

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>2022</u>		Current Deed Book and Page	
Tax Map No.	<u>008180005</u>	Deed Book	<u>278</u>
Land	_____	Page	<u>331</u>
Improvements	_____	Instrument No	_____
Total	<u>See Printout</u>	Copies	<u>13</u>
Total Tax	_____	Cost	_____
Paid Thru	_____	Date Received	_____
Paid	<u>Semi-annual</u>	Date Searched	<u>6-20-22</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 Delbert F Simmons and Mary Sue Simmons  
Dated 5-7-74 Recorded 5-13-74 Court House Henry  
Deed Book 278 Page 331 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. Georgeanna Lee Butler	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
5. Elizabeth Ann Murphy	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
6. Rebecca Katherine Yow	Clear <input checked="" 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 40 years and everything found within that timeframe is reported. If anything else is needed it will require additional charges.

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

Effective this 16 date of June, 2022 at 8 o'clock A.M.

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

Theofilos G. Balabanis

From: Deed 1451

251 PAGE 308

Delbert F. Simmons

THIS DEED, made this 7th day of May, 1974, between Delbert F. Simmons and Mary Sue Simmons, his wife, parties of the first part, and Theofilos G. Balabanis, party of the second part.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other valuable and sufficient consideration in cash paid unto the said parties of the first part by the said party of the second part, and the VENDOR'S LIEN as hereinafter set forth, the said parties of the first part do hereby bargain, sell, grant and convey unto the said party of the second part, with general warranty of title, all those eight (8) certain lots or parcels of land situated in Reed Creek District, Henry County, Virginia, and being known and designated as Lots Nos. 25, 30, a portion of 31, 38, 39, 44, 45, as shown on map of "Beechwood Development", made by A. M. Barnard, C.L.S., dated May 3, 1967, of record in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, and Lot #8 as shown on map of Beechwood Development Addition, of record in the Henry County Circuit Court Clerk's Office in Map Book page , and being a part of the same land conveyed male grantor by Ernest Turner, et als, by deed dated November 26, 1965, of record in said Clerk's Office in Deed Book 197, page 239. Reference to said maps and deeds is here made for a more particular description of the land hereby conveyed.

GRANTOR does EXCEPT and RETAIN a Vendor's Lien on the property herein conveyed to secure the unpaid balance of the purchase price in the sum of \$2,700.00, said sum evidenced by one negotiable installment note in the principal sum of \$2,700.00, made by grantee and payable to the order of Delbert F. Simmons in three annual installments of \$700.00 and one final installment of \$600.00, said installments commencing on the 7th day of May, 1975.

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

LAW OFFICE  
PHILPOTT AND MOORE  
PHILPOTT BUILDING  
SABRETT, VIRGINIA



Delbert F. Simmons (SEAL)  
Delbert F. Simmons

Mary Sue Simmons (SEAL)  
Mary Sue Simmons

County of Henry, to-wit:

The foregoing instrument was acknowledged before me this 11th  
day of May, 1974, by Delbert F. Simmons and Mary Sue Simmons, his  
wife. My commission expires 10-20-75

Arnold B. Simmons  
Notary Public for ~~Henry County, Virginia~~  
KNOX COUNTY, TENNESSEE

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry  
County, May 13, 1974 This deed  
was this day received in said office, and, upon the certificate... of  
acknowledgment... thereo annexed, and attested to record, at 2:57  
o'clock P. M., after payment of \$ 2.50, tax imposed  
by Sec. 58-54 (b).

Teste:

John H. Matting, Clerk  
Tax \$ 4.80 Transfer Fee \$ 1.00

LAW OFFICES  
PHILPOTT AND MCKEE  
PHILPOTT BUILDING  
HARRISBURG, VIRGINIA

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>2022</u>		Current Deed Book and Page	
Tax Map No.	<u>008180005</u>	Deed Book	<u>278</u>
Land	_____	Page	<u>331</u>
Improvements	_____	Instrument No	_____
Total	<u>See printout</u>	Copies	<u>13</u>
Total Tax	_____	Cost	_____
Paid Thru	_____	Date Received	_____
Paid	<u>Semi-annual</u>	Date Searched	<u>6-20-22</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 Janet Marlowe Balabanis AKA Janet M Balabanis  
Dated 8-6-76 Recorded 10-17-77 Court House Henry  
Deed Book 278 Page 331 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. Georgeanna Lee butler	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
5. Elizabeth Ann Murphy	Clear <input checked="" type="checkbox"/>	Judgment(s) Attached <input type="checkbox"/>
6. Rebecca Katherine Yow	Clear <input checked="" 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 that this was searched back 40 years and everything found within these 40 years is reported. If anything else is needed it will require additional charges.

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

Effective this 16 date of June, 2022 at 8 o'clock A.M.

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

billie@carteretttitle.com

---

**From:** TWVMSUpload@fnf.com  
**Sent:** Thursday, June 16, 2022 7:42 PM  
**To:** neworders@carteretttitle.com  
**Subject:** Title Product Search Request 10554864-1  
**Attachments:** Search Request.pdf; Application\_10554864\_.pdf

This message was sent securely using Zix.

Please see attached search request and contact info contained therein. Please do not reply directly to this email.

NOTICE: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately.

-----  
This message was secured by Zix®.



[illegible]





## Real Estate

### View Bill

As of	6/20/2022
Bill Year	2021
Bill	1540
Owner	BALABANIS, THEOFILOS G
Parcel ID	008180005

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$16.65	\$16.65	\$0.00	\$0.00	\$0.00
TOTAL		\$16.65	\$16.65	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.



## Real Estate Assessment

**Owner** BALABANIS, THEOFILOS G

**Parcel ID** 008180005

**Bill Year** 2021

### Assessment Values

	Gross Assessment
Land	\$3,000.00
Building	\$0.00
<b>Total</b>	<b>\$3,000.00</b>

Class	Description	Area	Deferments	Net Assessment
LAND	UNKNOWN	0.000 Acres	\$0.00	\$3,000.00
<b>Total</b>				<b>\$3,000.00</b>

©2022 Tyler Technologies, Inc.



## Real Estate Property Detail

Parcel ID	008180005
Location	FAULKNER DR
Legal Description	LOTS 25
Owner as of January 20	BALABANIS, THEOFILOS G
Customer ID	300001658
Jurisdiction	RC DIST
Book/Page	278/331
Assessed Value	\$3,000.00
Exemptions Value	\$0.00
2021 Charges	\$16.65

©2022 Tyler Technologies, Inc.

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.

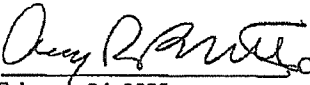
It appearing that the decedent resided at 907 Hunting Ridge Road Martinsville VA 24112, in the City of Martinsville, Virginia, within the jurisdiction of this Court, and died on February 4, 2022; and the paper writing dated March 6, 2019, consisting of three (3) typewritten pages, having been executed 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 R. Pritchett, 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.  
PRINTED NAME OF SUBSCRIBER  
On Behalf of Glenn Feldmann Darby & Goodlatte  
State of Virginia

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

City/County of Martinsville, to-wit:

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

ER Stank  
[ ] 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

Teste: Ashby R. Pritchett  
CLERK

by: ER Stank, 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 Court

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



Property I.D. - See Attached

LAST WILL AND TESTAMENT

#220000123

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.

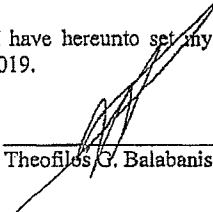
### ARTICLE III

#### Executor

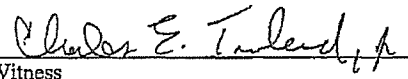
A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor"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

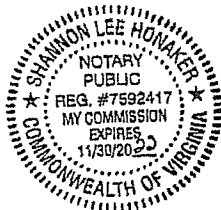
Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.

  
\_\_\_\_\_  
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. Cabren 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. Cabren  
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. Cabren, the witnesses, this the 6th day of March, 2019.

Shannon Lee Honaker  
Notary Public  
Registration No. 7592417

My Commission expires: 11/30/2022

IN TESTIMONY that the foregoing is a true copy taken from the records of said Court, I, Ashby R. Pritchett, Clerk thereof set my hand and affix the Seal of said Court

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



VIRGINIA  
IN THE CLERK'S OFFICE OF  
MARTINSVILLE CIRCUIT COURT  
FEBRUARY 24, 2022 AT 02:42 PM  
WILLS/FIDUCIARY  
INSTRUMENT #202200055 WAS RECORDED  
UPON CERTIFICATION OF ACKNOWLEDGEMENT  
THERE TO ANNEXED, ADMITTED TO RECORD.  
THE FEE AND TAX OF \$7168.47 IMPOSED  
BY LAW HAVE BEEN PAID (RPT 22000000785)  
TESTE: ASHBY R. PRITCHETT, CLERK

RECORDED BY: ERH

City of Martinsville Parcel Nos

000865700

000025000

000439100

000132200

000833800

000213500

000717300

000725700

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.

  
March 10, 2022, Clerk

THEOFILOS G. BALABANIS

FROM:

3286

771

JANET MARLOWE BALABANIS

THIS DEED made this 6th day of August, 1976, by and between Janet Marlowe Balabanis (who is one and the same as Janet M. Balabanis), party of the first part and Grantor herein, and Theofilis G. Balabanis, her husband, party of the second part and Grantee herein;

WITNESSETH: That pursuant to the terms of that certain Separation Agreement entered between the parties hereto dated the 14th day of July, 1976, and for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee and other good and valuable considerations as set forth in the aforesaid Separation Agreement, the receipt of all of which is hereby acknowledged, the Grantor hereby bargains, sells, grants and conveys in fee simple with general warranty and English covenants of title, all of her undivided right, title and interest in and to the following lots or parcels of land located in the City of Martinsville, Virginia, and the County of Henry, Virginia:

PARCEL 1. All that certain tract or parcel of land situated in the Horsepasture District of Henry County, Virginia, containing approximately 13 acres located on the northern line of Highway #609 leading to Fieldale, Virginia, as shown by a survey thereof prepared by C.G. Meredith, C. L. S., May 27, 1948, and as more particularly bound and described in the deed from Henry County Restaurants, Inc. to the parties herein, dated December 6, 1969, recorded in the Henry County Circuit Court Clerk's Office in Deed Book 219, Page 886.

PARCEL 2. All that certain lot or parcel of land known and designated as Lot #43 of Block H, as shown on "Flat of Survey for Jimmy Ray Ingram and Ramona B. Ingram - showing property situated on the east side of Beaver Road, Martinsville District, Henry County, Virginia", which map was prepared by J. A. Gustin, C. L. S., dated April 17,

FORD, SWEZEY & BECK  
ATTORNEYS AT LAW  
6 HORN STREET  
MARTINSVILLE, VA. 24110

278 PAGE 331

1968, recorded in the current map book of the Henry County

278 PAGE 332

Circuit Court Clerk's Office, which property consists of Lot #43, Block H, and a portion of Lot #41, Block H of the Villa Heights Corporation property according to map by J. A. Gustin, C. E., dated July 26, 1957, recorded in Map Book 11, Page 93 of the aforesaid Clerk's Office, all of said property being more particularly bound and described in the deed from John D. Spencer to the parties herein, dated June 18, 1970, recorded in the aforesaid Clerk's Office in Deed Book 223, Page 49.

PARCEL 3. All those two certain lots or parcels of land, together with the improvements thereon, situated, lying and being on Westover Road, Collinsville, Virginia, in the Martinsville District of Henry County, Virginia, and being known and designated as Lots #5 and 6 of Block 2, shown on a map entitled "Stratford Hills Subdivision - Jeryl Martin property, Collinsville, Henry County, Virginia," which map was prepared by C. G. Meredith, C. L. S., dated June 26, 1958, recorded in the aforesaid Clerk's Office in Map Book 12, Page 20, and as more particularly described in the deed to the parties herein from Central Enterprise, Inc., dated August 10, 1972, recorded in Deed Book 237, Page 779 of the aforesaid Clerk's Office.

PARCEL 4. All that certain lot or parcel of land and, together with improvements thereon located, lying on the east side of Hunting Ridge Road in the City of Martinsville, Virginia, known and designated as Lot #56, Block 5, of the Druid Hills Subdivision of Lanier Farm, Inc., showing the development of Hunting Ridge Road, Dundee Lane, Dove Lane and Dundee Court, prepared by J. A. Gustin & Associates, C. E. & L. S., dated May 24, 1966, revised June 26, 1967, recorded in the City of Martinsville Corporation Court Clerk's Office in Map Book 10, Page 176, and as more particularly described in the deed to the parties herein from Lanier Farm, Inc., dated February 18, 1969, recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 94, Page 832.

FORD, SWEZEY & BECK  
ATTORNEYS AT LAW  
4 NORA STREET  
MARTINSVILLE, VA. 26112

PARCEL 5. All that certain lot or parcel of land, together with all improvements thereon, lying and being on the west side of Maple Street, in the City of Martinsville, Virginia, as more particularly bound and described in the deed to the parties herein from Central Enterprise, Inc., dated August 10, 1972, recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 107, Page 117.

