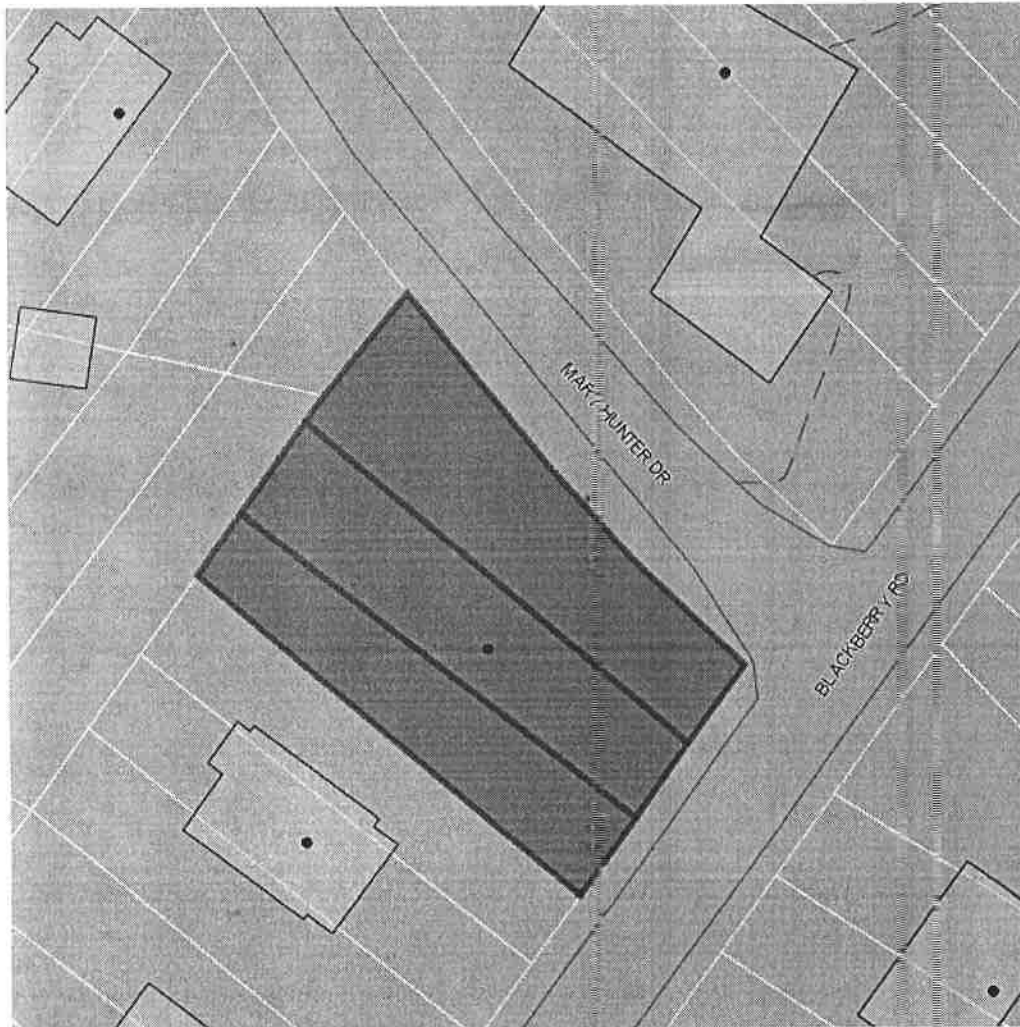


Property Report - County of Henry



Current Data:

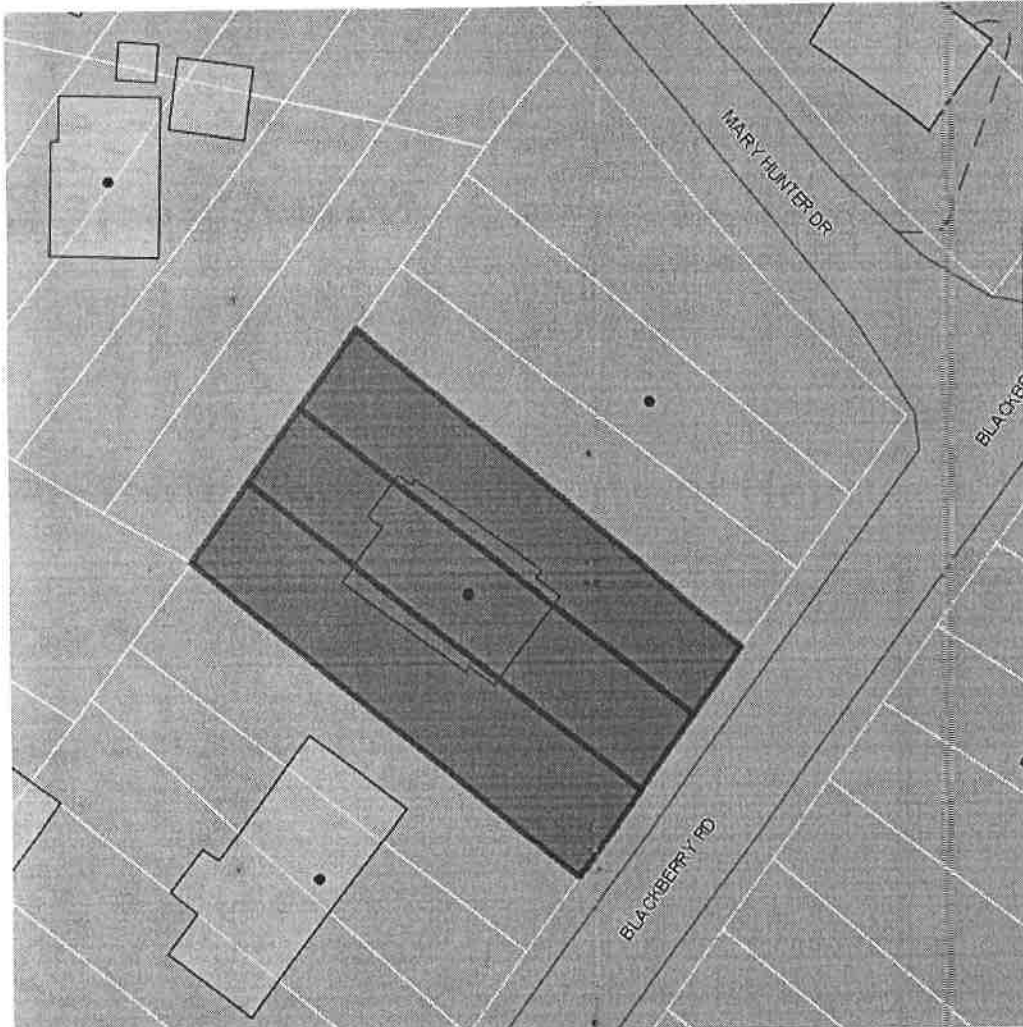
Property ID: 058550003 Tax Map Number: 25.1(001)000 /001A, 2A,3A
Owner: T R PROPERTIES INC
Address: P O BOX 3565 City/State/Zip: MARTINSVILLE VA 24115-3565
Deed/Page: L0500/07208
Acquired Date: 2005-12-02 Consideration: 50000
Year Built: Building Desc: NA Above Grade Sq Ft: 0
Acres: 0.318 Zoning: SR
Land Value: \$6000.00 Building Value: \$0.00 Total Value: \$6000.00

Previous Data:

Owner:
Acquired Date: NA Deed/Page: NA Consideration: \$NA.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.

Property Report - County of Henry



Current Data:

Property ID: 058550010 Tax Map Number: 27.1(001)000 /004A, 5A,6A
Owner: T R PROPERTIES INC
Address: P O BOX 3565 City/State/Zip: MARTINSVILLE VA 24115-3565
Deed/Page: L0500/07208
Aquired Date: 2005-12-02 Consideration: 50000
Year Built: Building Desc: 1 S BRICK Above Grade Sq Ft: 1140
Acres: 0.274 Zoning: SR
Land Value: \$6000.00 Building Value: \$31900.00 Total Value: \$37900.00

Previous Data:

Owner:
Aquired Date: NA Deed/Page: NA Consideration: \$NA.00

DISCLAIMER: The information contained on this page is NOT to be used as a LEGAL DOCUMENT. The map information displayed is believed to be accurate but accuracy is not guaranteed.

FIDELITY NATIONAL TITLE GROUP, INC.
Chicago Title, Commonwealth Land Title, and Fidelity National Title
Virginia Production Division

TITLE SEARCH REPORT

This Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by the above named title insurers ("the Company"). The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes. Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

CASE NO: _____ CUSTOMER: _____

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

TR Properties, Inc.

☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☒ corp ☐ llc

☒ UNDER THE FOLLOWING DEED:

Grantor(s): Ebb H. Williams, III, Substitute Trustee

Dated: 11-28-2005 Recorded: 12-2-2005 Deed Book & Pg./Inst. No: LR050007208

☐ Current owner is surviving tenant of survivorship tenancy created in the above deed.

Deceased tenant died _____ pursuant to information at /in _____.

☐ UNDER THE WILL OF: _____

Date of Death: _____ Date of Probate: _____

Will Book & Pg./Inst. No: _____

☐ BY INHERITANCE FROM: _____

Date of Death: _____

Heirs determined by: _____

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: _____

THE PROPERTY LIES IN THE County OF Henry, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

Lots 1A, 2A, 3A, 4A, 5A + 6A 940 + 950 Blackberry Road

() Use description on attached page(s) marked "description" in brackets "[]"

(☒) Use description in Deed recorded in/as 050007208

Appurtenant easements examined: NO YES See add'l info in Other Matters.

DEEDS OF TRUST: (☒) None

1. Grantor(s): _____

Trustee(s): _____

Dated: _____ Deed Book & Pg./Inst. No: _____

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

2. Grantor(s): _____

Trustee(s): _____

Dated: _____ Deed Book & Pg./Inst. No: _____

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

3. Grantor(s): _____

Trustee(s): _____

Dated: _____ Deed Book & Pg./Inst. No: _____

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

JUDGMENTS: (☒) None

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

Dated _____ docketed _____ in/as _____

rendered in favor of _____ against _____

() See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):
LIENS FOUND:

UCC/FINANCING STATEMENTS: ☒ None
Filed _____ as Financing Statement No. _____
Debtor: _____
Secured Party: _____
☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: INFORMATION & PRINTOUT NOT WARRANTED. CONTACT TREASURER TO CONFIRM.

Assessed Owner: TR Properties Inc.
Assessed Description: _____
Tax Map/ID# 27.1(001)000/001A, 2A, 3A Bill # 058550003
Land \$ 6000 Improvements \$ none Total \$ 6000
Annual Amt \$ 33.30 Taxes Payable on: 12-5-2022
Taxes Paid Thru: 2021 Delinquent Taxes: 0
Taxes a Lien, Not Yet Due: 2022
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: _____
Property Address (not warranted): 940 Blackberry Rd - GIS Shows house
No longer there

RESTRICTIONS AND/OR DECLARATIONS: ☒ None
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
Amendments at: _____
Contain Reverter: ☐ Yes ☐ No
Contain Easements (not shown on subd. plat): ☐ Yes ☐ No
Contain Minimum Building Line not shown on subd. plat: ☐ Yes ☐ No
Contain Assessments: ☐ Yes ☐ No
Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS: ☒ NONE see next page

From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
From: _____
To: _____ Location: _____

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S): _____
LIENS FOUND: _____

UCC/FINANCING STATEMENTS: ☒ None
Filed _____ as Financing Statement No. _____
Debtor: _____
Secured Party: _____
☐ See additional Financing Statements attached

TAX & ASSESSMENT INFORMATION: INFORMATION & PRINTOUT NOT WARRANTED. CONTACT TREASURER TO CONFIRM.

Assessed Owner: TR Properties Inc.
Assessed Description: 27.1(001)000/ 0.274 ac. 1 S. Brick
Tax Map/ID# 27.1(001)000/004A, 5A, 6A Bill # 058550010
Land \$ 6000 Improvements \$ 31900 Total \$ 37900
Annual Amt \$ 210.35 Taxes Payable on: 12-5-2022
Taxes Paid Thru: 2021 Delinquent Taxes: ✓
Taxes a Lien, Not Yet Due: 2022
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: _____
Property Address (not warranted): 950 Blackburn Rd

RESTRICTIONS AND/OR DECLARATIONS: ☒ None
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____
Amendments at: _____
Contain Reverter: ☐ Yes ☐ No
Contain Easements (not shown on subd. plat): ☐ Yes ☐ No
Contain Minimum Building Line not shown on subd. plat: ☐ Yes ☐ No
Contain Assessments: ☐ Yes ☐ No
Party Walls: ☐ Yes ☐ No

DEEDED EASEMENTS: ☐ NONE
From: H.D. Eumer + Vilor W. Eumer
To: Henry County PSA Location: Lt 1 + residue SR 698
Dated: 7-16-1984 Recorded: 7-20-1984 Deed Book & Pg./Inst. No: DB 382 p. 90
From: H. Russ Barnes + Mary Groome Barnes, Wm
To: AEPCO Location: Tracts 1 & 2, SR 698
Dated: 9-12-1947 Recorded: 9-12-1947 Deed Book & Pg./Inst. No: DB 90 p. 303
From: _____
To: _____ Location: _____

From: _____
To: _____
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as _____: () None

1. _____
2. _____
3. _____
4. _____

SHOWN ON OTHER PLATS OF RECORD as follows: () None

92/273 shows 1 story Dwellg. however house no longer appears to be there
lots 1A, 2A, 3A 1. Plat recorded as *MB 92p 273* showing: *Sprint pole, telephone lines*
lots 4A, 5A, 6A 2. Plat recorded as *MB 92p 274* showing: *telephone line* *share Crushed Stone Dr.*

ACCESS:

- ☒ Public street(s) named: *Blackberry Road **
() Appurtenant easement created by Deed Book & Pg./Inst. No.: _____
() Road Maintenance Agreement in Deed Book & Pg./Inst. No.: _____

** Access for lots 4A, 5A + 6A is over crushed stone drive crossing lots 1A, 2A + 3A*

OTHER MATTERS: ☒ None

SEARCH TYPE: () Current Owner () Two Owner
☒ Standard Residential () Commercial
() Other: _____

BACK TITLE INFO RELIED UPON IS Policy/Case # _____ Items to be picked up
from this policy affecting the property listed on page 1 are as follows: _____

EFFECTIVE DATE: *June 8, 2022* @ 8:00 A.M.

SEARCHER: *John P. Hance*

THIS REPORT CONSISTS OF *5* PAGES, excluding document copies, adverse sheets, etc

T R PROPERTIES, INC.
A Virginia Corporation

PIN/MAP NO: 27.1(001)000/001, 2, 3
27.1(001)000/004, 5, 6

FROM: DEED

050007208

EBB H. WILLIAMS, III,
SUBSTITUTE TRUSTEE

THIS DEED, made this 28th day of November, 2005, by and between EBB H. WILLIAMS, III, Substitute Trustee, party of the first part, and T R PROPERTIES, INC., a Virginia Corporation, party of the second part.

WHEREAS, by a certain Deed of Trust dated September 14, 2004, and duly recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia as Instrument Number 040006352, page 0010, Tillman T. Dillon, Sr. & Wanda P. Dillon, husband and wife, did grant and convey unto James H. Ford, Trustee, the real property hereinafter described, in trust to secure to T R PROPERTIES, INC., the payment of a certain negotiable promissory note dated September 14, 2004, in the principal sum of Ninety Nine Thousand and 00/100 (\$99,000.00) Dollars, said note being payable to T R Properties, Inc.; and

WHEREAS, Ebb H. Williams, III was appointed Substitute Trustee by an Appointment of Substitute Trustee, dated October 24, 2005 and recorded on October 26, 2005 as Instrument Number 050006450, in the aforesaid land records to serve as Substitute Trustee by T R PROPERTIES, INC., the present owner and holder of the note secured by said deed of trust; and

WHEREAS, it was provided in said Deed of Trust that upon default being made in the payment of the debt thereby secured, the Trustee, upon being requested to do so by the noteholder, should sell for cash the property therein conveyed at public auction after

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P. C.
A Professional Corporation
25 W. Church Street
Martinsville, Virginia

DEC 2 2005 PG0091

advertising the time, place and terms of such sale two times in a newspaper having general circulation in the county or city wherein the property lies; and

WHEREAS, default was made in the payment of the debt secured by the aforementioned note and Deed of Trust, and the aforementioned Substitute Trustee, having been requested by the holder of said note to make sale of the hereinafter-described property, and the said Substitute Trustee, pursuant to the provisions of said trust, after first giving fourteen (14) days' written notice of sale to the present owners, pursuant to Section 55-59.1 of the Code of Virginia of 1950, as amended, and also after advertising said sale two times in the Martinsville Bulletin, a newspaper published in Martinsville and circulated in the City of Martinsville and in the County of Henry, Virginia, for a sale on Wednesday, November 23, 2005, at 11:00 a.m., at which sale the highest bid for the property was made by T R PROPERTIES, INC. for the sum of \$50,000.00.

