersigned hereby grants and conveys unto Lee Telephone Telephone Company, its successors and assigns forever, a right of way easement to construct, install, operate, maintain, replace and remove a communication system consisting of such towers, poles, fixtures, guys, anchors, wires, cables, buried cables, buried wires, posts, terminals, location markers, conduits, manholes and other appurtenances, as the grantee may, from time to time, require upon, under, across and over certain land owned by the grantor or in which the grantor has an interest, situated in the District of Virginia, County of Henry State of Virginia, and more particularly described as follows, to wit: (Give width and location of easement strip.)

and upon, under, along and over the roads, streets and highways adjoining the said land.

Post Office Address of Grantor: 1848 PANNASA Dr. Bridgville Ne

IN THE PRESENCE OF:

**Witness**

State of Virginia, \_\_\_\_\_ County \_\_\_\_\_ of \_\_\_\_\_, to wit:

Given under my hand this 15 day of September, 1967.

My Commission expires October 27, 1969

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ACKNOWLEDGMENT OF SUBSCRIBING WITNESSES

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Notary Public

My Commission expires \_\_\_\_\_, 19\_\_\_\_

## INSTRUCTIONS

Witnesses. Two witnesses required if execution of easement to be proved by subscribing witness, otherwise none required.

**Virginia:**

In Henry County Circuit Court, Clerk's Office

This Copy was this day received in this office and  
 upon the annexed certificate of acknowledgement at-  
 tended to record at 11:20 o'clock A. M.

Taste: John D. Matthews Clerk

1. Hand Letter United States Office of Education  
Washington D.C. 20540  
Room 9007 Page 395  
John W. Malone

#2697

Lee Telephone Company  
From: Easement #866  
Elsie S. Watt

EASEMENT

BOOK 227 PAGE 340

KNOW ALL MEN BY THESE PRESENTS:

That, for valuable consideration hereby acknowledged, the undersigned hereby grants and conveys unto Lee Telephone Company, its successors and assigns forever, a right of way easement to construct, install, operate, maintain, replace and remove a communication system consisting of such towers, poles, fixtures, guys, anchors, wires, cables, buried cables, buried wires, posts, terminals, location markers, conduits, manholes and other appurtenances, as the grantee may, from time to time, require upon, under, across and over certain land owned by the grantor or in which the grantor has an interest, situated in the District of Irisswood County of Henry, State of Virginia, and more particularly described as follows, to wit: (Give width and location of easement strip.)

Easement being 15' in width along State Road 620 varying in distance from the right of way of said State Road from 0 feet to 30 feet and the right to bury service wire from the nearest pedestal to any building on this property in which telephone service is to be rendered.  
Bound on the north by property of State Road 58  
Bound on the south by property of State Road 620  
Bound on the east by property of State Road 58  
Bound on the west by property of Hugh Hinder

and upon, under, along and over the roads, streets and highways adjoining the said land.

The easement hereby granted includes the right of ingress and egress over, under and across the lands of the grantor for the purpose of exercising the rights herein granted, the right to open and close fences, the right to trim, top, retrim and retop, or cut any trees or brush along said right of way now or at any time so as to give and maintain a clearance of at least 10 feet for all wires and facilities, and the right to carry in said system the wires, cables, circuits and appurtenances of any other person or communication or electric company.

Post Office Address of Grantor: \_\_\_\_\_

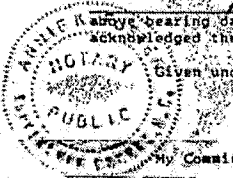
IN WITNESS WHEREOF, we have set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

IN THE PRESENCE OF:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Witness Grantor  
Elsie S. Watt (SEAL)  
(SEAL)  
(SEAL)

ACKNOWLEDGMENT OF GRANTOR

State of VA, \_\_\_\_\_ of \_\_\_\_\_, to wit:  
the above signed for nature public for  
the above signed for nature public for  
whose name above signed for nature public for  
acknowledged the same before me in my office for nature public for  
Given under my hand this 12th day of February, 19 71.  
Russ K. Foster Notary Public  
My Commission expires 9-25, 1975.



VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, \_\_\_\_\_ This deed was this day received in said office, and upon the certification of acknowledgment thereunto annexed, admitted to record at \_\_\_\_\_ o'clock \_\_\_\_\_ m., after payment of \$\_\_\_\_\_ by Sec. 58-54 (b).  
Test: John N. Matthews  
Tax \$ 1.15 Transfer Fee \$ \_\_\_\_\_



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.