PARCEL 6. All of her undivided interest in any real estate acquired by her, individually or jointly with her husband, the Grantee herein, located in the City of Martinsville, Virginia, or Henry County, Virginia, since the date of their marriage. The Grantee herein shall pay as a part of the consideration for this conveyance, pursuant to the terms of the aforesaid Separation Agreement, all liens currently against any of the aforesaid properties to the extent that they are valid claims against either of the parties hereto.

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

Janet Marlowe Balabanis (SEAL)  
Janet Marlowe Balabanis

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Betsy Bryant Lambert, a Notary Public in the State and for the City aforesaid, do hereby certify that Janet Marlowe Balabanis, whose name is signed to the foregoing deed, bearing date of August 6, 1976, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 16 day of August, 1976.

My Commission expires: 12/16/77

Betsy Bryant Lambert  
Notary Public

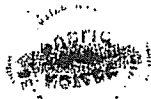
in the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this instrument is admitted to record at 4:30 o'clock P. M. Sept. 27, 1977 and with the certificate of acknowledgment thereto annexed.

-3-

Jose O. Chitt Clerk

FORD, SWETLEY & DECK  
ATTORNEYS AT LAW  
4 NOBIS STREET  
MARTINSVILLE, VA. 24112

218 PAGE 333



VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, 10-17, 1927. This deed was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 2:30 o'clock P. M., after payment of \$\_\_\_\_\_ tax imposed by Sec. 58-54 (b).

Teste: Robert P. Crouse, Jr. Clerk

Tax \$\_\_\_\_\_ Transfer Fee \$\_\_\_\_\_



Bldg #:	Primary Use
1	200V

CURRENT OWNER		2021 ASSESSED VALUE				HENRY COUNTY  VIRGINIA													
BALABANIS, THEOFILOS G		Building Value		0															
PO BOX 3565		Extra Features		0															
		Outbuildings		0															
		Total Building Value		0															
MARTINSVILLE		VA24115-356		Land Value		4200		CONSTRUCTION DETAIL											
		Total Value		4200															
TRANSFER HISTORY		DEED	SALE DATE	Q	SALE PRICE	STYLE		Element	Description										
BALABANIS, THEOFILOS G		278/331	01-01-1900	U	0	Model			Vacant										
						Stories													
						Basement													
						Grade													
						Grade %													
						Roof Cover													
						Exterior Wall 1													
						Exterior Wall 2													
						Interior Floor													
						Heat Fuel													
						# of Fireplaces													
						Central Air %													
						Foundation Wall													
						Interior Wall													
YEAR BUILT		ASSESSMENT HISTORY				ROOM COUNT													
0		LEGEND		2020	2021	Total Bedrooms													
Year 1754 means Date unknown		Building & Extra Features		0	0	Total Bathroom													
MARKET VALUATION		Outbuilding		0	0	Total Half Baths													
Year remodeled		Land		4200	4200														
Market Dep %		Total		4200	4200														
Functional Obsl																			
External Obslnc		ZONING																	
Condition		A1:Agricultural																	
% Complete		PROPERTY USE																	
Overall % Cond		00:RESIDENTIAL																	
p % Ovr		DISTRICT				CLASS CODE													
usc Imp Ovr		RC				02:Single Family-Suburb													
Cost to Cure Ovr		OUTBUILDINGS & HOUSE FEATURES				BUILDING SUMMARY													
Deprec Code		Description	Units/Sq Ft	Value	Code	Description	Living Area	Gross Area											

Bldg #:	Primary Use
1	200V

[illegible]

Bldg #:	Primary Use
1	300R

Current Sketch

1ST  
(1,050 sf)

Total Land Value	19,000
------------------	--------

Bldg #:	Primary Use
1	200R

Current Sketch	
	1ST (816 sf)

Bldg #:	Primary Use
1	200R

[illegible]

THEOFILOS G. BALABANIS &  
JANET M. BALABANIS, H/W

FROM: DEED OF ASSUMPTION

2632

CENTRAL ENTERPRISE, INC., a  
Virginia corporation

THIS DEED OF ASSUMPTION, made this 10th day of August, 1972,  
by and between CENTRAL ENTERPRISE, INC., a Virginia corporation,  
party of the first part, and THEOFILOS G. BALABANIS and JANET M.  
BALABANIS, husband and wife, parties of the second part;

WITNESSETH: That for and in consideration of the sum of  
TEN (\$10.00) DOLLARS, cash in hand paid by the parties of the second  
part to the party of the first part, and other valuable considera-  
tion, the receipt of all of which is hereby acknowledged, and for  
the further consideration that the parties of the second part  
assume the remaining unpaid balance due and secured under two (2)  
separate deeds of trust originally in the sum of \$20,000.00 each,  
which said two deeds of trust are dated October 14, 1969, to secure  
the payment of two (2) certain promissory notes of even date, each  
in the sum of \$20,000.00, to First Federal Savings and Loan  
Association, of Danville, Virginia, which said deeds of trust are  
of record in Henry County Circuit Court Clerk's Office in Trust  
Deed Book 126, at Page 925 and at Page 928; and the said parties  
of the second part join in this deed for the express purpose of  
assuming the payment of the debts remaining unpaid in said two (2)  
deeds of trust as fully and completely as if the terms and conditions  
of said deeds of trust were set out herein verbatim; for all of  
which consideration, the said party of the first part does hereby  
bargain, sell, grant and convey unto the parties of the second part,  
in fee simple, with general warranty of title, and with English  
Covenants of title, save for the aforementioned deeds of trust,  
and subject to the assumption thereof by the parties of the second  
part, as tenants by the entireties, with survivorship as at common  
law, with the share of the one first dying to belong to the other,

BOOK 237 PAGE 779

all of those two certain lots or parcels of land, together with improvements thereon, situated, lying and being on WESTOVER ROAD, in COLLINSVILLE, VIRGINIA, in MARTINSVILLE DISTRICT of HENRY COUNTY, VIRGINIA, and being known and designated as LOTS NOS. 5 and 6, of BLOCK 2, as shown on a certain map entitled, "Stratford Hill Sub-division - Jeryl Martin property - Collinsville, Henry County, Virginia", which said map was prepared by C. G. Meredith, C.L.S., is dated June 26, 1958 and is of record in aforesaid Clerk's Office in Map Book 12, at Page 20, and which said Lots Nos. 5 and 6, of Block 2, are all of that same property acquired by the grantor herein by deed of assumption dated January 28, 1972 from State Mortgage Corp., a Virginia corporation, which said deed of assumption is of record in aforesaid Clerk's Office in Deed Book 233, at Page 689, to which said deed, map and deeds of trust reference is here had for a more particular description of the property hereby conveyed and the debts hereby assumed.

The said parties of the second part join in this deed for the express purpose of acknowledging the assumption of the payment of the remaining unpaid balances due under the two aforementioned deeds of trust as of August 10, 1972, and to save harmless the said party of the first part herein.

IN WITNESS WHEREOF, Central Enterprise, Inc. has caused its name to be signed hereunto by Charlie M. Finney, its President, and its corporate seal hereunto affixed and attested by Anne G. Darnell, its Secretary; and

WITNESS the signatures and seals of the parties of the second part, all this the day and year first above written.



CENTRAL ENTERPRISE, INC.

By Charlie M. Finney President

Anne G. Darnell Secretary

Theofilos G. Balabanis (SEAL)

Janet M. Balabanis (SEAL)

STATE OF VIRGINIA

COUNTY OF HENRY, TO-WIT:

I, Pat W. Mason, a Notary Public in and for the State of Virginia at Large, my commission expiring on the 29th day of March, 1976, do hereby certify that Charlie M. Finney and Anne G. Darnell, President and Secretary, respectively, of Central Enterprise, Inc., and Theofilos G. Balabanis and Janet M. Balabanis, husband and wife, whose names are signed to the foregoing deed of assumption dated August 10, 1972, have each acknowledged the same before me in said County and State.

GIVEN under my hand this 10th day of August, 1972.

Pat W. Mason  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, Aug. 30, 1972 This deed was this day received in said office, and, upon the certification of each signatory thereon a record, admitted to record, to 10:40 o'clock A. M. after payment of 5.50 tax fee, by act 53-51 (-).  
Test: John J. Matthews  
Tax \$ 64.65 Transfer fee \$ 1.00

BOOK 237 PAGE 781



THEOFILOS G. BALABANIS and  
JANET MARLOWE BALABANIS,  
Husband and Wife

FROM: DEED OF ASSUMPTION #1570

JOHN D. SPENCER and  
LILLY G. SPENCER,  
Husband and Wife

THIS DEED OF ASSUMPTION, made this 18th day of June, 1970,  
by and between John D. Spencer and Lilly G. Spencer, husband and wife,  
parties of the first part and Grantors herein, and Theofilos G.  
Balabanis and Janet Marlowe Balabanis, husband and wife, parties of the  
second part and Grantees herein;

WITNESSETH: That for and in consideration of the sum of  
One Hundred Dollars (\$100.00) cash in hand paid to the Grantors by the  
Grantees and other good and valuable considerations, the receipt of  
all of which is hereby acknowledged, the Grantors hereby bargain, sell,  
grant, and convey, in fee simple with general warranty and English  
covenants of title, subject to the assumption of the hereinafter men-  
tioned deed of trust, lawful easements and restrictions, unto the  
Grantees jointly as tenants by the entireties with rights of survivor-  
ship as provided in Section 55-21 of the Code of Virginia of 1950, as  
amended (the share of the one dying shall pass to the surviving spouse),  
"all of that certain lot or parcel of land known and designated as  
Lot 43, of Block 'H', which said Lot No. 43 is more particularly shown  
on a certain map entitled, "Plat of Survey for Jimmy Ray Ingram and  
Ramona B. Ingram - Showing property situated on the east side of Beaver  
Road, Martinsville District, Henry County, Virginia", which said map  
was prepared by J. A. Gustin, C.L.S., is dated April 17, 1968, and is  
of record in Henry County Circuit Court Clerk's Office in current Map  
Book, and which said property hereby conveyed consists of the original  
Lot No. 43, of Block 'H', as shown on a map of the property of Villa  
Heights Corporation, as made by J. A. Gustin, CE, July 26, 1957, and of  
record in said Clerk's Office in Map Book 11, at Page 93, together with  
the western portion of former Lot 41 of Section 'H', as shown on said  
map, which said property hereby conveyed is more particularly described  
as follows, to-wit:

"BEGINNING at a point in the eastern margin of Beaver  
Road, and which said beginning point also marks the northwestern corner

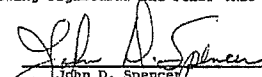
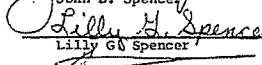
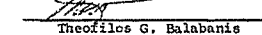
FORD, SWEENEY & BRICK  
ATTORNEYS AT LAW  
9 CHURCH STREET  
MARTINSVILLE, VA. 22115

223 48

of said property hereby conveyed; thence from said beginning point and leaving said road, South 73 degrees 19 minutes East 145.67 feet to a point in a back line; thence with said back line, South 53 degrees 28 minutes West 86.40 feet to an old iron pipe; thence South 36 degrees 19 minutes East 49.55 feet to an iron; thence a new line through former Lot 41, South 54 degrees 58 minutes West 149.81 feet to a point in the eastern margin of Beaver Road; thence with said road, North 6 degrees 58 minutes West 54.45 feet to an iron; thence North 10 degrees 22 minutes East 167.74 feet to the point of BEGINNING, and being all of Lot 43, Block 'H', being also the western portion of Lot 41, of Block 'H'," and being the same property acquired by the male Grantor herein by deed of assumption dated June 28, 1969, from Jimmy Ray Ingram and Ramona B. Ingram, husband and wife, of record in the Henry County Circuit Court Clerk's Office in Deed Book 217, page 250. Reference to the foregoing deed and map is hereby made for a more particular description of the herein conveyed property. This conveyance is subject to a ten (10) foot easement for street purposes along the northeasterly line of Beaver Road, as shown on the foregoing maps.

The Grantees join in this deed for the purpose of assuming the payment of the remaining unpaid balance as of the date hereof on that certain promissory note secured by Deed of Trust recorded in Trust Deed Book 120, page 5, of the Henry County Circuit Court Clerk's Office, which note was originally in the amount of \$9,000.00 and was executed by Jimmy Ray Ingram and Ramona B. Ingram, husband and wife, dated April 23, 1968, payable to Finney Mortgage Corp. as fully and completely as if the terms and conditions of the aforesaid Deed of Trust and note were set out herein verbatim, and they covenant to save harmless the Grantors, their heirs, successors, and assigns in regard to same.

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

 (SEAL)  
John D. Spencer  
 (SEAL)  
Lilly G. Spencer  
 (SEAL)  
Theofilos G. Balabanis

Janet Marlowe Balabanis (SEAL)  
Janet Marlowe Balabanis

STATE OF N.C.

CITY/COUNTY OF Wake, TO-WIT:

I, Kenneth A. Buffaloe, a Notary Public in the State and for the City/County aforesaid, do hereby certify that John D. Spencer and Lilly G. Spencer, husband and wife, whose names are signed to the foregoing deed bearing date of June 18, 1970, have each acknowledged the same before me within City/County and State aforesaid.