WITNESSETH: NOW, THEREFORE, that for and in consideration of the premises and the sum of \$50,000.00 the receipt of which is hereby acknowledged, the said parties of the first part do hereby give, grant, bargain, sell and convey, in fee simple, with special warranty of title, unto the party of the second part, T R PROPERTIES, INC., a Virginia corporation, the following described real property, to-wit:

PARCEL ONE: All those certain lots or parcels of land, together with the improvements thereon located situated on the State Highway leading from Bassett to Blackberry Church and designated as Lots 1A, 2A, and 3A, on a plat thereof for T

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A Professional Corporation
25 W. Church Street
Martinsville, Virginia

DE 2 2005 PG0092

R Properties, Inc., made by Terry A. Waller, LLS, May 29, 2002, recorded among the current real estate records of the Henry County Circuit Court Clerk's Office, said lots having a combined frontage on the Northwest side of State Route 698 of 76.42 feet and a frontage on State Route 712 (Mary Hunter Drive) of 149.58 feet.

PARCEL TWO: All those certain lots or parcels of land, together with the improvements thereon located, situated near the State Highway leading from Bassett to Blackberry Church and designated as Lots 4A, 5A, and 6A, on a plat thereof for T R Properties, Inc., made by Terry A. Waller, LLS, May 29, 2002, recorded among the current real estate records of the Henry County Circuit Court Clerk's Office, said lots having a combined frontage on the Northwest side of State Route 698 of 75 feet.

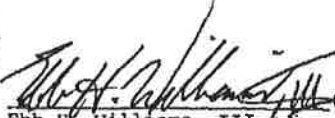
AND being the same property conveyed To Tillman T. Dillon, Sr. and Wanda P. Dillon, husband and wife, by deed dated September 14, 2004, from T R Properties, Inc., a Virginia corporation, of record in the aforesaid Clerk's Office as Instrument Number 040006351, page 0007 to which deed and map reference is here had for a more particular description of the property herein conveyed.

This conveyance is made subject to all lawful easements, reservations, restrictions, rights of way, etc. affecting said property and properly of record in the aforesaid Clerk's Office.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

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Martinsville, Virginia

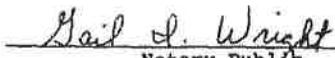
EL 2 2005 PG0093

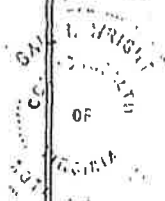

Ebb H. Williams, III (Seal)
Substitute Trustee

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

The foregoing instrument was acknowledged before me this
28th day of November, 2005, by Ebb H. Williams, III, Substitute
Trustee.

My Commission expires February 28, 2007.


Nail L. Wright
Notary Public



Law Offices
BB H. WILLIAMS, III,
P.C.
Professional Corporation
25 W. Church Street
Martinsville, Virginia

INSTRUMENT #050007203
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF HENRY ON
DECEMBER 2, 2005 AT 11:48AM
\$50.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-800 OF THE VA. CODE
STATE: \$25.00 LOCAL: \$25.00
NICKIE S. HELMSTUTTER, CLERK

RECORDED BY: FRM

DEC 2 2005 PC0094



Real Estate

All Bills

Parcel ID 058550003
Location 940 BLACKBERRY RD

Real Estate					
Bill	Type	Year	Owner	Paid	
9123075	REGULAR/ORIGINAL	1981	EANES, H D & VILOR W	Paid	View Bill
7535	REGULAR/ORIGINAL	1982	EANES, H D & VILOR W	Paid	View Bill
7565	REGULAR/ORIGINAL	1983	EANES, H D & VILOR W	Paid	View Bill
7654	REGULAR/ORIGINAL	1984	EANES, H D & VILOR W	Paid	View Bill
7484	REGULAR/ORIGINAL	1985	EANES, H D & VILOR W	Paid	View Bill
7490	REGULAR/ORIGINAL	1986	EANES, H D & VILOR W	Paid	View Bill
7443	REGULAR/ORIGINAL	1987	EANES, H D & VILOR W	Paid	View Bill
7329	REGULAR/ORIGINAL	1988	EANES, H D & VILOR W	Paid	View Bill
7398	REGULAR/ORIGINAL	1989	EANES, H D & VILOR W	Paid	View Bill
7520	REGULAR/ORIGINAL	1990	EANES, H D & VILOR W	Paid	View Bill
7194	REGULAR/ORIGINAL	1991	EANES, H D & VILOR W	Paid	View Bill
7155	REGULAR/ORIGINAL	1992	EANES, H D & VILOR W	Paid	View Bill
7242	REGULAR/ORIGINAL	1993	EANES, H D & VILOR W	Paid	View Bill
7260	REGULAR/ORIGINAL	1994	EANES, H D & VILOR W	Paid	View Bill
7475	REGULAR/ORIGINAL	1995	EANES, VILOR W	Paid	View Bill
7613	REGULAR/ORIGINAL	1996	EANES, VILOR W	Paid	View Bill
11705	REGULAR/ORIGINAL	1997	HARBOUR, THOMAS E & JUDY M	Paid	View Bill
11902	REGULAR/ORIGINAL	1998	HARBOUR, THOMAS E	Paid	View Bill
51061	REGULAR/ORIGINAL	1999	HARBOUR, THOMAS E	Paid	View Bill
14109	REGULAR/ORIGINAL	2000	HARBOUR, THOMAS E	Paid	View Bill
32568	REGULAR/ORIGINAL	2001	T R PROPERTIES INC	Paid	View Bill
33099	REGULAR/ORIGINAL	2002	T R PROPERTIES INC	Paid	View Bill
70996	REGULAR/ORIGINAL	2003	T R PROPERTIES INC	Paid	View Bill
109000	REGULAR/ORIGINAL	2004	T R PROPERTIES INC	Paid	View Bill
8498	REGULAR/ORIGINAL	2005	DILLON, TILLMAN T SR & WANDA P	Paid	View Bill
33143	REGULAR/ORIGINAL	2006	T R PROPERTIES INC	Paid	View Bill
33284	REGULAR/ORIGINAL	2007	T R PROPERTIES INC	Paid	View Bill
33326	REGULAR/ORIGINAL	2008	T R PROPERTIES INC	Paid	View Bill
33338	REGULAR/ORIGINAL	2009	T R PROPERTIES INC	Paid	View Bill
5811	REGULAR/ORIGINAL	2010	T R PROPERTIES INC	Paid	View Bill
9596	REGULAR/ORIGINAL	2011	T R PROPERTIES INC	Paid	View Bill
34722	REGULAR/ORIGINAL	2012	T R PROPERTIES INC	Paid	View Bill
34671	REGULAR/ORIGINAL	2013	T R PROPERTIES INC	Paid	View Bill
34674	REGULAR/ORIGINAL	2014	T R PROPERTIES INC	Paid	View Bill
34682	REGULAR/ORIGINAL	2015	T R PROPERTIES INC	Paid	View Bill
34682	REGULAR/ORIGINAL	2016	T R PROPERTIES INC	Paid	View Bill
34689	REGULAR/ORIGINAL	2017	T R PROPERTIES INC	Paid	View Bill
34768	REGULAR/ORIGINAL	2018	T R PROPERTIES INC	Paid	View Bill
34757	REGULAR/ORIGINAL	2019	T R PROPERTIES INC	Paid	View Bill
85858	REGULAR/ORIGINAL	2020	T R PROPERTIES INC	Paid	View Bill
34811	REGULAR/ORIGINAL	2021	T R PROPERTIES INC	Paid	View Bill



Real Estate

View Bill

As of	6/23/2022
Bill Year	2021
Bill	34811
Owner	T R PROPERTIES INC
Parcel ID	058550003

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$33.30	\$33.30	\$0.00	\$0.00	\$0.00
TOTAL		\$33.30	\$33.30	\$0.00	\$0.00	\$0.00

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Real Estate All Bills

Parcel ID 058550010
Location 950 BLACKBERRY RD

Real Estate

Bill	Type	Year	Owner	Paid	
9123081	REGULAR/ORIGINAL	1981	EANES, HAROLD D & VILOR W	Paid	View Bill
7542	REGULAR/ORIGINAL	1982	EANES, HAROLD D & VILOR W	Paid	View Bill
7567	REGULAR/ORIGINAL	1983	EANES, HAROLD D & VILOR W	Paid	View Bill
7656	REGULAR/ORIGINAL	1984	EANES, HAROLD D & VILOR W	Paid	View Bill
7486	REGULAR/ORIGINAL	1985	EANES, HAROLD D & VILOR W	Paid	View Bill
7492	REGULAR/ORIGINAL	1986	EANES, HAROLD D & VILOR W	Paid	View Bill
7445	REGULAR/ORIGINAL	1987	EANES, HAROLD D & VILOR W	Paid	View Bill
7331	REGULAR/ORIGINAL	1988	EANES, HAROLD D & VILOR W	Paid	View Bill
7400	REGULAR/ORIGINAL	1989	EANES, HAROLD D & VILOR W	Paid	View Bill
7522	REGULAR/ORIGINAL	1990	EANES, HAROLD D & VILOR W	Paid	View Bill
7196	REGULAR/ORIGINAL	1991	EANES, HAROLD D & VILOR W	Paid	View Bill
7157	REGULAR/ORIGINAL	1992	EANES, HAROLD D & VILOR W	Paid	View Bill
7244	REGULAR/ORIGINAL	1993	EANES, HAROLD D & VILOR W	Paid	View Bill
7262	REGULAR/ORIGINAL	1994	EANES, HAROLD D & VILOR W	Paid	View Bill
7477	REGULAR/ORIGINAL	1995	EANES, VILOR W	Paid	View Bill
7615	REGULAR/ORIGINAL	1996	EANES, VILOR W	Paid	View Bill
11707	REGULAR/ORIGINAL	1997	HARBOUR, THOMAS E & JUDY M	Paid	View Bill
11904	REGULAR/ORIGINAL	1998	HARBOUR, THOMAS E	Paid	View Bill
51063	REGULAR/ORIGINAL	1999	HARBOUR, THOMAS E	Paid	View Bill
14111	REGULAR/ORIGINAL	2000	HARBOUR, THOMAS E	Paid	View Bill
32570	REGULAR/ORIGINAL	2001	T R PROPERTIES INC	Paid	View Bill
33101	REGULAR/ORIGINAL	2002	T R PROPERTIES INC	Paid	View Bill
70998	REGULAR/ORIGINAL	2003	T R PROPERTIES INC	Paid	View Bill
109002	REGULAR/ORIGINAL	2004	T R PROPERTIES INC	Paid	View Bill
8499	REGULAR/ORIGINAL	2005	DILLON, TILLMAN T SR & WANDA P	Paid	View Bill
33145	REGULAR/ORIGINAL	2006	T R PROPERTIES INC	Paid	View Bill
33286	REGULAR/ORIGINAL	2007	T R PROPERTIES INC	Paid	View Bill
33328	REGULAR/ORIGINAL	2008	T R PROPERTIES INC	Paid	View Bill
33340	REGULAR/ORIGINAL	2009	T R PROPERTIES INC	Paid	View Bill
5813	REGULAR/ORIGINAL	2010	T R PROPERTIES INC	Paid	View Bill
9598	REGULAR/ORIGINAL	2011	T R PROPERTIES INC	Paid	View Bill
34724	REGULAR/ORIGINAL	2012	T R PROPERTIES INC	Paid	View Bill
34673	REGULAR/ORIGINAL	2013	T R PROPERTIES INC	Paid	View Bill
34676	REGULAR/ORIGINAL	2014	T R PROPERTIES INC	Paid	View Bill
34684	REGULAR/ORIGINAL	2015	T R PROPERTIES INC	Paid	View Bill
34684	REGULAR/ORIGINAL	2016	T R PROPERTIES INC	Paid	View Bill
34691	REGULAR/ORIGINAL	2017	T R PROPERTIES INC	Paid	View Bill
34770	REGULAR/ORIGINAL	2018	T R PROPERTIES INC	Paid	View Bill
34759	REGULAR/ORIGINAL	2019	T R PROPERTIES INC	Paid	View Bill
85860	REGULAR/ORIGINAL	2020	T R PROPERTIES INC	Paid	View Bill
34813	REGULAR/ORIGINAL	2021	T R PROPERTIES INC	Paid	View Bill



Real Estate

View Bill

As of

6/23/2022

Bill Year

2021

Bill

34813

Owner

T R PROPERTIES INC

Parcel ID

058550010

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$210.35	\$210.35	\$0.00	\$0.00	\$0.00
TOTAL		\$210.35	\$210.35	\$0.00	\$0.00	\$0.00

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HENRY COUNTY PUBLIC SERVICE AUTHORITY

UTILITY EASEMENT

For and in consideration of benefits to accrue unto the grantor herein (all parties signatory hereof being considered as "Grantor"), by reason of the location, construction, reconstruction, enlargement, inspection, repair and maintenance of Authority-owned utilities designated as "Project 76-203-W Water Facility Improvements" being undertaken by the Henry County Public Service Authority, the Grantor, his or its successors or assignees hereby grants and conveys unto the said Henry County Public Service Authority, its successors and assignees, with General Warranty of title, a perpetual easement 10 feet in width through the land of the Grantor, together with the right of ingress and egress from the same, for the location, construction, reconstruction, enlargement, inspection, repair and maintenance of its utility line or lines and any additional lines to be installed within said 10 foot easement, the easement being 5 feet wide on each side of the center line thereof, and said center line being as shown by a set of maps showing the proposed present lines of said project lodged in the office of the Clerk of the Circuit Court of Henry County, Virginia, and also in the office of the Henry County Public Service Authority, designated as "Project 76-203-W Water Facility Improvements" - Henry County Public Service Authority," together with the right and privilege to operate said lines for transporting and distributing water and/or sewerage. Such easement shall also include any laterals, pipes, attachments, accessories, and appurtenances desirable in connection therewith, and any additional line or lines installed within said 10 foot easement and manholes at any point within said 10 foot easement. Also, at any time during construction or reconstruction, but no longer, the easement is to be increased to a width of 40 feet, that is to say, 20 feet on each side of the center line of said easement. The land affected by this easement is identified as follows, to wit:

Those two (2) certain lots, tracts or parcels of land situated a short distance southwest of Bassett and on and near the state highway leading from Bassett to Blackberry Church (also known as Blackberry Road), State Route No. 698, in the Blackberry Magisterial District (formerly Horsepasture District) of Henry County, Virginia, and being Lot No. 1 and the residence tract of 20 acres more or less, as shown on a map of the property of J. B. and E. T. Frith, made by C. M. Wyatt, Surveyor, in December 1953, and being a part of the same property conveyed to the Grantors herein by Deed dated January 9, 1954, from J. B. Frith, Mary N. Frith, E. T. Frith, and Gladys C. Frith, as recorded in the Henry County Circuit Court Clerk's office in Deed Book 123, at Page 481.

WITNESS the following signatures and seals, this 16th day of JULY, 1984.

H. D. Eanes (seal)
H. D. Eanes

Vilbor W. Eanes (seal)
Vilbor W. Eanes

_____ (seal)

_____ (seal)

State of VIRGINIA
COUNTY of HENRY, to-wit:
I, WALTER D. YEADIN, a notary public in and for the State and COUNTY
aforesaid, do hereby certify that H. D. EANES + VILBOR W. EANES
whose names are signed to the foregoing writing bearing date of JULY 16, 1984, 1984,
have each this day personally appeared before me in my State and COUNTY aforesaid and acknowledged the same.
Given under my hand this 16th day of JULY, 1984.
My commission expires SEPTEMBER 29, 1984.

Walter D. Yeadin
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Henry
County, 7/20, 1934. This deed
was this day recorded in said office, and upon the certificate of
acknowledgment of 3:00
of clock 0- is a 0- imposed
by Sec. 55-56.111.
Tested: EP Wacker Jr, Clerk
Tax \$ 0- Transfer Fee \$ 0-

2626

313

90 p. 303

IN THE CIRCUIT COURT OF HENRY COUNTY
AT MARTINSVILLE, VIRGINIA

APPALACHIAN ELECTRIC POWER COMPANY
A Corporation, Plaintiff

vs.