Given under my hand this 27 day of June, 1970.

My Commission expires: 5-6-75

Kenneth A. Buffaloe  
Notary Public

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Richard H. Dwyer, a Notary Public in the State and for the City aforesaid, do hereby certify that Theofilos G. Balabanis and Janet Marlowe Balabanis, husband and wife, whose names are signed to the foregoing deed bearing date of June 18, 1970, have each acknowledged the same before me within my City and State aforesaid.

Given under my hand this 2nd day of July, 1970.

My Commission expires: December 28, 1975

Richard H. Dwyer  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry County, July 9, 1970. This deed was this day received in said office, and, upon the certificate of acknowledgment... thereto annexed, admitted to record, at 11:30 o'clock A. M., after payment of \$ 2.00, tax imposed by Sec. 58-54 (b).

Teste: Wm. H. Matthews, Clerk.

Tax \$ 13.95 Transfer Fee \$ 1.00

THEOFILOS G. BALABANIS and  
JANET M. BALABANIS,  
Husband and Wife

FROM: DEED OF ASSUMPTION #3197

BOOK 219 PAGE 886

HENRY COUNTY RESTAURANTS, INC.

THIS DEED OF ASSUMPTION, made this 6th day of December, 1969, by and between Henry County Restaurants, Inc., a corporation duly chartered and existing under the laws of the Commonwealth of Virginia, party of the first part and Grantor herein, and Theofilos G. Balabanis and Janet M. Balabanis, husband and wife, parties of the second part and Grantees herein;

WITNESSETH: That for and in consideration of the sum of One Hundred Dollars (\$100.00) cash in hand paid to the Grantor by the Grantees and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor hereby bargains, sells, grants, and conveys, in fee simple with general warranty and English covenants of title, subject to the assumption of the hereinafter mentioned debt, unto the Grantees jointly as tenants by the entireties with rights of survivorship as provided in Section 55-21 of the Code of Virginia of 1950, as amended (the share of the one dying shall pass to the surviving spouse), "All that certain tract or parcel of land situated in the Horsepasture District of Henry County, Virginia, and being bounded and described as follows, to-wit:

"BEGINNING at a marked poplar in the northern line of Highway #609 leading to Fieldale, Virginia; thence a new line North 13 deg. 30 min. East 1667 feet to a marked poplar in the rear line of the John O. Mitchell property; thence with said rear line North 53 deg. 30 min. East 75.9 feet to a stake and stone pile; thence South 82 deg. East 64 feet to corner with the Walter Clark property; thence with the line of the Walter Clark property South 3 deg. West crossing a spring branch 1468 feet; thence South 12 deg. 45 min. East again crossing said spring branch at two points 420.7 feet to a point in the northern line of the above mentioned road; thence with said road South 65 deg. 30 min. West 176.8 feet, North 87 deg. West 86.6 feet, North 74 deg. West 326.9 feet to the point of beginning, containing 13 acres, more or less, as shown by a survey thereof prepared by C. G. Meredith, C.L.S., May 27, 1948, and being a portion of the tract of 50-1/4 acres conveyed to the said John O. Mitchell by deed from Mary S. Pilsen, dated May 20, 1932, and recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia, in Deed Book 54,

page 139, to which map and deed reference is here had for a more particular description of the property hereby conveyed. See Map Book 4, page 151 of the aforesaid Clerk's Office;". The herein described real estate being the same property obtained by the Grantor herein by deed dated the 29th day of November, 1969, from James H. Ford, Special Commissioner, Et Al, recorded in the current Deed Book of the aforesaid Clerk's Office, to which deed and the references therein contained reference is herehad for a more particular description of the property hereby conveyed.

The Grantees join in this deed for the purpose of assuming the payment of the remaining unpaid balance as of the date hereof on those two certain promissory notes described in the last mentioned deed and secured by a vendor's lien retained in that deed which notes are in the amount of \$1,250.00 each and were executed by Henry County Restaurants, Inc., dated the 29th day of November, 1969, payable to James H. Ford, Special Commissioner for Sharon Ann Hancock and Philip W. Hancock, as fully and completely as if the terms and conditions of the aforesaid vendor's lien and notes were set out herein verbatim, and they covenant to save harmless the Grantor, its successors and assigns, in regard to the same.

IN WITNESS WHEREOF, The Grantor has caused its name to be signed and its corporate seal to be hereto affixed and attested by due and proper authority given by the Board of Directors by action taken prior to the day and year first above written, and further witness the following signatures and seals of the Grantees herein.

Theofilos G. Balabanis (SEAL)

Janet M. Balabanis (SEAL)

HENRY COUNTY RESTAURANTS, INC.

By Theofilos G. Balabanis, President



STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Linda Layton Draper, a Notary Public in the State and for the City aforesaid, do certify that Theofilos G. Balabanis and

FORD, OWENS & WICK  
ATTORNEYS AT LAW  
8 CHURCH STREET  
MARTINSVILLE, VA. 24110

BOOK **219** PAGE **888**

Janet M. Balabanis, whose names are signed to the foregoing deed as Grantees and as President and Secretary respectively of Henry County Restaurants, Inc., have each acknowledged the same before me in my City and State aforesaid.

Given under my hand this the 9<sup>th</sup> day of December, 1969.

My Commission expires: Nov. 28, 1970.

Linda Jane Draper  
Notary Public

RECEIVED: In the Clerk's Office of the Circuit Court of Henry County, Dec. 12, 1969. This deed was duly received in the Clerk's Office on the certificate of acknowledgment sent. The same was duly filed to record, at 10 o'clock AM, after payment of 2.00 tax imposed by Sec. 5564 (a).

Tested:

John H. Matthews  
Tax \$ 6.75 Transfer Fee \$ 1.00

THEOFILOS G. BALABANIS  
A JANET M. BALABANIS, H/W

FROM: DEED OF ASSUMPTION

CENTRAL ENTERPRISE, INC., a  
Virginia corporation

*mailed:  
J. M. Balabanis  
417 Shantung Kung Rd.  
City 9-12-72-*

755

THIS DEED OF ASSUMPTION, made this 10th day of August, 1972,  
by and between CENTRAL ENTERPRISE, INC., a Virginia corporation,  
party of the first part, and THEOFILOS G. BALABANIS and JANET M.  
BALABANIS, husband and wife, parties 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 parties of the second part unto the party of the  
first part, receipt of all of which is hereby acknowledged, and for  
the further consideration that the parties of the second part here-  
by assume the unpaid balance on a note due to the Charles B. Keesee  
Educational Fund, Inc., dated the 12th day of March, 1968, secured  
by a deed of trust on the hereinafter described property and other  
properties, in the face amount of Nine Thousand Dollars (\$9,000.00),  
said deed of trust and note executed by Virgie Mae J. Wade in favor  
of Charles B. Keesee Educational Fund, Inc., and which said deed of  
of trust is of record in the City of Martinsville Corporation Court  
Clerk's Office in Deed Book 91, at Page 381; for all of which con-  
sideration the said party of the first part does hereby grant, bar-  
gain, sell and convey, in fee simple and with general warranty of  
title, and with English Covenants of Title, save for the afore-  
mentioned deed of trust, unto the parties of the second part herein  
as tenants by the entireties, with survivorship as at common law,  
with the share of the one first dying to belong to the other, all  
of that certain lot or parcel of land, together with all improve-  
ments thereon, lying and being on the West side of MAPLE STREET, in  
the CITY OF MARTINSVILLE, VIRGINIA, and being more particularly  
bounded and described as follows:

BEGINNING at the northeast corner of the lot now owned by  
Carl B. and Zelda Williams Burgess, which point and corner is 160

... 137 ... 117

feet from the East margin of Broad Street and located in the line of Nannie M. Williamson lot; thence with the Southeast boundary line of the said Burgess lot, South 14 deg. West 73 feet to the Southeast corner of the said Burgess lot; thence South 76 deg. East 140 feet to a point and stake; thence North 14 deg. East 73 feet to a point in the line of the said Nannie M. Williamson lot; thence with the line of the said Nannie M. Williamson lot, <sup>N</sup><sub>Δ</sub> 76 deg. West 140 feet to the point of BEGINNING, being all of that same property acquired by the grantor herein by deed of assumption from Globe Enterprise, Inc., a Virginia corporation, which said deed of assumption is dated November 23, 1970 and is of record in aforesaid Clerk's Office in Deed Book 101, at Page 217; to which said deed of assumption and deed of trust reference is here had for a more particular description of the property hereby conveyed and the debt hereby assumed.

The parties of the second part enter into the execution of this deed of assumption for the purpose of acknowledging their assumption of the payment of the unpaid balance due on said note secured by the aforementioned deed of trust, and to save harmless the party of the first part herein.

IN WITNESS WHEREOF, Central Enterprise, Inc. has caused its name to be signed hereunto by Charlie M. Finney, its President, and its corporate seal to be hereunto affixed and attested by Anne G. Darnell, its Secretary; and

WITNESS the following signatures and seals of the parties of the second part, all this the day and year first above written.



WITNESS:

Anne G. Darnell  
Secretary

CENTRAL ENTERPRISE, INC.

By Charlie M. Finney  
President

Theofilos G. Balabanis (SEAL)

Janet M. Balabanis (SEAL)

107 118



STATE OF VIRGINIA

COUNTY OF HENRY, TO-WIT:

I, Pat W. Mason, a Notary Public in and for the State of Virginia at Large, my commission expiring on the 29th day of March, 1976, do hereby certify that Charlie M. Finney and Anne G. Darnell, President and Secretary, respectively, of Central Enterprise, Inc., and Theofilos G. Balabanis and Janet M. Balabanis, husband and wife, whose names are signed as such to the foregoing deed of assumption bearing date on the 10th day of August, 1972, have each acknowledged the same before me in said County and State.

GIVEN under my hand this 16<sup>th</sup> day of August, 1972.

Pat W. Mason  
Notary Public

At the Clerk's Office of the Corporation Court for the City of  
Richmond, Virginia, this instrument is admitted to record at  
11:30 o'clock A. M. August 16, 1972 and with  
certificates of acknowledgment thereto annexed. The taxes imposed  
by § 58-24.1 of the Code amounting to \$22.50 have been paid.  
James H. Craft Clerk

mailed to:  
Theofilos G. Balabanis  
Hunting Ridge Rd.  
Chs  
2-6-69



THEOFILOS G. BALABANIS AND  
JANET M. BALABANIS,  
HUSBAND AND WIFE

FROM: DEED

LANIER FARM, INCORPORATED

THIS DEED, made this 18th day of February, 1969, by and between  
LANIER FARM, INCORPORATED, a corporation organized and existing  
under the laws of the State of Virginia, party of the first part, and  
THEOFILOS G. BALABANIS AND JANET M. BALABANIS, husband and  
wife, parties of the second part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00)  
cash in hand paid by the parties of the second part unto the party of the  
first part, and other good and valuable consideration, the receipt of all of  
which is hereby acknowledged, the said party of the first part does hereby  
give, grant, bargain, sell and convey unto the said parties of the second  
part in fee simple with general warranty of title and with English cove-  
nants of title, as tenants by the entireties with right of survivorship as at  
common law, all that certain lot or parcel of land, together with the  
improvements thereon located, lying on the East side of Hunting Ridge  
Road in the City of Martinsville, Virginia, and being known and designated  
as Lot 56, Block 5 of the Druid Hills Subdivision of Lanier Farm, Incor-  
porated, as shown on a Plat of Subdivision for Lanier Farm, Incorporated,  
Showing the Development of Hunting Ridge Road, Dundee Lane, Dove Lane  
and Dundee Court, prepared by J. A. Gustin and Associates, C. E. & L.  
S., dated May 24, 1966, Revised June 26, 1967, and of record in the City  
of Martinsville Corporation Court Clerk's Office in Map Book 10 at page  
176.

JACKSON C. DODGE  
ATTORNEY AT LAW  
MARTINSVILLE, VA.

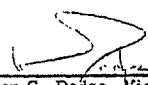
And being the same property conveyed to Lanier Farm, Inc., from John L. Apostolou, Substitute Trustee under the terms of a deed of trust dated April 11, 1967, and of record in the City of Martinsville Corporation Court Clerk's Office in Deed Book 88 at page 1, which deed is dated August 17, 1968, and is of record in the City of Martinsville Corporation Court Clerk's Office in Deed Book 93 at page 273, to which map and deed reference is herehad for a more particular description of the property hereby conveyed.

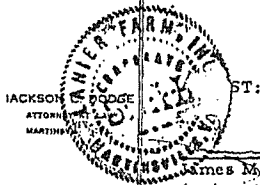
This conveyance is made subject to the restrictions of the Druid Hills Subdivision of Lanier Farm, Incorporated, as outlined in the restrictive covenants dated January 12, 1950, and of record in the City of Martinsville Corporation Court Clerk's Office in Deed Book 18 at page 391.

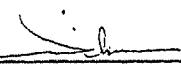
This conveyance is also subject to a 10' drainage easement to the City of Martinsville located on the Southern boundary of the property herein conveyed; and is further subject to a 10' sanitary sewer easement to the City of Martinsville located along the rear property line, all as shown on the aforementioned subdivision map.