H. RUSS BARNES and
MARY GROOME BARNES, his wife

Defendants

REPORT OF

COMMISSIONERS

We, L. W. Wells, C. L. Woody, J. E. Marshall,

H. C. Bradshaw and Geo. T. Winn,

the Commissioners appointed by the Circuit Court of Henry County, Virginia, in July session of said Court, by an order made and entered by said Court on the 29th day of August 1947, on the petition of Appalachian Electric Power Company, a corporation, to ascertain what will be a just compensation for such part of the land, or for such interest or estate in the land, of the freehold whereof H. Russ Barnes, et ux, are tenants or owners, and for such other property as is proposed to be taken by the Appalachian Electric Power Company, and to assess the damages, if any, resulting to the adjacent or other property of said tenant or owner, or to the property of any other person, beyond the peculiar benefits that will accrue to such properties, respectively, from the construction and operation of the Company's works, do certify that on the 12th day of September 1947, the date designated in the said order, we met together on the said part of land, the limits of which part were then and there described to us as follows, to-wit:

A right of way and easement in, over, through and across the lands of H. Russ Barnes, et ux, situated in Horsepasture District, Henry County, Virginia, said right of way and easement being

2094 feet in length and one hundred (100) feet in width, that is to say (50) feet in width on each side of the following described centerlines, to-wit:

TRACT NO. 1

Beginning at a point in the boundary line between the lands of Bassett Furniture Industries, Incorporated, and the lands of H. Russ Barnes, et ux, which point is designated "Point of Beginning - Tract No. 1" and is located S. 77 deg. 50 min. W., 29 feet along said boundary line from a property corner common to the two aforementioned lands and the lands of Lucy Turner; thence, through said lands of H. Russ Barnes, et ux, S. 37 deg. 29 min. E., 1592 feet, more or less, to a point in the westerly right of way line of Virginia Secondary Highway No. 698, a boundary of said lands, which point is designated "Point of Ending - Tract No. 1" and is located 669 feet, more or less, in a southerly direction along said westerly right of way line of said Secondary Highway No. 698 from its intersection with Virginia Secondary Highway No. 712.

TRACT NO. 2

Beginning at a point in the easterly right of way line of Virginia Secondary Highway No. 698, a boundary of the lands of H. Russ Barnes, et ux, which point is designated "Point of Beginning - Tract No. 2" and is located N. 33 deg. 32 min. E. 90 feet along said right of way line from the point where same is intersected by the boundary line between said lands of H. Russ Barnes et ux, and the lands of P. E. Bowman, and which "Point of Beginning - Tract No. 2" is located S. 37 deg. 29 min. E., 32 feet, more or less, from the "Point of Ending - Tract No. 1" hereinabove described; thence, through said lands of H. Russ Barnes, et ux, S. 37 deg. 29 min. E., 502 feet, more or less, to a point in the boundary line between the last mentioned lands and the lands of R. E. Jarrett, which boundary line is the centerline of a creek, and which point is designated "Point of Ending - Tract No. 2".

The total distance along the centerlines above described in Tracts Nos. 1 and 2, being 2094 feet, more or less.

Together with the right to place, erect, maintain, inspect, repair and renew upon the center line of the above described right of way three 2-pole wood structures, with crossarms, guys and other fixtures; the right to erect, operate, maintain, inspect, repair, renew, add to the number of and relocate wires upon said poles and across, through and over the above described right of way; the right to cut and remove from the above described right of

way and the lands of H. Russ Barnes, et al., adjoining the same on either side, any trees overhanging branches, brush, undergrowth or other obstructions which may endanger the safety or interfere with the erection, maintenance, operation or use of said poles,

crossarms, guys, fixtures or wires; also the right of ingress and egress in and over existing ways and lanes, to the extent suitable, and other reasonable routes for the enjoyment of the rights hereinabove set forth; and the right to remove, at any time, any or all of said poles, crossarms, guys, fixtures and wires erected upon, over, through or across the above described right of way.

All as shown outlined in red lines on Appalachian Electric Power Company's Drawing No. E-3686, dated April 23, 1947, attached hereto and made a part hereof.

And, after being duly sworn, upon a view of the part aforesaid and of the adjacent and other property of said owner, and of the property of other persons who will be damaged in their property by the construction and operation of the works of said company; and upon such evidence as was before us, we are of the opinion, and do ascertain, that for the said part, or for the interest or interests in the part, and for the other property so taken, Three Thousand & 00/100 (\$3,000⁰⁰) dollars will be a just compensation, and that the damages to the adjacent and other property of said tenant or owner, and to the property of other persons who will be damaged in their property by reason of the construction and operation of the works of said company, beyond the pecuniary benefits that will accrue to such properties, respectively, from the construction and operation of such works are One Thousand & 00/100 (\$1,000⁰⁰) dollars.

Given under our hands this 12th day of Sept 1947.

W. J. Wells
C. R. Hamlin

W. Marshall
W. C. Bradshaw
Boyd Wilson
(Commissioner)

Received and filed in the office of the clerk of the circuit court of Henry County, Virginia, on the 12th day of

Sept 1947.
By John M. Brumfield
Clerk of the Circuit Court of
Henry County, Virginia

NOTES:

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

County Tax Map Designation = 27.1(1) - 1 Thru 3

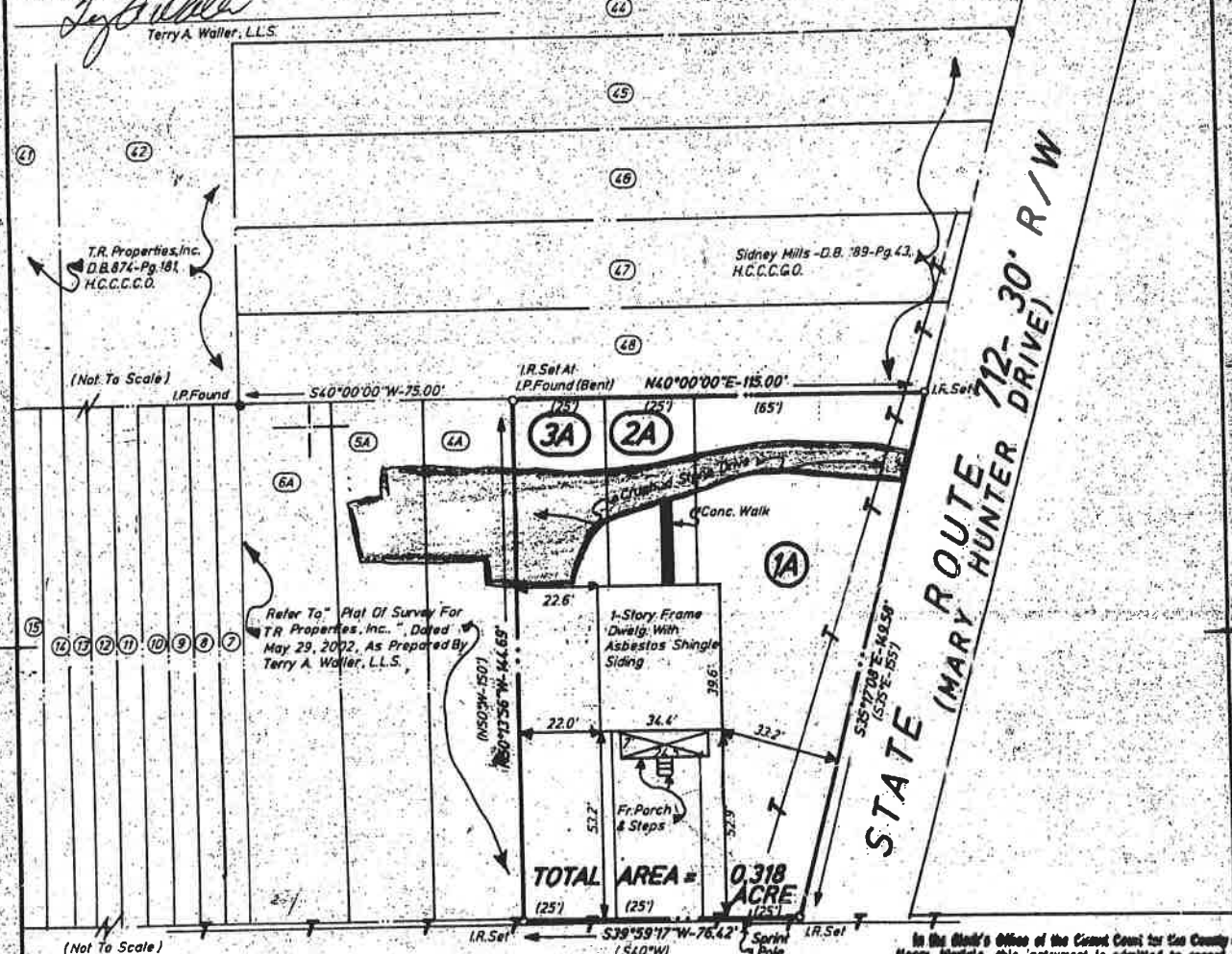
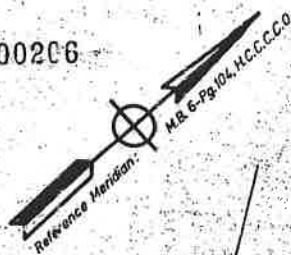
This Property Is Not Located Within A Special Flood Hazard Area. (Zone C)

This Survey Was Prepared Without The Benefit Of A Current Title Report And Therefore May Not Represent All Encumbrances On The Property.