IN WITNESS WHEREOF, Lanier Farm, Incorporated, has caused its name to be signed hereto by Jackson C. Dodge, its Vice President, and its corporate seal hereunto affixed and attested by James M. Wilson, its Assistant Secretary, all on the day and year first above written.

LANIER FARM, INCORPORATED

By   
Jackson C. Dodge, Vice President



  
James M. Wilson  
Assistant Secretary

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

I, Sharon O. Lawrence, a Notary Public in and for the City and State aforesaid do hereby certify that Jackson C. Dodge, whose name as Vice President of Lanier Farm, Incorporated, is signed to the foregoing writing bearing date of the 18th day of February, 1969, has personally appeared before me this day in my City and State aforesaid and made oath that he is Vice President of Lanier Farm, Incorporated, and in the name and on behalf of the said corporation acknowledged the said writing as the act and deed of the said corporation, and that the seal affixed to said writing is the true corporate seal of the said corporation and that it has been affixed thereto by due authority.

Given under my hand this 18 day of February, 1969.

My Commission expires: January 29, 1972.

*Sharon O. Lawrence*  
Notary Public



In the Clerk's Office of the Corporation Court for the City of Martinsville, Virginia, this instrument was filed for record at 10:00 A.M. on Feb. 24, 1969. The fees imposed by Articles A and B of the Code have been paid.

*James O. Clift* Clerk

JACKSON C. DODGE  
ATTORNEY AT LAW  
MARTINSVILLE, VA.

Bldg #:	Primary Use
1	200V

CURRENT OWNER				2021 ASSESSED VALUE				HENRY COUNTY VIRGINIA							
BALABANIS, THEOFILOS G  PO BOX 3565  MARTINSVILLE VA24115-356		Building Value		0											
		Extra Features		0											
		Outbuildings		0											
		Total Building Value		0											
		Land Value		2500		CONSTRUCTION DETAIL									
		Total Value		2500											
TRANSFER HISTORY				DEED	SALE DATE	Q	SALE PRICE	Element	Description						
BALABANIS, THEOFILOS G				803/159	09-24-1998	U	0	STYLE							
							Model			Vacant					
							Stories								
							Basement								
							Grade								
							Grade %								
							Roof Cover								
							Exterior Wall 1								
							Exterior Wall 2								
							Interior Floor								
							Heat Fuel								
							# of Fireplaces								
							Central Air %								
							Foundation Wall								
							Interior Wall								
YEAR BUILT		ASSESSMENT HISTORY						ROOM COUNT							
0		LEGEND		2020		2021									
Year 1754 means Date unknown		Building & Extra Features		0		0		Total Bedrooms							
MARKET VALUATION		Outbuilding		0		0		Total Bathroom							
Year remodeled		Land		2500		2500		Total Half Baths							
Market Dep %		Total		2500		2500									
Functional Obsl		ZONING													
External Obsinc		A1:Agricultural													
Condition		PROPERTY USE													
% Complete		00:RESIDENTIAL													
Overall % Cond		DISTRICT		CLASS CODE											
Rep % Ovr		RC		02:Single Family-Suburb											
sc Imp Ovr															
jst to Cure Ovr															
Deprec Code															
OUTBUILDINGS & HOUSE FEATURES				BUILDING SUMMARY											
Description		Units/Sq Ft	Value	Code	Description		Living Area	Gross Area							

Bldg #:	Primary Use
1	200V

CURRENT OWNER		2021 ASSESSED VALUE				2020		2019		2018		2017		2016		2015		2014		2013		2012		2011		2010		2009		2008		2007		2006		2005		2004		2003		2002		2001		2000		1999		1998		1997		1996		1995		1994		1993		1992		1991		1990		1989		1988		1987		1986		1985		1984		1983		1982		1981		1980		1979		1978		1977		1976		1975		1974		1973		1972		1971		1970		1969		1968		1967		1966		1965		1964		1963		1962		1961		1960		1959		1958		1957		1956		1955		1954		1953		1952		1951		1950		1949		1948		1947		1946		1945		1944		1943		1942		1941		1940		1939		1938		1937		1936		1935		1934		1933		1932		1931		1930		1929		1928		1927		1926		1925		1924		1923		1922		1921		1920		1919		1918		1917		1916		1915		1914		1913		1912		1911		1910		1909		1908		1907		1906		1905		1904		1903		1902		1901		1900		1899		1898		1897		1896		1895		1894		1893		1892		1891		1890		1889		1888		1887		1886		1885		1884		1883		1882		1881		1880		1879		1878		1877		1876		1875		1874		1873		1872		1871		1870		1869		1868		1867		1866		1865		1864		1863		1862		1861		1860		1859		1858		1857		1856		1855		1854		1853		1852		1851		1850		1849		1848		1847		1846		1845		1844		1843		1842		1841		1840		1839		1838		1837		1836		1835		1834		1833		1832		1831		1830		1829		1828		1827		1826		1825		1824		1823		1822		1821		1820		1819		1818		1817		1816		1815		1814		1813		1812		1811		1810		1809		1808		1807		1806		1805		1804		1803		1802		1801		1800		1799		1798		1797		1796		1795		1794		1793		1792		1791		1790		1789		1788		1787		1786		1785		1784		1783		1782		1781		1780		1779		1778		1777		1776		1775		1774		1773		1772		1771		1770		1769		1768		1767		1766		1765		1764		1763		1762		1761		1760		1759		1758		1757		1756		1755		1754		1753		1752		1751		1750		1749		1748		1747		1746		1745		1744		1743		1742		1741		1740		1739		1738		1737		1736		1735		1734		1733		1732		1731		1730		1729		1728		1727		1726		1725		1724		1723		1722		1721		1720		1719		1718		1717		1716		1715		1714		1713		1712		1711		1710		1709		1708		1707		1706		1705		1704		1703		1702		1701		1700		1699		1698		1697		1696		1695		1694		1693		1692		1691		1690		1689		1688		1687		1686		1685		1684		1683		1682		1681		1680		1679		1678		1677		1676		1675		1674		1673		1672		1671		1670		1669		1668		1667		1666		1665		1664		1663		1662		1661		1660		1659		1658		1657		1656		1655		1654		1653		1652		1651		1650		1649		1648		1647		1646		1645		1644		1643		1642		1641		1640		1639		1638		1637		1636		1635		1634		1633		1632		1631		1630		1629		1628		1627		1626		1625		1624		1623		1622		1621		1620		1619		1618		1617		1616		1615		1614		1613		1612		1611		1610		1609		1608		1607		1606		1605		1604		1603		1602		1601		1600		1599		1598		1597		1596		1595		1594		1593		1592		1591		1590		1589		1588		1587		1586		1585		1584		1583		1582		1581		1580		1579		1578		1577		1576		1575		1574		1573		1572		1571		1570		1569		1568		1567		1566		1565		1564		1563		1562		1561		1560		1559		1558		1557		1556		1555		1554		1553		1552		1551		1550		1549		1548		1547		1546		1545		1544		1543		1542		1541		1540		1539		1538		1537		1536		1535		1534		1533		1532		1531		1530		1529		1528		1527		1526		1525		1524		1523		1522		1521		1520		1519		1518		1517		1516		1515		1514		1513		1512		1511		1510		1509		1508		1507		1506		1505		1504		1503		1502		1501		1500		1499		1498		1497		1496		1495		1494		1493		1492		1491		1490		1489		1488		1487		1486		1485		1484		1483		1482		1481		1480		1479		1478		1477		1476		1475		1474		1473		1472		1471		1470		1469		1468		1467		1466		1465		1464		1463		1462		1461		1460		1459		1458		1457		1456		1455		1454		1453		1452		1451		1450		1449		1448		1447		1446		1445		1444		1443		1442		1441		1440		1439		1438		1437		1436		1435		1434		1433		1432		1431		1430		1429		1428		1427		1426		1425		1424		1423		1422		1421		1420		1419		1418		1417		1416		1415		1414		1413		1412		1411		1410		1409		1408		1407		1406		1405		1404		1403		1402		1401		1400		1399		1398		1397		1396		1395		1394		1393		1392		1391		1390		1389		1388		1387		1386		1385		1384		1383		1382		1381		1380		1379		1378		1377		1376		1375		1374		1373		1372		1371		1370		1369		1368		1367		1366		1365		1364		1363		1362		1361		1360		1359		1358		1357		1356		1355		1354		1353		1352		1351		1350		1349		1348		1347		1346		1345		1344		1343		1342		1341		1340		1339		1338		1337		1336		1335		1334		1333		1332		1331		1330		1329		1328		1327		1326		1325		1324		1323		1322		1321		1320		1319		1318		1317		1316		1315		1314		1313		1312		1311		1310		1309		1308		1307		1306		1305		1304		1303		1302		1301		1300		1299		1298		1297		1296		1295		1294		1293		1292		1291		1290		1289		1288		1287		1286		1285		1284		1283		1282		1281		1280		1279		1278		1277		1276		1275		1274		1273		1272		1271		1270		1269		1268		1267		1266		1265		1264		1263		1262		1261		1260		1259		1258		1257		1256		1255		1254		1253		1252		1251		1250		1249		1248		1247		1246		1245		1244		1243		1242		1241		1240		1239		1238		1237		1236		1235		1234		1233		1232		1231		1230		1229		1228		1227		1226		1225		1224		1223		1222		1221		1220		1219		1218		1217		1216		1215		1214		1213		1212		1211		1210		1209		1208		1207		1206		1205		1204		1203		1202		1201		1200		1199		1198		1197		1196		1195		1194		1193		1192		1191		1190		1189		1188		1187		1186		1185		1184		1183		1182		1181		1180		1179		1178		1177		1176		1175		1174		1173		1172		1171		1170		1169		1168		1167		1166		1165		1164		1163		1162		1161		1160		1159		1158		1157		1156		1155		1154		1153		1152		1151		1150		1149		1148		1147		1146		1145		1144		1143		1142		1141		1140		1139		1138		1137		1136		1135		1134		1133		1132		1131		1130		1129		1128		1127		1126		1125		1124		1123		1122		1121		1120		1119		1118		1117		1116		1115		1114		1113		1112		1111		1110		1109		1108		1107		1106		1105		1104		1103		1102		1101		1100		1099		1098		1097		1096		1095		1094		1093		1092		1091		1090		1089		1088		1087		1086		1085		1084		1083		1082		1081		1080		1079		1078		1077		1076		1075		1074		1073		1072		1071		1070		1069		1068		1067		1066		1065		1064		1063		1062		1061		1060		1059		1058		1057		1056		1055		1054		1053		1052		1051		1050		1049		1048		1047		1046		1045		1044		1043		1042		1041		1040		1039		1038		1037		1036		1035		1034		1033		1032		1031		1030		1029		1028		1027		1026		1025		1024		1023		1022		1021		1020		1019		1018		1017		1016		1015		1014		1013		1012		1011		1010		1009		1008		1007		1006		1005		1004		1003		1002		1001		1000		999		998		997		996		995		994		993		992		991	
---------------	--	---------------------	--	--	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	------	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--	-----	--

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

Legal:

Lot 2 Parcels \_\_\_\_\_ 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>008180017 / 008180016</u>	Deed Book	<u>803</u>
Land	_____	Page	<u>159</u>
Improvements	_____	Instrument No	<u>WB: 220000123</u>
Total	<u>See Printout</u>	Copies	<u>31</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 Theofilos G Balabanis, Mary Nell Wilshire and Anthianne  
Balabanis Trustees in Liquidation of Henry County  
Restaurants Inc  
Dated 8-21-98 Recorded 9-24-98 Court House Henry  
Deed Book 803 Page 159 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"/>

ABSTRACTOR'S NOTES TO UNDERWRITER:

Prior: 207/327, 207/324, 206/567 and 197/329. Please note this was searched back 60 years and if anything else is needed it will require additional charges.