Map Calls Are Shown In Parentheses.

I Certify That The Henry County Subdivision Ordinance Does Not Apply To This Plat Offered For Recordation Because The Only Change Is Due To A Virginia Department Of Transportation's Right-Of-Way Change.

000206



STATE ROUTE 698- 50' R/W

(BLACKBERRY ROAD)

In the Clerk's Office of the Court Clerk for the County of Henry, Virginia this instrument is admitted to record at 11:21 a.m. on 9-15-2014 and with the certificate of acknowledgment therein executed.

(Riverside Drive)
To State Route 57A

PLAT OF SURVEY FOR T R PROPERTIES, INC.

Showing Property Situated On The Northwest Side Of State Route 698 And On The Southwest Side Of State Route 712, Blackberry (Formerly Horsepasture) District, Henry County, Virginia, Being Parts Of Lots 1, 2, And 3 As Shown On Map Of Property Of J.B. And E.T. Frith In MB. 6-Pg. 104, H.C.C.C.O., Now Designated As Lots 1A, 2A, And 3A.

Legal Reference: D.B. 874-Pg. 181 (Parcel B), H.C.C.C.O.

Scale: 1"=30'
May 29, 2002

TERRY

Prepared

By

Map Book 92 Page 27
WALLER, L.L.S.

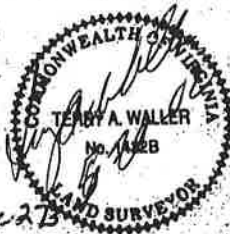
Licensed Collinsville, Land

Surveyor

Virginia

Number

1328



NOTES:

000207

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

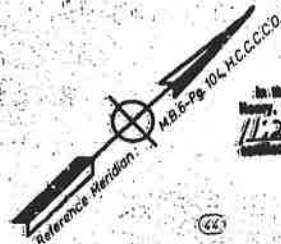
County Tax Map Designation = 27.1(1) - 4, 5, And 6.

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

This Survey Was Prepared Without The Benefit Of A Current Title Report And Therefore May Not Represent All Encumbrances On The Property.

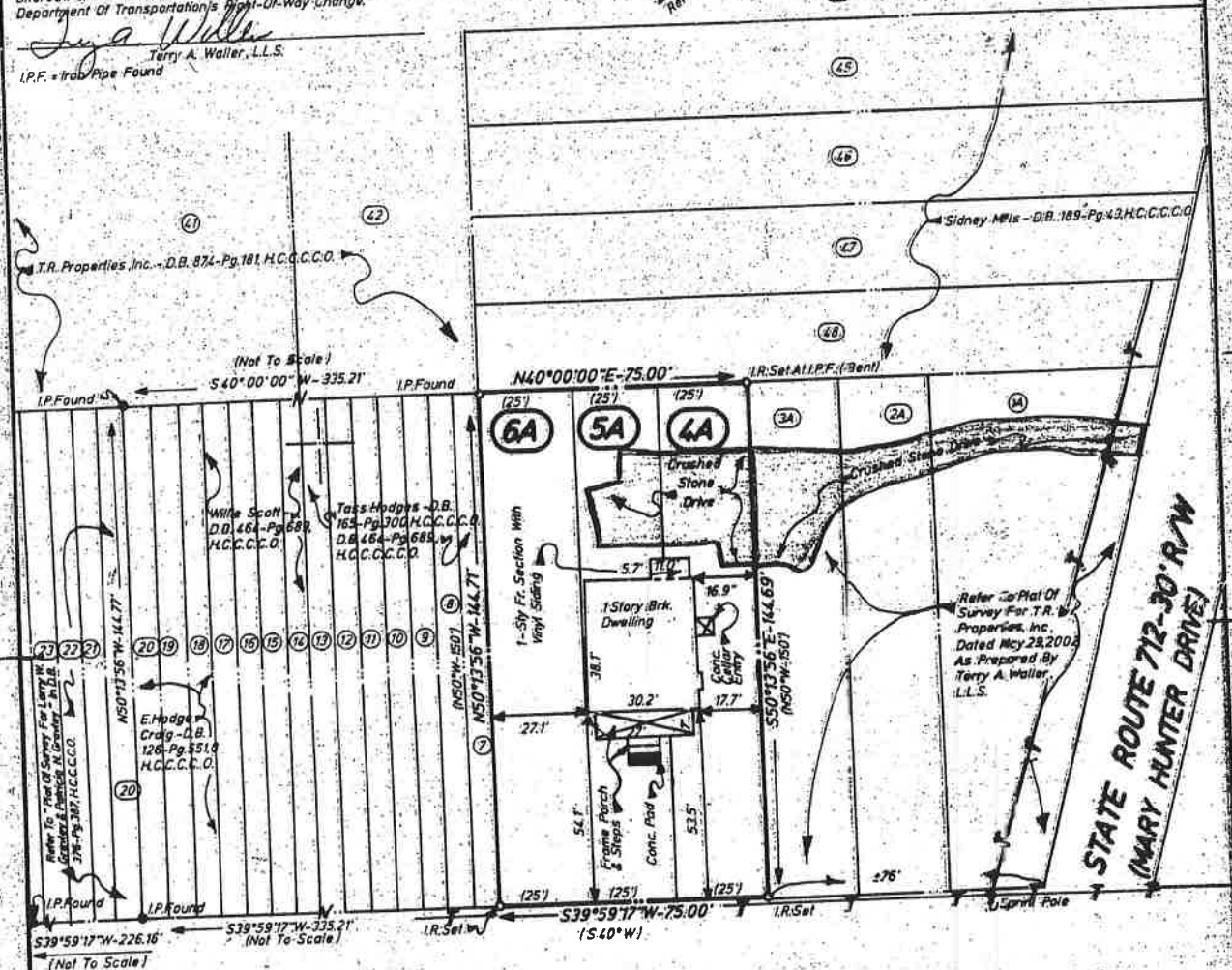
Map Calls Are Shown In Parentheses.

I Certify That The Henry County Subdivision Ordinance Does Not Apply To This Plat Offered For Recordation Because The Only Boundary Change Is Due To A Virginia Department Of Transportation Right-Of-Way Change.



In the Clerk's Office of the Circuit Court for the County of Henry, Virginia this instrument is admitted to record on 11/22 at 10:41 AM 9-15-2002 and with the certificate of acknowledgment thereto annexed.

Terry A. Waller, L.L.S.
I.P.F. = Iron Pipe Found



STATE ROUTE 698 - 50' R/W
(BLACKBERRY ROAD)

PLAT OF SURVEY FOR T.R. PROPERTIES, INC.

Showing Property situated On The Northwest Side Of State Route 698, Blackberry (Formerly Horsepasture) District, Henry County, Virginia, Being Parts Of Lots 4, 5, And 6 As Shown On Map Of "Property Of J.B. And E.T. Frith" In M.B. 6-Pg. 104, H.C.C.C.O., Now Designated As Lots 4A, 5A, And 6A.

Legal Reference: D.B. 874-Pg. 181 (Parcel D), H.C.C.C.O.



Map Book 92 Page 274

Scale: 1"=30'
May 29, 2002

TERRY A. WALLER, L.L.S.
Licensed Land Surveyor Virginia Number 14328

SELECTED SEARCH CRITERIA

Jurisdiction: 089 - HENRY CIRCUIT COURT 06/08/2022 05:06PM

	From Date	To Date
Available: Deeds and Land Records	1/3/1967	6/7/2022

Detail Search

Search:

T R PROPERTIES

T R PROPERTIES INC

T R PROPERTIES, INC.