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: \_\_\_\_\_



Print Date: 11/8/2021 9:20: TAX MAP # 16.5(037 J001 /063 , ACCT # 008180017 Acres PID #: 4058 Bldg #: 1 Primary Use 200V

0 JESSTEEN LN

<b>CURRENT OWNER</b>		<b>2021 ASSESSED VALUE</b>	
BALABANIS, THEOFLOS G		Building Value	0
PO BOX 3565		Extra Features	0
		Outbuildings	0
		Total Building Value	0
MARTINSVILLE	VA24115-356	Land Value	2500
		Total Value	2500
<b>TRANSFER HISTORY</b>		<b>DEED</b>	<b>SALE DATE</b>
BALABANIS, THEOFLOS G	803/159	09-24-1998	U
<b>DEED</b>		<b>SALE PRICE</b>	
		0	

<b>YEAR BUILT</b>		<b>ASSESSMENT HISTORY</b>	
0		<b>LEGEND</b>	<b>2020</b>
<b>MARKET VALUATION</b>		Building & Extra Features	0
		Outbuilding	0
		Land	2500
		Total	2500
Year remodeled			
Market Dep %			
Functional Obsl			
External Obslnc			
Condition			
% Complete			
Overall % Cond			
Dep % Ovr			
Misc Imp Ovr			
Cost to Cure Ovr			
Deprec Code			
<b>OUTBUILDINGS &amp; HOUSE FEATURES</b>		<b>PROPERTY USE</b>	
Description		02: Single Family-Suburb	
Units/Sq Ft		RC	
Value			

<b>CLASS CODE</b>		<b>ROOM COUNT</b>	
00: RESIDENTIAL		Total Bedrooms	
RC		Total Bathroom	
		Total Half Baths	
<b>BUILDING SUMMARY</b>		<b>ROOM COUNT</b>	
Code		Description	
		Living Area	
		Gross Area	

<b>LAND FACTORS</b>		<b>LAND VALUATION SECTION</b>	
<b>ROAD UTILITIES</b>		<b>Special Calcs</b>	
Paved Road		Notes	
TOPO		LOT 63	
Sleep DN		Unit Price	
# PARCELS		Land Value	
Millions		2,500	
0		Total Land Value	
		2,500	

Current

No Sketch

Total Square Foot  
Living Gross

I = Outbuildings  
\* B = House Features

Print Date: 11/8/2021 9:18:

TAX MAP # 16.5(037 )001 /040 ,41

ACCT # 008180016

Acres

PID #: 4045

0 Unassigned

Bldg #: 1

Primary Use 200V

CURRENT OWNER

BALABANIS, THEOFILOS G

2021 ASSESSED VALUE

Building Value 0

Extra Features 0

Outbuildings 0

Total Building Value 0

Land Value 2800

Total Value 2800

TRANSFEEER HISTORY

BALABANIS, THEOFILOS G

DEED 803/159

SALE DATE 09-24-1998

U

SALE PRICE 0

HENRY COUNTY

VIRGINIA

CONSTRUCTION DETAIL

Element	Description
Model	Vacant
Stories	
Basement	
Grade	
Grade %	
Roof Cover	
Exterior Wall 1	
Exterior Wall 2	
Interior Floor	
Heat Fuel	
# of Fireplaces	
Central Air %	
Foundation Wall	
Interior Wall	

YEAR BUILT

0

MARKET VALUATION

Year 1754 means Date unknown

Year remodeled

Market Dep %

Functional Obsl

External Obslnc

Condition

% Complete

Overall % Cond

Dep % Ovr

Misc Imp Ovr

Cost to Cure Ovr

Deprec Code

LEGEND

Building & Extra Features

Outbuilding

Land

Total

ASSESSMENT HISTORY

2020	2021
0	0
0	0
2800	2800
2800	2800

\* 01-01-1900 means date unknown

PROPERTY USE

00: RESIDENTIAL

ZONING

02: Single Family-Suburb

CLASS CODE

RC

ROOM COUNT

Total Bedrooms

Total Bathroom

Total Half Baths

OUTBUILDINGS & HOUSE FEATURES

Description	Units/Sq Ft	Value

LAND FACTORS

ROAD UTILITIES

1

DIRT ROAD

TOPO

Sps.-Slp.

MH/Lots

0

B

Use/Description

Zone

D

Land/Units

I/Facto

Disc.

C/Fact

NBHD

NBHD

Steln

1

SFD - Suburban -

0.000 AC

1.0000

1.000

1.000

1.000

5

LAND VALUATION SECTION

Special/Calcs	Notes	Unit Price	Land Value
2 @ 1400 EA			2,800

Total Acres

2,800

Current

No Sketch

Total Square Foot

Living

Gross



## Real Estate

### View Bill

As of

6/22/2022

Bill Year

2021

Bill

1547

Owner

BALABANIS, THEOFILOS G

Parcel ID

008180017

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$13.88	\$13.88	\$0.00	\$0.00	\$0.00
TOTAL		\$13.88	\$13.88	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.



## Real Estate Property Detail

Parcel ID	008180017
Location	JESSTEEN LN
Legal Description	BEECHWOOD DEV LOT 63
Owner as of January 20	BALABANIS, THEOFILOS G
Customer ID	300001658
Jurisdiction	RC DIST
Deed Recorded	9/24/1998
Book/Page	803/159
Assessed Value	\$2,500.00
Exemptions Value	\$0.00
2021 Charges	\$13.88

©2022 Tyler Technologies, Inc.



## Real Estate Assessment

**Owner** BALABANIS, THEOFILOS G

**Parcel ID** 008180017

**Bill Year** 2021

### Assessment Values

		Gross Assessment
<b>Land</b>		\$2,500.00
<b>Building</b>		\$0.00
<b>Total</b>		\$2,500.00

Class	Description	Area	Deferments	Net Assessment
LAND	UNKNOWN	0.000 Acres	\$0.00	\$2,500.00
<b>Total</b>				\$2,500.00

©2022 Tyler Technologies, Inc.



## Real Estate

### View Bill

As of

6/22/2022

Bill Year

2021

Bill

1546

Owner

BALABANIS, THEOFILOS G

Parcel ID

008180016

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$15.54	\$15.54	\$0.00	\$0.00	\$0.00
TOTAL		\$15.54	\$15.54	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.



## Real Estate Property Detail

Parcel ID	008180016
Location	BEECHWOOD DEV
Legal Description	BEECHWOOD DEV LOT 40,41 (SEC 1)
Owner as of January 20	BALABANIS, THEOFILOS G
Customer ID	300001658
Jurisdiction	RC DIST
Deed Recorded	9/24/1998
Book/Page	803/159
Assessed Value	\$2,800.00
Exemptions Value	\$0.00
2021 Charges	\$15.54

©2022 Tyler Technologies, Inc.



## Real Estate Assessment

**Owner** BALABANIS, THEOFILOS G

**Parcel ID** 008180016

**Bill Year** 2021

### Assessment Values

#### Gross Assessment

<b>Land</b>	<b>\$2,800.00</b>
<b>Building</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,800.00</b>

<b>Class</b>	<b>Description</b>	<b>Area</b>	<b>Deferments</b>	<b>Net Assessment</b>
LAND	UNKNOWN	0.000 Acres	\$0.00	\$2,800.00
<b>Total</b>				<b>\$2,800.00</b>

©2022 Tyler Technologies, Inc.



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.

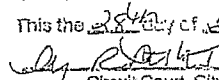
Thereupon Charles E. Troland, Jr., a principal of Glenn, Feldman, Darby and Goodlatte, of Roanoke Virginia, asked permission to qualify as Executor and such permission was GRANTED. Charles E. Troland Jr. made oath as the law directs and entered into and acknowledged before the Clerk a bond in the penalty of \$11,000,000.00, without surty, 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

we TESTIFY that the foregoing is a true  
Copy taken from the records of said Court,  
I, Ashby B. Pritchard, Clerk thereof do my hand  
and affix the Seal of said Court

This the 25th 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 HANLEY  
[ ] 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 HANLEY, 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 24<sup>th</sup> day of JANUARY 2022  
A. R. Pritchett Clerk  
Circuit Court City of Martinsville, VA



WF202200055

Property I.D. - See Attached

LAST WILL AND TESTAMENT

#220000123

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. Rorer, 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.

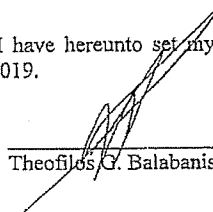
### ARTICLE III

#### Executor

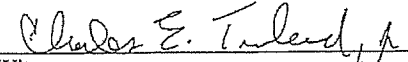
A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor"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

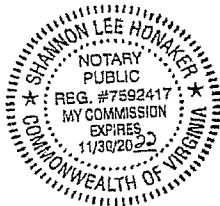
Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.

  
\_\_\_\_\_  
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. Ireland, Jr. and Landon J. Castron 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. Castron  
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. Castron 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



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

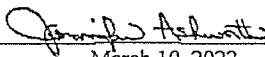
COURT FILE NO. 220000123

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

THEOFILOS G. BALABANIS,  
MARY NELL WILSHIRE, and  
ANTHIANNE BALABANIS, TRUSTEES  
IN LIQUIDATION OF HENRY COUNTY  
RESTAURANTS, INC.

This deed was prepared by  
James H. Ford, Attorney,  
without a title examination  
or current survey.

007115

THIS DEED, made this 21st day of August, 1998, by and  
between Theofilos G. BALABANIS, Mary Nell WILSHIRE, and Anthianne  
BALABANIS, Trustees in Liquidation of HENRY COUNTY RESTAURANTS,  
INC., parties of the first part and Grantors herein, and Theofilos  
G. BALABANIS, party of the second part and Grantee herein:

WITNESSETH: That, whereas, Henry County Restaurants,  
Inc. was incorporated in the State of Virginia on December 30, 1964  
and thereafter acquired several parcels of real estate, including  
those hereinafter described; and

Whereas, Henry County Restaurants, Inc. was automatically  
terminated on the 1st day of June, 1982, for failure to file its  
annual report and pay its annual registration fee as required by  
Virginia law; and

Whereas, Code of Virginia of 1950, as amended, Section  
13.1-752 upon such termination of that corporation automatically  
transferred title to the hereinafter described properties from  
Henry County Restaurants, Inc. to its directors as trustees in  
liquidation; and

Whereas, the Grantors were all of the directors of Henry  
County Restaurants, Inc., on its date of termination and therefore  
became its trustees in liquidation; and

Whereas, the trustees in liquidation have caused all  
other obligations of Henry County Restaurants, Inc. to be paid in  
full; and

Whereas, the Grantee in this deed owned all of the  
capital stock of Henry County Restaurants, Inc. at the date of its  
termination;

Now, therefore, this deed is entered by the trustees in  
liquidation as follows:

JAMES H. FORD  
ATTORNEY AT LAW  
22 W CHURCH ST  
MARTINSVILLE, VA  
24114-1322

1

BK0803PG0159

That for and in consideration of the sum of One Dollar (\$1.00) cash in had paid to the Grantors by the Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in order to complete the dissolution and liquidation of Henry County Restaurants, Inc., the Grantors do hereby bargain, grant and convey, in fee simple with special warranty of title unto the Grantee, the following parcels of real estate:

Parcel 1. "Item #1: All of that certain lot or parcel of land lying on the Southeast side of White Oak Road, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated Lot # 63 of the Beechwood Development as prepared by A. M. Barnard, C.L.S. on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967 at 1:20 P.M., and being part of the same property conveyed unto Henry County Restaurants, Inc., by deed dated June 27, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 206, page 567 of the Henry County Circuit Court Clerk's Office.

"Item # 2: All of those two (2) certain lots or parcels of land lying on the North side of Cedar Drive, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots # 50 and 51 of the Beechwood Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967, at 1:20 P.M.", and being the same property obtained by Henry County Restaurants, Inc., by deed dated June 27, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 206, page 567 of the Henry County Circuit Court Clerk's Office.

Parcel 2. "ITEM #1: All of those two (2) certain lots or parcels of land lying on the South and Southwest side of Cedar Drive in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #40 and 41 of the Beechwood Development as prepared by A. M. Barnard, C.L.S.,

JAMES H. FORD  
ATTORNEY AT LAW  
28 W. CHURCH ST.  
MARTINSVILLE, VA.  
24114-1389

on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, and being part of the same property conveyed unto Delbert F. Simmons by Ernest M. Turner, et als, by deed dated November 26, 1965, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 197, page 329.

"ITEM #2: All of those two (2) certain lots or parcels of land lying on the Northeast side of an unnamed street in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #5 and 6 of the Beechwood Development as prepared by W. C. Brown, C.L.S., on September 8, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on September 19, 1967 at 9:15 A.M.", and being the same property obtained by Henry County Restaurants, Inc., by deed dated September 16, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 207, page 324 of the Henry County Circuit Court Clerk's Office.

Parcel 3. "all that certain tract or parcel of land situated north of State Road # , adjoining the property of grantee, Reed Creek District, Henry County, Virginia, said tract being bounded and described according to survey for Delbert F. Simmons by A. M. Barnard, C.L.S., dated April 25, 1967, said plat to be recorded herewith, as follows, to-wit:

"BEGINNING at an iron, a corner with grantee and Clarence Clanton; thence with grantee's line, North 85 degrees 14 minutes West 115.47 feet, North 88 degrees 02 minutes West 126.24 feet, North 73 degrees 06 minutes West 124.17 feet, and North 36 degrees 57 minutes West 376.06 feet to a stake; thence a new line, North 68 degrees 23 minutes East 522 feet to a stake; thence South 47 degrees 55 minutes East 80 feet, South 67 degrees 41 minutes East 45 feet, South 84 degrees 30 minutes East 55 feet, and North 74 degrees 20 minutes East 49.35 feet to a stake; thence with Claude Mason's and Clarence Clanton's lines, South 5 degrees 36 minutes East 270.2 feet, South 77 degrees 24 minutes West 74 feet and South 11 degrees 48 minutes West 219 feet to the point of beginning, LESS, HOWEVER, Lots #50, 51, 52, 53, 54 and 55 of the Beechwood

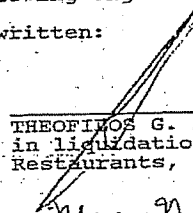
JAMES H. FORD  
ATTORNEY AT LAW  
28 W. CHURCH ST.  
MARTINSVILLE, VA.  
24114-1332

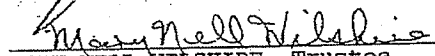
Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map is recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, said lots having been previously sold, and being the remainder of the tract, less above lots, as conveyed unto Delbert F. Simmons by H. L. Prillaman, et ux, by deed dated June 22, 1967 and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 205, page 662, to which deeds and map reference is here had for a more particular description of the property hereby conveyed" and being the same property obtained by Henry County Restaurants, Inc., by deed dated September 16, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 207, page 327 of the Henry County Circuit Court Clerk's Office.

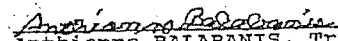
This conveyance is made subject to all applicable restrictions, easements, and reservations related to the foregoing properties including, without limitation, those mentioned in the last referenced deeds.

This deed is exempt from recordation taxes pursuant to Code of Virginia of 1950, as amended, Sections 58.1-811.C. and 58.1-811.A.7.

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

  
\_\_\_\_\_  
THEOFILOS G. BALABANIS, Trustee  
in liquidation of Henry County  
Restaurants, Inc. (SEAL)

  
\_\_\_\_\_  
MARY NELL WILSHIRE, Trustee  
in liquidation of Henry County  
Restaurants, Inc. (SEAL)

  
\_\_\_\_\_  
Anthianne BALABANIS, Trustee  
in liquidation of Henry County  
Restaurants, Inc. (SEAL)

JAMES H. FORD  
ATTORNEY AT LAW  
224 CHURCH ST.  
HARTSVILLE, VA.  
24114-1287

4  
BK 0803 PG 0162

STATE OF VIRGINIA

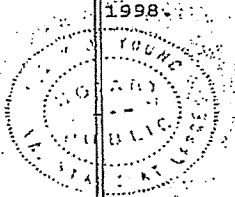
CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public  
in the State and for the City aforesaid, do hereby certify that  
Theofilos G. Balabanis, Trustee in liquidation of Henry County  
Restaurants, Inc., whose name is signed to the foregoing writing  
bearing date of the 21st day of August, 1998, has acknowledged the  
same before me within my City and State aforesaid.

Given under my hand this 1st day of September,

1998.

My Commission expires: 12-31-2000.



(SEAL)

Peggy J. Young  
Notary Public

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public  
in the State and for the City aforesaid, do hereby certify that  
Mary Nell Wilshire, Trustee in liquidation of Henry County  
Restaurants, Inc., whose name is signed to the foregoing writing  
bearing date of the 21st day of August, 1998, has acknowledged the  
same before me within my City and State aforesaid.

Given under my hand this 11th day of September,

1998.

My Commission expires: 12-31-2000.



(SEAL)

Peggy J. Young  
Notary Public

JAMES H. FORD  
ATTORNEY AT LAW  
58 W. CHURCH ST.  
MARTINSVILLE, VA.  
24114-1382

5

BK0803PG0163

STATE OF CALIFORNIA

CITY/COUNTY OF Kulver City / Los Angeles, TO-WIT:

I, Lee Weinstein, a Notary Public  
in the State and for the City/County aforesaid, do hereby certify  
that Anthianne Balabanis, Trustee in liquidation of Henry County  
Restaurants, Inc., whose name is signed to the foregoing writing  
bearing date of the 21st day of August, 1998, has acknowledged the  
same before me within my City/County and State aforesaid.

Given under my hand this 26 day of August,  
1998.

My Commission expires: May 24, 2001.

Lee Weinstein  
Notary Public

(SEAL)



VIRGINIA: In the clerk's office of the Circuit Court of Henry  
County, 9/24, 1998, this deed  
was this day received in said office, and, upon the certificate  
of acknowledgment, thereto annexed, admitted to record,  
at 2:22 o'clock P.M., after payment of \$        Tax  
imposed by Sec. 58.1-80.  
Teste: James H. Ford Clerk.

Tax \$         
Local Tax \$        Transfer Fee \$ 1.00

JAMES H. FORD  
ATTORNEY AT LAW  
28 W CHURCH ST  
HAUTSVILLE, VA  
24116-1392

BK0803PG0164

THEOFILOS G. BALABANIS

FROM: DEED

THEOFILOS G. BALABANIS,  
MARY NELL WILSHIRE, and  
ANTHIANNE BALABANIS, TRUSTEES  
IN LIQUIDATION OF HENRY COUNTY  
RESTAURANTS, INC.

This deed was prepared by  
James H. Ford, Attorney,  
without a title examination  
or current survey.

007115

THIS DEED, made this 21st day of August, 1998, by and  
between Theofilos G. BALABANIS, Mary Nell WILSHIRE, and Anthianne  
BALABANIS, Trustees in Liquidation of HENRY COUNTY RESTAURANTS,  
INC., parties of the first part and Grantors herein, and Theofilos  
G. BALABANIS, party of the second part and Grantee herein:

WITNESSETH: That, whereas, Henry County Restaurants,  
Inc. was incorporated in the State of Virginia on December 30, 1964  
and thereafter acquired several parcels of real estate, including  
those hereinafter described; and

Whereas, Henry County Restaurants, Inc. was automatically  
terminated on the 1st day of June, 1982, for failure to file its  
annual report and pay its annual registration fee as required by  
Virginia law; and

Whereas, Code of Virginia of 1950, as amended, Section  
13.1-752 upon such termination of that corporation automatically  
transferred title to the hereinafter described properties from  
Henry County Restaurants, Inc. to its directors as trustees in  
liquidation; and

Whereas, the Grantors were all of the directors of Henry  
County Restaurants, Inc., on its date of termination and therefore  
became its trustees in liquidation; and

Whereas, the trustees in liquidation have caused all  
other obligations of Henry County Restaurants, Inc. to be paid in  
full; and

Whereas, the Grantee in this deed owned all of the  
capital stock of Henry County Restaurants, Inc. at the date of its  
termination;

Now, therefore, this deed is entered by the trustees in  
liquidation as follows:

JAMES H. FORD  
ATTORNEY AT LAW  
25 W. CHURCH ST.  
MARTINSVILLE, VA  
24112-1322

1

BK0803PG0159



That for and in consideration of the sum of One Dollar (\$1.00) cash in had paid to the Grantors by the Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in order to complete the dissolution and liquidation of Henry County Restaurants, Inc., the Grantors do hereby bargain, grant and convey, in fee simple with special warranty of title unto the Grantee, the following parcels of real estate:

Parcel 1. "Item #1: All of that certain lot or parcel of land lying on the Southeast side of White Oak Road, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated Lot # 63 of the Beechwood Development as prepared by A. M. Barnard, C.L.S. on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967 at 1:20 P.M., and being part of the same property conveyed unto Henry County Restaurants, Inc., by deed dated June 27, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 206, page 567 of the Henry County Circuit Court Clerk's Office.

"Item # 2: All of those two (2) certain lots or parcels of land lying on the North side of Cedar Drive, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots # 50 and 51 of the Beechwood Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967, at 1:20 P.M.", and being the same property obtained by Henry County Restaurants, Inc., by deed dated June 27, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 206, page 567 of the Henry County Circuit Court Clerk's Office.

Parcel 2. "ITEM #1: All of those two (2) certain lots or parcels of land lying on the South and Southwest side of Cedar Drive in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #40 and 41 of the Beechwood Development as prepared by A. M. Barnard, C.L.S.,

JAMES H. FORD  
ATTORNEY AT LAW  
25 W. CHURCH ST.  
MARTINSVILLE VA  
24114-1292

on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, and being part of the same property conveyed unto Delbert F. Simmons by Ernest M. Turner, et als, by deed dated November 26, 1965, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 197, page 329.

"ITEM #2: All of those two (2) certain lots or parcels of land lying on the Northeast side of an unnamed street in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #5 and 6 of the Beechwood Development as prepared by W. C. Brown, C.L.S., on September 8, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on September 19, 1967 at 9:15 A.M.", and being the same property obtained by Henry County Restaurants, Inc., by deed dated September 16, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 207, page 324 of the Henry County Circuit Court Clerk's Office.

Parcel 3. "all that certain tract or parcel of land situated north of State Road # , adjoining the property of grantee, Reed Creek District, Henry County, Virginia, said tract being bounded and described according to survey for Delbert F. Simmons by A. M. Barnard, C.L.S., dated April 25, 1967, said plat to be recorded herewith, as follows, to-wit:

"BEGINNING at an iron, a corner with grantee and Clarence Clanton; thence with grantee's line, North 85 degrees 14 minutes West 115.47 feet, North 88 degrees 02 minutes West 126.24 feet, North 73 degrees 06 minutes West 124.17 feet, and North 36 degrees 57 minutes West 376.06 feet to a stake; thence a new line, North 68 degrees 23 minutes East 522 feet to a stake; thence South 47 degrees 55 minutes East 80 feet, South 67 degrees 41 minutes East 45 feet, South 84 degrees 30 minutes East 55 feet, and North 74 degrees 20 minutes East 49.35 feet to a stake; thence with Claude Mason's and Clarence Clanton's lines, South 5 degrees 36 minutes East 270.2 feet, South 77 degrees 24 minutes West 74 feet and South 11 degrees 48 minutes West 219 feet to the point of beginning, LESS, HOWEVER, Lots #50, 51, 52, 53, 54 and 55 of the Beechwood

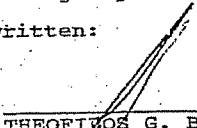
JAMES H. FORD  
ATTORNEY AT LAW  
28 W. CHURCH ST.  
MARTINSVILLE VA.  
24144-1392


Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map is recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, said lots having been previously sold, and being the remainder of the tract, less above lots, as conveyed unto Delbert F. Simmons by H. L. Prillaman, et ux, by deed dated June 22, 1967 and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 205, page 662, to which deeds and map reference is here had for a more particular description of the property hereby conveyed" and being the same property obtained by Henry County Restaurants, Inc., by deed dated September 16, 1967, from Delbert F. Simmons and Dollie G. Simmons, husband and wife, recorded in Deed Book 207, page 327 of the Henry County Circuit Court Clerk's Office.

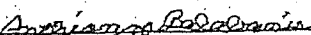
This conveyance is made subject to all applicable restrictions, easements, and reservations related to the foregoing properties including, without limitation, those mentioned in the last referenced deeds.

This deed is exempt from recordation taxes pursuant to Code of Virginia of 1950, as amended, Sections 58.1-811.C. and 58.1-811.A.7.

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

  
\_\_\_\_\_(SEAL)  
THEOFILOS G. BALABANIS, Trustee  
in liquidation of Henry County  
Restaurants, Inc.

  
\_\_\_\_\_(SEAL)  
MARY NELL WILSHIRE, Trustee  
in liquidation of Henry County  
Restaurants, Inc.

  
\_\_\_\_\_(SEAL)  
Anthianne BALABANIS, Trustee  
in liquidation of Henry County  
Restaurants, Inc.

JAMES H. FORD  
ATTORNEY AT LAW  
28 W CHURCH ST  
MARTINSVILLE VA  
22114-1282

4  
BK0803PG0162

STATE OF VIRGINIA

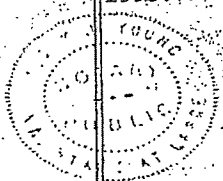
CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public  
in the State and for the City aforesaid, do hereby certify that  
Theofilos G. Balabanis, Trustee in liquidation of Henry County  
Restaurants, Inc., whose name is signed to the foregoing writing  
bearing date of the 21st day of August, 1998, has acknowledged the  
same before me within my City and State aforesaid.

Given under my hand this 1st day of September,

1998.

My Commission expires: 12-31-2000.



(SEAL)

Peggy J. Young  
Notary Public

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public  
in the State and for the City aforesaid, do hereby certify that  
Mary Nell Wilshire, Trustee in liquidation of Henry County  
Restaurants, Inc., whose name is signed to the foregoing writing  
bearing date of the 21st day of August, 1998, has acknowledged the  
same before me within my City and State aforesaid.

Given under my hand this 11th day of September,

1998.

My Commission expires: 12-31-2000.



(SEAL)

Peggy J. Young  
Notary Public

JAMES H. FORD  
ATTORNEY AT LAW  
26 W. CHURCH ST.  
MARTINSVILLE, VA.  
24114-1292

STATE OF CALIFORNIA

CITY/COUNTY OF Kulver City / Los Angeles, TO-WIT:

I, Lee Weinstein, a Notary Public  
in the State and for the City/County aforesaid, do hereby certify  
that Anthianne Balabanis, Trustee in liquidation of Henry County  
Restaurants, Inc., whose name is signed to the foregoing writing  
bearing date of the 21st day of August, 1998, has acknowledged the  
same before me within my City/County and State aforesaid.

Given under my hand this 26 day of August,  
1998.

My Commission expires: May 24, 2001.

Lee Weinstein  
Notary Public

(SEAL)



VIRGINIA: In the clerk's office of the Circuit Court of Henry  
County, 4/24, 1998, this deed  
was this day received in said office, and, upon the certificate  
of acknowledgment... There to annexed, admitted to record,  
at 2:30 o'clock P. M., after payment of \$      Tax  
imposed by Sec. 58.1-80.  
Teste: Rebecca R. Stewart Clerk.

Tax \$       
Local Tax \$      Transfer Fee \$ 1.00

JAMES H. FORD  
ATTORNEY AT LAW  
25 W. CHURCH ST.  
HARTSVILLE, VA  
24114-1382

BK0803PG0164

*Madison*  
*12/8/67*

HENRY COUNTY RESTAURANTS, INC. }

FROM: D E E D #2650 }

DELBERT F. SIMMONS & }  
DOLLIE G. SIMMONS }  
..... }

THIS DEED, made this the 16th day of September, 1967, by and between Delbert F. Simmons and Dollie G. Simmons, husband and wife, parties of the first part, and Henry County Restaurants, Inc., a corporation organized and existing under the laws of Virginia, party of the second part,

WITNESSETH: That for and in consideration of the sum of Seven Hundred Fifty Dollars (\$750.00), of which sum One Hundred Eighty-seven Dollars and Fifty Cents (\$187.50) is cash in hand paid by the said party of the second part unto the said parties of the first part, the receipt of which is hereby acknowledged and the balance of the consideration in the sum of Five Hundred Sixty-two Dollars and Fifty Cents (\$562.50) being evidenced by three (3) negotiable notes of even date herewith in the amount of \$187.50 each, which said notes bear interest at the rate of six per cent (6%) per annum, said notes being executed by Henry County Restaurants, Inc. and being payable unto Delbert F. Simmons, in one, two, and three years after date, being secured by a deed of trust on the hereinafter described real estate; therefore, the said parties of the first part do hereby give, grant, bargain, sell, and convey unto the said Henry County Restaurants, Inc. in fee simple with general warranty of title, all that certain tract or parcel of land situated north of State Road # , adjoining the property of grantee, Reed Creek District, Henry County, Virginia, said tract being bounded and described according to survey for Delbert F. Simmons by A. M. Barnard, C.L.S., dated April 25, 1967, said plat to be recorded herewith, as follows, to-wit:

G. P. KEARFOTT  
LAW OFFICE  
MARTINSVILLE, VIRGINIA

BEGINNING at an iron, a corner with grantee and Clarence Clanton; thence with grantee's line; North 85 degrees 14 minutes

West 115.47 feet, North 88 degrees 02 minutes West 126.24 feet, North 73 degrees 06 minutes West 124.17 feet, and North 36 degrees 57 minutes West 376.06 feet to a stake; thence a new line, North 68 degrees 23 minutes East 522 feet to a stake; thence South 47 degrees 55 minutes East 80 feet, South 67 degrees 41 minutes East 45 feet, South 84 degrees 30 minutes East 55 feet, and North 74 degrees 20 minutes East 49.35 feet to a stake; thence with Claude Mason's and Clarence Clanton's lines, South 5 degrees 36 minutes East 270.2 feet, South 77 degrees 24 minutes West 74 feet and South 11 degrees 48 minutes West 219 feet to the point of beginning, LESS, HOWEVER, Lots #50, 51, 52, 53, 54 and 55 of the Beechwood Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map is recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, said lots having been previously sold, and being the remainder of the tract, less above lots, as conveyed unto Delbert F. Simmons by H. L. Prillaman, et ux, by deed dated June 22, 1967 and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 205, page 662, to which deeds and map reference is here had for a more particular description of the property hereby conveyed.

All the lots of the Beechwood Development shall be known as residential lots only and shall be subject to the following restrictions:

1. No building shall be erected on any residential lot nearer than 25 feet to the front lot line.
2. Any residence built on any lot shall contain no less than 800 square feet of living floor space, exclusive of stoops, porches, and garages.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantees; that the said grantees shall have quiet possession of said land, free from all encumbrances; that the grantors have done no act to encumber

the said land; and that they will execute such further assurances of title as may be requisite.

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



Delbert F. Simmons (SEAL)  
Delbert F. Simmons

Dollie G. Simmons (SEAL)  
Dollie G. Simmons

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, to-wit:

I, Oliver J. Hargrove, a Notary Public in and for the City of Martinsville, in the State of Virginia, do hereby certify that Delbert F. Simmons and Dollie G. Simmons, husband and wife, whose names are signed to the foregoing instrument bearing date on the 16th day of September, 1967, have each acknowledged the same before me, within my City and State aforesaid.

Given under my hand this the 27th day of September, 1967.

My commission expires Jan 31, 1971

Oliver J. Hargrove  
NOTARY PUBLIC

Virginia:

In Henry County Circuit Court, Clerk's Office

This 27th day of Sept 1967

upon the annexed certificate of acknowledgement submitted to record at 11 o'clock A.M.

Test: John H. Matthews Clerk



wife, Elva Lee Prillaman, and one daughter, Dorothy Ann Prillaman, they being his only heirs at law, to which deed and map reference is here had for a more particular description of the property hereby conveyed.

All lots of the Beechwood Development shall be known as residential lots only and shall be subject to the following restrictions:

1. No building shall be erected on any residential lot nearer than 25 feet to the front lot line.
2. Any residence built on any lot shall contain no less than 800 square feet of living floor space, exclusive of stoops, porches, and garages.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantees; that the said grantees shall have quiet possession of said land, free from all encumbrances; that the grantors have done no act to encumber the said land; and that they will execute such further assurances of title as may be requisite.

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



Elva Lee Prillaman (SEAL)  
Elva Lee Prillaman

Dorothy Ann Prillaman (SEAL)  
Dorothy Ann Prillaman

State of Virginia,

County of Henry, to-wit:

BOOK 207 PAGE 332

I, Melvin G. Hall, a Notary Public in and  
for the County of Henry in the State of Virginia, do hereby  
certify that Elva Lee Prillaman, widow, and Dorothy Ann  
Prillaman, single, whose names are signed to the foregoing  
instrument bearing date on the 22nd day of September, 1967, have  
each acknowledged the same before me within my County and State  
aforesaid.

Given under my hand this the 27 day of September,  
1967.

My Commission expires: 4 24 1971

Melvin G. Hall  
Notary Public

Virginia:

In Henry County Circuit Court, Clerk's Office

This Deed was this day received in this office and  
upon the annexed certificate of acknowledgement at-  
tached to record at 11:30 o'clock P.M.  
Teste: James H. Matthews Clerk

*Filed  
12/3/67*

HENRY COUNTY RESTAURANTS, INC.

FROM: D E E D #2649

DELBERT F. SIMMONS &  
DOLLIE G. SIMMONS  
.....

BOOK 207 PAGE 324

THIS DEED, made this the 16th day of September, 1967, by and between Delbert F. Simmons and Dollie G. Simmons, husband and wife, parties of the first part, and Henry County Restaurants, Inc., party of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, all of which is cash in hand paid by the said party of the second part unto the said parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby give, grant, bargain, sell, and convey unto the said Henry County Restaurants, Inc., in fee simple with general warranty of title all of the following lots:

ITEM #1: All of those two (2) certain lots or parcels of land lying on the South and Southwest side of Cedar Drive in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #40 and 41 of the Beechwood Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office in Map Book 35, page 81, and being part of the same property conveyed unto Delbert F. Simmons by Ernest M. Turner, et als, by deed dated November 26, 1965, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 197, page 329.

ITEM #2: All of those two (2) certain lots or parcels of land lying on the Northeast side of an unnamed street in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots #5 and 6 of the Beechwood Development as prepared by W. C. Brown, C.L.S., on September 8,

C. P. KEARFOTT  
LAW OFFICES  
HARTSVILLE, VIRGINIA

1967, which map was recorded in the Henry County Circuit Court Clerk's Office on September 19, 1967 at 9:15 A.M., and being a part of the same property conveyed unto Delbert F. Simmons by Ernest M. Turner, et als, by deed dated November 26, 1965, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book 197, page 329, to which deed and map reference is here had for a more particular description of the property hereby conveyed.

All lots of the Beechwood Development shall be known as residential lots only and shall be subject to the following restrictions:

1. No building shall be erected on any residential lot nearer than 25 feet to the front lot line.

2.. Any residence built on any lot shall contain no less than 800 square feet of living floor space, exclusive of stoops, porches, and garages.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantee; that the said grantee shall have quiet possession of said land, free from all encumbrances; that the grantors have done no act to encumber the said land; and that they will execute such further assurances of title as may be requisite.

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



Delbert F. Simmons (SEAL)  
Delbert F. Simmons

Dollie G. Simmons (SEAL)  
Dollie G. Simmons

G. F. KEARNEY  
ATTORNEY AT LAW  
MARTINSVILLE, VIRGINIA

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, to-wit:

I, Ala. Jean H. Grogan, a Notary Public in and for the City of Martinsville, in the State of Virginia, do hereby certify that Delbert F. Simmons and Dollie G. Simmons, husband and wife, whose names are signed to the foregoing instrument bearing date on the 16th day of September, 1967, have each acknowledged the same before me, within my City and State aforesaid.

Given under my hand this the 27th day of September, 1967.

My commission expires Jan 31, 1971

Ala. Jean H. Grogan  
NOTARY PUBLIC

Virginia:

In Henry County Circuit Court, Clerk's Office

This 27th day of Sept, 1967  
was received in this office and  
upon the annexed certificate of acknowledgment at-  
tested to record at 10:55 o'clock P.M.  
Walter H. H. H. H. H. Clerk

I hereby certify that the notes or bond  
evidencing the debt secured by this deed  
of trust, have been exhibited to me duly  
cancelled, this 27th day of June, 1967.

*Henry County Clerk*  
Henry County  
Restaurants, Inc.

FROM: DEED #2161

Delbert F. Simmons &  
Dollie G. Simmons  
.....

This has been released and satisfied in full this  
27th day of June, 1967

The First National Bank  
of Martinsville and Henry County  
Martinsville, Va.

By *[Signature]*  
Treasurer

Teste *[Signature]* Clerk

THIS DEED, made this the 27th day of June, 1967, by and  
between Delbert F. Simmons and Dollie G. Simmons, husband and  
wife, parties of the first part, and Henry County Restaurants,  
Inc., party of the second part;

WITNESSETH: That for and in consideration of the sum  
of One Thousand Seventy (\$1070.00) Dollars, of which sum Three  
Hundred Seventy (\$370.00) Dollars is cash in hand paid by the  
said party of the second part unto the said parties of the first  
part, the receipt of which is hereby acknowledged and the bal-  
ance of the consideration in the sum of Seven Hundred (\$700.00)  
Dollars, being evidenced by two (2) negotiable notes of even  
date herewith in the amount of \$350.00 each, which said notes  
bear interest at the rate of six percent (6%) per annum, said  
notes being executed by Henry County Restaurants, Inc. and  
being payable unto Delbert F. Simmons, in one and two years  
after date, being secured by a vendor's lien on the hereinafter  
described real estate; therefore, the said parties of the first  
part do hereby give, grant, bargain, sell, and convey unto the  
said Henry County Restaurants, Inc. in fee simple with general  
warranty of title all of the following Lots:

All of  
Item #1: That certain lot or parcel of land ~~containing~~  
lying on the Southeast side of White Oak Road, in Beechwood  
Development in Reed Creek District of Henry County, Virginia,  
and being known and designated Lot # 63 of the Beechwood Devel-  
opment as prepared by A. M. Barnard, C.L.S. on May 3, 1967,  
which map was recorded in the Henry County Circuit Court Clerk's  
Office on June 19, 1967 at 1:20 P.M., and being part of the

C. F. KEARFOTT  
LAW OFFICES  
MARTINSVILLE, VIRGINIA

BOOK 206 PAGE 567

same property conveyed unto Delbert F. Simmons by Ernest M. Turner, et als., by a deed dated November 26, 1965 and recorded in the Henry County Circuit Court Clerk's Office in Deed Book # 197, page 329,

Item # 2: All of these two (2) certain lots or parcels of land lying on the North side of Cedar Drive, in Beechwood Development in Reed Creek District of Henry County, Virginia, and being known and designated as Lots # 50 and 51 of the Beechwood Development as prepared by A. M. Barnard, C.L.S., on May 3, 1967, which map was recorded in the Henry County Circuit Court Clerk's Office on June 19, 1967, at 1:20 P.M., and being a part of the same property conveyed unto Delbert F. Simmons by H. L. Prillaman, et ux., by a deed dated June 22, 1967, and recorded in the Henry County Circuit Court Clerk's Office on June 27, 1967 at 9:20 A.M., as Document # 1644, to which deeds and map reference is here had for a more particular description of the property hereby conveyed.

And the aforesaid parties of the first part, as security for the payment of the full amount of the unpaid portion of said purchase money consideration hereinbefore mentioned, hereby reserve a vendor's lien on the real estate hereby conveyed.

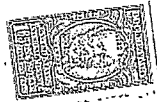
All the lots of the Beechwood Development shall be known as residential lots only and shall be subject to the following restrictions:

1. No building shall be erected on any residential lot nearer than 25 feet to the front lot line.
2. Any residence built on any lot shall contain no less than 800 square feet of living floor space, exclusive of stoops, porches, and garages.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantees; that the

said grantees shall have quiet possession of said land, free from all encumbrances; that the grantors have done no act to encumber the said land; and that they will execute such further assurances of title as may be requisite.

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



Delbert F. Simmons (SEAL)  
Delbert F. Simmons

Dollie G. Simmons (SEAL)  
Dollie G. Simmons

State of Virginia,  
City of Martinsville, to-wit:

I, Ola Jean H. Gregory, a Notary Public, in and for the City of Martinsville, in the State of Virginia, do hereby certify that Delbert F. Simmons and Dollie G. Simmons, husband and wife, whose names are signed to the foregoing instrument bearing date on the 20th day of June, 1967, have each personally acknowledged the same before me, within my City and State aforesaid.

Given under my hand this the 20th day of June, 1967.  
My Commission expires January 31, 1971.

Ola Jean H. Gregory  
NOTARY PUBLIC

Virginia:  
In Henry County Circuit Court, Clerk's Office

This 20th day of June, 1967  
upon the annexed certificate of acknowledgement submitted to record at 4:30 o'clock P.M.

Teste: John N. Matthews Clerk

C. P. KEARFOTT  
LAW OFFICES  
MARTINSVILLE, VIRGINIA



*Recd.  
D. Simmons  
9/19/67*

Delbert F. Simmons

From: Deed #1644

H. L. Prillaman and  
Velma Y. Prillaman

BOOK 205 PAGE 662

THIS DEED, made this 22nd day of June, 1967, between H. L. Prillaman and Velma Y. Prillaman, his wife, parties of the first part, and Delbert F. Simmons, party of the second part.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other valuable and sufficient consideration in cash paid unto the said parties of the first part by the said party of the second part, at and before the sealing and delivery of this deed, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant and convey unto the said party of the second part, with general warranty, all that certain tract or parcel of land situated north of State Road # , adjoining the property of grantee, Reed Creek District, Henry County, Virginia, said tract being bounded and described according to survey for Delbert F. Simmons by A. M. Barnard, C. L. S., dated April 25, 1967, said plat to be recorded herewith, as follows, to-wit:

BEGINNING at an iron, a corner with grantee and Clarence Clanton; thence with grantee's line, North 85 deg. 14 min. West 115.47 feet, North 88 deg. 02 min. West 126.24 feet, North 73 deg. 06 min. West 124.17 feet, and North 36 deg. 57 min. West 376.06 feet to a stake; thence a new line, North 68 deg. 23 min. East 522 feet to a stake; thence South 47 deg. 55 min. East 80 feet, South 67 deg. 41 min. East 45 feet, South 84 deg. 30 min. East 55 feet, and North 74 deg. 20 min. East 49.35 feet to a stake; thence with Claude Mason's and Clarence Clanton's lines, South 5 deg. 36 min. East 270.2 feet, South 77 deg. 24 min. West 74 feet and South 11 deg. 48 min. West 219 feet to the point of beginning, and being part of the same land conveyed grantors by deed of record in the Henry County Circuit Court Clerk's Office in Deed Book 118, page 420. Reference to said deed and map is here made for a more particular description of the land hereby conveyed.

OFFICE OF  
PHILPOTT AND MCHIEE  
ATTORNEYS-AT-LAW  
HARRISBURG, VIRGINIA

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



H. L. Prillaman (SEAL)  
H. L. Prillaman

Velma Y. Prillaman (SEAL)  
Velma Y. Prillaman

State of Virginia,

County of Henry, to-wit:

I, Betty S. Knight, a Notary Public, in and for the County aforesaid, in the State of Virginia, do certify that H. L. Prillaman and Velma Y. Prillaman, his wife, whose names are signed to the foregoing and annexed writing, bearing date on the 22nd day of June, 1967, have personally appeared and severally acknowledged the same before me in my County aforesaid.

Given under my hand this 24th day of June, 1967.

My commission expires July 18, 1976

Betty S. Knight  
Notary Public

Virginia:

In Henry County Circuit Court, Clerk's Office

This June 27 1967  
was this day received in this office and  
is the annexed certificate of acknowledgement at  
the 9:30 clock A.M.

Teste: John H. Matthews Clerk

OFFICES OF  
PHILPOTT AND MCGHEE  
ATTORNEYS-AT-LAW  
DANVILLE, VIRGINIA

Delbert F. Simmons

From : Deed #431

Ernest M. Turner and  
Clara L. Turner's Heirs

THIS DEED, made this 26th day of November, 1965, between Ernest M. Turner, widower, and Nancy T. Whitfield and J. C. Whitfield, her husband, and Bessie T. Ramsey and Glen M. Ramsey, her husband, parties of the first part, and Delbert F. Simmons, party of the second part.

WITNESSETH: That for and in consideration of the sales price of Ten Thousand Dollars (\$10,000.00) of which sum \$2000.00 in cash paid unto the said parties of the first part, and the unpaid balance of \$8000.00 being evidenced by one negotiable installment note for the sum of \$8000.00 with interest from date at the rate of six per cent (6%) per annum, bearing even date herewith, made by Delbert F. Simmons, and payable to Ernest M. Turner in four (4) successive and consecutive annual installments of \$2000.00 each plus accrued interest, payment of said note being secured by a purchase money trust deed on the hereinafter described property, the said parties of the first part do hereby bargain, sell, grant, and convey unto the said party of the second part, with general warranty, all of that certain tract or parcel of land together with all improvements thereon and appurtenances thereunto belonging, situated on the North margin of State Road 669, near Little Reed Creek and approximately one-tenth mile West of U.S.-Virginia Highway 220 in Reed Creek District of Henry County, Virginia, said land being bounded and described according to plat of survey for Delbert F. Simon, made by J. A. Gustin and Associates, C. L. S., on November 22, 1965, as follows, to-wit:

BEGINNING at an iron pipe in an old road bed, said iron pipe being North of the North margin of State Road 669, a corner with the land of Glen Ramsey; thence South 82 deg. 56 min. West 69.25 feet crossing a 50 foot roadspace to a point on the North margin of said State Road 669; thence with the North margin of said State Road, South 82 deg. 56 min. West 8.22 feet, North 77 deg. 30 min.

OFFICE OF  
PHILPOTT AND McFEE  
ATTORNEYS-AT-LAW  
BASSETT, VIRGINIA

BOOK 197 PAGE 329

BOOK 197 PAGE 330

41 sec. West 69.50 feet, North 81 deg. 14 min. West 76.90 feet, and North 88 deg. 41 sec. West 76.23 feet to an iron pipe, a corner with the land of Leslie Lackey; thence off from said road and with Lackey's line, North 0 deg. 09 min. 40 sec. West 136.02 feet to a new iron pipe; thence continuing with Lackey's line, South 87 deg. 04 min. 53 sec. West 265.53 feet to an old iron pipe in the line of D. F. Simmons; thence with Simmons' line, North 35 deg. 21 min. 29 sec. West 122.35 feet to a marked maple; thence North 18 deg. 27 min. 13 sec. East 136.16 feet to a marked white oak, North 2 deg. 27 min. 35 sec. West 162.40 feet to a marked white oak; North 11 deg. 22 min. 21 sec. East 143.77 feet to an iron pipe, North 45 deg. 32 min. 10 sec. East 200.64 feet to an old iron at a pine, North 2 deg. 24 min. 10 sec. East 68.48 feet to a pine stump, North 4 deg. 33 min. 32 sec. West passing an old iron stake at 197.67 feet, and continuing in all 359.69 feet to an old stake replaced with an iron stake, North 19 deg. 33 min. 30 sec. West 170.40 feet to an old stake replaced with an iron stake near the Davis Family Cemetery, North 23 deg. 54 min. 57 sec. West 198.74 feet to a twin white oak stump, North 54 deg. 54 min. 58 sec. West 158.50 feet to an old stake replaced with an iron stake, North 53 deg. 22 min. 50 sec. West 117.80 feet to an iron stake, North 44 deg. 30 min. West 246.55 feet to a hickory, and North 38 deg. 13 min. 41 sec. West 74.84 feet to an old iron rod in the property of H. L. Prillaman; thence with Prillaman's line, North 32 deg. 32 min. 30 sec. East 189.83 feet to an old iron pipe, North 80 deg. 10 min. East 341 feet to a new iron pipe, and North 67 deg. 58 min. 30 sec. East 154.49 feet to an old iron pipe at a black gum snag on the West margin of a roadway; thence partly along the center and partly near a roadway, South 36 deg. 57 min. East 396.06 feet to a new iron pipe, South 73 deg. 06 min. 30 sec. East 124.17 feet to a new iron pipe, South 88 deg. 02 min. 10 sec. East 126.24 feet, South 85 deg. 14 min. East 115.47 feet to a new iron pipe in a post oak stump; thence leaving said road, South 87 deg. 47 min. 20 sec. East 264.52 feet to a new iron pipe; thence South 27 deg. 17 min. East 774.91

OFFICE OF  
PHILPOTT AND HUGHES  
ATTORNEYS-AT-LAW  
BALTIMORE, MARYLAND

feet partly with the center of said outlet road to an old iron pipe, South 16 deg. 28 min. East 337.74 feet to a wooden stake replaced with an iron pipe in Edwards line; thence with Edwards' line, North 70 deg. 45 min. 50 sec. West 334.48 feet to an old wooden stake replaced with an iron pipe, corner with Cahill; thence with Cahill's line, South 38 deg. 30 min. West 66.96 feet to an old wooden stake replaced with an iron pipe; thence a new line, South 77 deg. 01 min. 20 sec. West 498.50 feet to an iron pipe 5 feet North of an 8 inch hickory; South 40 deg. 30 min. 40 sec. West 76.10 feet to an iron near a branch; thence along and near the branch, South 6 deg. 56 min. 20 sec. East 169.92 feet to an iron stake one foot from an 8 inch ash, South 13 deg. 10 min. 30 sec. East 130.30 feet to an iron pipe, South 35 deg. 33 min. East 84.70 feet to an iron pipe, South 14 deg. 53 min. 30 sec. East 146.50 feet crossing said branch to an iron pipe at a sourwood stump; thence South 23 deg. 05 min. 45 sec. West 178.63 feet to a marked walnut, a corner with the property of Glen Ramsey; thence with Ramsey's line, South 27 deg. 55 min. 44 sec. West 96.01 feet to the point of beginning, the same containing 44.027 acres, and being part of the same land conveyed to Ernest M. Turner and Clara L. Turner by deed recorded in the Henry County Circuit Court Clerk's Office in Deed Book 107, page 457. Reference to said survey and deed is here made for a more particular description of the land hereby conveyed.

The said Clara L. Turner died intestate on the 27th day of November, 1964, survived by her husband, Ernest M. Turner, and two daughters, Nancy T. Whitfield and Beazie T. Ramsey, each of the heirs at law have conveyed in this deed their interest in said land as well as, the said Ernest M. Turner having conveyed his interest in said land.

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

OFFICE OF  
PHILPOTT AND MCNEE  
ATTORNEYS-AT-LAW  
BASSETT, VIRGINIA



*Ernest M. Turner* (SEAL)  
Ernest M. Turner  
*Nancy T. Whitfield* (SEAL)  
Nancy T. Whitfield

BOOK 197 PAGE 331

BOOK 197 PAGE 332

J. C. Whitfield (SEAL)  
J. C. Whitfield

Bessie T. Ramsey (SEAL)  
Bessie T. Ramsey

Glen M. Ramsey (SEAL)  
Glen M. Ramsey

State of Virginia,

County of Henry, to-wit:

I, Sumner P. Lusk, a Notary Public in and for the County aforesaid, in the State of Virginia, do certify that Ernest M. Turner, widower, whose names is signed to the foregoing and annexed writing, bearing date on the 26th day of November, 1965, has personally appeared and acknowledged the same before me in my County aforesaid.

Given under my hand this 4th day of December, 1965.

My commission expires 2-28, 1967.

Sumner P. Lusk  
Notary Public

State of Virginia,

County of Danvers, to-wit:

I, Marion B. Darden, a Notary Public in and for the County aforesaid, in the State of Virginia, do certify that Nancy T. Whitfield and J. C. Whitfield, her husband, whose names are signed to the foregoing and annexed writing, bearing date on the 26th day of November, 1965, have personally appeared and severally acknowledged the same before me in my County aforesaid.

Given under my hand this 1st day of December, 1965.

My commission expires Jan. 16, 1967.

Marion B. Darden  
Notary Public

State of Virginia,

County of Shenandoah, to-wit:

I, Sumner P. Lusk, a Notary Public in and for the County aforesaid, in the State of Virginia, do certify that Bessie T. Ramsey and Glen M. Ramsey, her husband, whose names are

OFFICE OF  
PHILIPOTT AND HUGHES  
ATTORNEYS-AT-LAW  
HARRISBURG, VIRGINIA

signed to the foregoing and annexed writing, bearing date on the  
26th day of November, 1965, have personally appeared and severally  
acknowledged the same before me in my County aforesaid.

Given under my hand this 1-12 day of December, 1965.

My commission expires 2-28, 1967.

Lawrence P. Bask  
Notary Public

Virginia:

In Henry County Circuit Court, Clerk's Office

Feb. 19, 1966

This Notary this day received in a true and  
upon the annexed certificate of acknowledgment ad-  
mitted to record at 11:20 o'clock AM.

Teste: Allen S. Matthews Clerk

OFFICES OF  
PHILPOTT AND HUGHES  
ATTORNEYS-AT-LAW  
BASSETT, VIRGINIA

BOOK 197 PAGE 333