TR PROPERTIES INC

LR 210005842 Type: DBS 12/29/2021 Pages: 3Description: **TRACT CONSISTING OF 61.05 AC IN HORSE PASTURE**

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 105970000

Reverse Party: BLACKSTOCK, MARVIN TYRONE

LR 210003841 Type: CS 8/24/2021 Pages: 1Description: **CERTIFICATE OF SATISFACTION**

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 059690000

Reverse Party: T R PROPERTIES INC

LR 210003841 Type: CS 8/24/2021 Pages: 1Description: **CERTIFICATE OF SATISFACTION**

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 059690000

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

LR 210001576 Type: DBS 4/12/2021 Pages: 3Description: **TRACT A CONTAINING 2.950 ACRES PARTIALLY IN**

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 059690000

Reverse Party: FOXTREE LLC

LR 200001533 Type: CS 5/12/2020 Pages: 1Description: **CERTIFICATE OF SATISFACTION**

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 026310209

Reverse Party: AMERICAN NATIONAL BANK & TRUST

LR 200001533 Type: CS 5/12/2020 Pages: 1Description: **CERTIFICATE OF SATISFACTION**

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 026310209

Reverse Party: T R PROPERTIES INC

LR 200001319 Type: DBS 4/23/2020 Pages: 3
Description: LOT NO 14 SECTION D SITUATED ON W MARGIN

File: 1 Change: 0

Name Type: Grantor

Reverse Party: PENN, LATOYA SHANTE

Book: Page:

Pin or Map: 245490001

LR 200000368 Type: DBS 2/4/2020 Pages: 3
Description: LOT 11A ON SE SIDE OF STULTZ RD

File: 1 Change: 0

Name Type: Grantor

Reverse Party: FITZGERALD, MERCEDES R

Book: Page:

Pin or Map: 028295000

LR 200000119 Type: CS 1/14/2020 Pages: 1
Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 010960000

LR 200000119 Type: CS 1/14/2020 Pages: 1
Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantee

Reverse Party: JONES, TANYA; TR

Book: Page:

Pin or Map: 010960000

LR 200000118 Type: CS 1/14/2020 Pages: 1
Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantee

Reverse Party: JONES, TANYA; TR

Book: Page:

Pin or Map: 010960000

LR 200000118 Type: CS 1/14/2020 Pages: 1
Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 010960000

LR 190004448 Type: ASGMTLR 12/30/2019 Pages: 14
Description: LOT 3 N SW SIDE ST RTE 642 RIDGEWAY DIST

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 010960000

LR 190004447 Type: RFDT 12/30/2019 Pages: 20
Description: LOT 3 ON SW SIDE ST RTE 642 RIDGEWAY DIST

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 010960000

LR 190004445 Type: ASGMTLR 12/30/2019 Pages: 9
Description: 6 CERTAIN LOTS IN COLLINSVILLE

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 026310209

LR 190004444 Type: DTCL 12/30/2019 Pages: 15

Description: 6 CERTAIN TRACTS SITUATED IN COLLINSVILLE

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 026310209

LR 190000569 Type: DBS 2/19/2019 Pages: 3

Description: LOTS 50 AND 51 ON N SIDE OF CEDAR DRIVE

File: 1 Change: 0

Name Type: Grantor

Reverse Party: LAWLESS, RONNIE E

Book: Page:

Pin or Map: 602435000

LR 180001403 Type: DTF 4/19/2018 Pages: 4

Description: LOT 11A ON SE SIDE OF STULTZ ROAD VILLA HGTS

File: 1 Change: 0

Name Type: Grantee

Reverse Party: FORD, JAMES H; TR

Book: Page:

Pin or Map: 41.2(004)000L/011

LR 170002143 Type: ST 6/7/2017 Pages: 3

Description: APPOINTMENT OF SUBSTITUTE TRUSTEE

File: 1 Change: 0

Name Type: Grantor

Reverse Party: JACOBS, JANINE M; ST

Book: Page:

Pin or Map: 41.2(004)000L/011

LR 160000683 Type: DOT 3/2/2016 Pages: 7

Description: LOT 11A ON SE SIDE STULTZ ROAD

File: 1 Change: 0

Name Type: Grantee

Reverse Party: HATCHER, KELSIE NOEL

Book: Page:

Pin or Map: 41.2(004)000L/011

LR 160000682 Type: DBS 3/2/2016 Pages: 3

Description: LOT 11A ON SE SIDE STULTZ ROAD

File: 1 Change: 0

Name Type: Grantor

Reverse Party: HATCHER, KELSIE NOEL

Book: Page:

Pin or Map: 41.2(004)000L/011

LR 150003233 Type: CS 9/4/2015 Pages: 1

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 62.3(000)000/077A

LR 150003233 Type: CS 9/4/2015 Pages: 1

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&T

Book: Page:

Pin or Map: 62.3(000)000/077A

LR 150003232 Type: CS 9/4/2015 Pages: 2

Description: SATISFACTION OF SECURITY INSTRUMENT ASGMT

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 62.3(000)000/077A

LR 150003232 Type: CS 9/4/2015 Pages: 2

Description: SATISFACTION OF SECURITY INSTRUMENT ASGMT

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 62.3(000)000/077A

Reverse Party: BRANCH BANKING AND TRUST
COMPANY

LR 150002785 Type: ASGMT 8/3/2015 Pages: 11

Description: ASSIGNMENT OF RENTS LOT 3 CONTAINING 6.636

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 62.3(000)000/077A

Reverse Party: VALLESTAR CREDIT UNION

9/20-119

LR 150002784 Type: RFDT 8/3/2015 Pages: 18

Description: LOT 3 CONTAINING 6.636 ACRES SITUATED ON SW

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 62.3(000)000/077A

Reverse Party: VALLESTAR CREDIT UNION

9/20-118

LR 140002620 Type: CS 8/8/2014 Pages: 1

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 41.1(032)000/001F

Reverse Party: CARTER BANK AND TRUST

07-2915

LR 140002620 Type: CS 8/8/2014 Pages: 1

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 41.1(032)000/001F

Reverse Party: T R PROPERTIES INC

LR 140002561 Type: CS 8/4/2014 Pages: 1

Description: SATISFACTION OF SECURITY INSTRUMENT

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 50.8(000)000/176

Reverse Party: BRANCH BANKING AND TRUST
COMPANY

12-3623

LR 140002561 Type: CS 8/4/2014 Pages: 1

Description: SATISFACTION OF SECURITY INSTRUMENT

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 50.8(000)000/176

Reverse Party: T R PROPERTIES

LR 140002560 Type: CS 8/4/2014 Pages: 1

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 50.8(000)000/176

Reverse Party: T R PROPERTIES INC

12-3622

LR 140002560 Type: CS 8/4/2014 Pages: 1

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 50.8(000)000/176

Reverse Party: BB&T

LR 140002055 Type: ASGMT 6/26/2014 Pages: 14

Description: ASSIGNMENT OF RENTS

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 41.1(032)000/002

LR 140002054 Type: RFDT 6/26/2014 Pages: 20

Description: CERTAIN TRACTS SITUATED IN MARTINSVILLE

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 41.1(032)000/002

9/1 20-1533

LR 130004424 Type: DOT 11/15/2013 Pages: 8

Description: PARCELS A THRU D SITUATED ON SE SIDE U S HWY

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BIBLE WAY GREATER ASSURANCE MINISTRIES TRUSTEES

Book: Page:

Pin or Map: 51.2(000)000/057 57B

LR 130004423 Type: DBS 11/15/2013 Pages: 3

Description: PARCELS A THRU D SITUATED ON SE SIDE U S HWY

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BIBLE WAY GREATER ASSURANCE MINISTRIES TRUSTEES

Book: Page:

Pin or Map: 51.2(000)000/057 57B

LR 120003623 Type: ASGMT 9/20/2012 Pages: 7

Description: ASSIGNMENT OF LEASES AND RENTS

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST COMPANY

Book: Page:

Pin or Map: 50.8(000)000/176

9/5 14-2561

LR 120003622 Type: DOT 9/20/2012 Pages: 10

Description: TRACT A CONTAINING 1 ACRE SITUATED ON SE

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST COMPANY

Book: Page:

Pin or Map: 50.8(000)000/176

9/5 14-2560

LR 120003621 Type: DBS 9/20/2012 Pages: 3

Description: TRACT A CONTAINING 1 ACRE SITUATED ON SE

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CINDY LOU CUSTER IRREV TR AGRMT JANUARY 29 2010

Book: Page:

Pin or Map: 50.8(000)000/176

LR 100002793 Type: ASGMT 8/5/2010 Pages: 7

Description: ASSIGNMENT OF LEASES AND RENTS

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST COMPANY

Book: Page:

Pin or Map: 62.3(000)000/077A

9/15-3232

LR 100002792 Type: DOT 8/5/2010 Pages: 10

Description: LOT 3 CONTAINING 6.636 ACRES ON SW SIDE OF

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST
COMPANY

Book: Page:

Pin or Map: 62.3(000)000/077A

9/15-3233

LR 100002773 Type: DBS 8/4/2010 Pages: 4

Description: LOT 3 CONTAINING 6.636 ACRES ON SW SIDE OF

File: 1 Change: 0

Name Type: Grantee

Reverse Party: TRITEX REAL ESTATE ADVISORS INC

Book: Page:

Pin or Map: 62.3(000)000/077A

LR 100002610 Type: DBS 7/23/2010 Pages: 3

Description: LOTS 19 THROUGH 23 24 AND 25A SECTION B

File: 1 Change: 0

Name Type: Grantor

Reverse Party: PRITCHETT, BARBARA J

Book: Page:

Pin or Map: 44.4(002)000B/00B/19

LR 090005067 Type: CS 11/30/2009 Pages: 2

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 26.7(014)000D/014

LR 090005067 Type: CS 11/30/2009 Pages: 2

Description: CERTIFICATE OF SATISFACTION

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BURTON & BURTON

Book: Page:

Pin or Map: 26.7(014)000D/014

LR 090001434 Type: DOT 4/3/2009 Pages: 2

Description: LOT 14 SEC D SITUATED ON W SIDE OF DALEWOOD

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BURTON & BURTON

Book: Page:

Pin or Map: 21(01)00/N11

9/15-5067

LR 080004460 Type: CS 9/9/2008 Pages: 1

Description: CERTIFICATE OF SATISFACTION INSTRUMENT

File: 1 Change: 0

Name Type: Grantor

Reverse Party: PHILLIPS, CHRISTIE L

Book: Page:

Pin or Map: 22.1(000)000/039C

LR 080003504 Type: DBS 7/11/2008 Pages: 2

Description: LOT 14 SEC D SITUATED ON W MARGIN OF DALEWOOD

File: 1 Change: 0

Name Type: Grantee

Reverse Party: GIFFIN, KIMBERLY A

Book: Page:

Pin or Map: 26.7(014)000D/014

LR 080002442 Type: DE 5/15/2008 Pages: 3

Description: RIGHT OF WAY COLLINSVILLE DIST

File: 1 Change: 0

Name Type: Grantor

Reverse Party: SOUTHWESTERN VIRGINIA GAS
COMPANY

Book: Page:

Pin or Map: 41-1(32)

LR 080001498 Type: DBS 3/26/2008 Pages: 3

Description: CERTAIN TRACT CONTAINING 61.05 ACRES LYING

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 40.7(000)000/029A

Reverse Party: BRANCH, C DOUGLAS

LR 080001450 Type: DBS 3/25/2008 Pages: 4

Description: PARCEL A B C AND D LYING ON SE SIDE OF US

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 51.2(000)000/057

Reverse Party: LANE, EDNA J

LR 080001449 Type: DBS 3/25/2008 Pages: 3

Description: LOTS 19 THROUGH 23 24 AND 25A SEC B SITUATED

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 44.4(002)000B/019

Reverse Party: LANE, EDNA J

LR 070005686 Type: CS 10/9/2007 Pages: 2

Description: CERTIFICATE OF SATISFACTION INSTRUMENT

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 41.1(032)00/001F

Reverse Party: T R PROPERTIES INC

LR 070005686 Type: CS 10/9/2007 Pages: 2

Description: CERTIFICATE OF SATISFACTION INSTRUMENT

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 41.1(032)00/001F

Reverse Party: BB&T-VA COLLATERIAL SERVICE CORPORATION; TR

LR 070004381 Type: DBS 8/1/2007 Pages: 2

Description: LOTS 26 THROUGH 29 SECTION A IN BLACKBERRY

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 27.1(003)000A/026

Reverse Party: SLM MORTGAGE CORPORATION-VA

LR 070002924 Type: ASGMT 5/24/2007 Pages: 7

Description: VARIOUS TRACTS SITUATED IN COLLINSVILLE

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 41.1(032)000/001F

Reverse Party: CARTER BANK AND TRUST

LR 070002915 Type: DOT 5/23/2007 Pages: 9

Description: VARIOUS PARCELS OF LAND IN MARTINSVILLE

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 41.1(032)000/001F

Reverse Party: CARTER BANK AND TRUST

LR 050007208 Type: DBS 12/2/2005 Pages: 4

Description: PARCELS ONE AND TWO SITUATED ON THE ST HWY

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 27.1(001)000/001-3

Reverse Party: DILLON, WANDA P; TR

1 deed in

9/14/2020

Other deed in

Lawyers Title Insurance Corporation

National Headquarters
Richmond, Virginia

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	ENDORSEMENTS	POLICY NUMBER
PH 14328	5-28-02 AT 11:34 AM (City of Mart.) 5-28-02 AT 1:06 PM (Hen. Co.) 5-29-2002 AT 10:06 AM (Mecklenburg Co.)	\$3,200,000.00		G52-0232635

1. Name of Insured:

Branch Banking and Trust Company of Virginia, those successors and assigns included in the definition of "insured" as contained herein.

2. The estate or interest in the land which is encumbered by the insured mortgage is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

T R Properties, Inc. (as to Items A, B, C, H, I, J, K, L, M, N, O)
Theofilos G. Balabanis (as to Items D, E, F, G)

4. The insured mortgage and assignments thereof, if any, are described as follows:
Deed of trust:

T R Properties, Inc. and Theofilos G. Balabanis to
BB&T-VA Collateral Service Corporation, Trustee,
dated May 28, 2002, and recorded May 28, 2002 at 11:34 A. M.
As Instrument No. LR0201048, Clerk's Office, Circuit Court, City of Martinsville, and
Recorded May 28, 2002 at 1:06 P. M., as Instrument No. 020003655,
Clerk's Office, Circuit Court, County of Henry,
and recorded May 29, 2002 at 10:06 A. M., as Instrument No. 0200003292,
Clerk's Office, Circuit Court,
County of Mecklenburg, State of Virginia.

To secure: \$3,200,000.00

5. The land referred to in this policy is described as follows:

Located in the City of Martinsville, County of Henry and County of Mecklenburg, State of Virginia:

Description hereto attached.

THE APPROVED ATTORNEY: James H. Ford

Brenda K Hall

Issued at:

Lawyers Title/Patrick Henry Agency, Inc.
Martinsville, VA

Brenda K. Hall
Countersignature Authorized Officer or Agent

DESCRIPTION A-1

ITEM I: All those six (6) certain tracts or parcel of land with improvements thereon located, situated in the Martinsville Magisterial District of Henry County, Virginia, on the Easterly side of U. S. Route 220 (Business), and being all of Tract 2 (containing 1.159 acres), Tract 3-A (containing 1.032 acres), Tract 3-B (containing 1.710 acres), Tract 3-C2 (containing 2.748 acres), Tract 3-D2 (containing 1.337 acres), and Tract 4-B (containing 0.117 acre), all as shown on that certain Plat of Survey for Mid-Atlantic Centers Limited Partnership, prepared by Lawrence W. Cockram, LLS, dated October 13, 1987, and recorded in Plat Book 82, Page 1422 et seq. In the Clerk's Office of the Circuit Court of Henry County; and Tracts 2, 3-A, 3-B, 3-C2, 3-D2 AND 4-B herein conveyed contain a total combined area of 8.103 acres.

DESCRIPTION A-2

ITEM II: All of those five (5) certain tracts or parcel of land, lying and being in the City of Martinsville, Virginia, as shown on a certain map entitled 'Survey of Property of E. Stuart James Grant', dated September 15, 1950, prepared by H. S. Pierce, CLS, which said map is to be recorded in the City of Martinsville Circuit Court Clerk's Office in the current Map Book (see Map Book 6, Page 144), and which said five (5) tracts of land are known and designated as Tracts 'A', 'B', and 'C', '0.33 acre' and '0.6 acre', and which said tracts of land are more particularly described as follows:

TRACT 'A'- BEGINNING at an iron at the intersection of the eastern line of Beaver Street and the southwestern line of Smith Road; thence with the southwestern line of Smith Road S. 26 deg. 32' E. 100.3 feet to an iron; thence continuing along the southwestern line of said Smith Road S. 46 deg. 53' E. 363 feet to a point; thence a new line N. 75 deg. 58' W. 332 feet, more or less, to a point in the eastern line of said Beaver Street N. 2 deg. 47' E. 259.16 feet to the place of beginning, and containing 0.82 acres, more or less.

TRACT 'B'- BEGINNING at a point in the southern line of Rucker Street, that point also marking the northwestern corner of Lot #58; thence along the line of the said Lot #58 and a back line for a tier of lots S. 14 deg. 0' W. 300 feet to a point marking the northern line of Glenn Street; thence with the northern line of Glenn Street N. 75 deg. 58' W. 658.94 feet to a point marking the intersection of the said northern line of said Glenn Street with the eastern line of Beaver Street; thence along the eastern line of Beaver Street N. 2 deg. 47' E. 255.84 feet to a point also marking the southwestern corner of a fifty foot lot previously sold; thence along the line of said lot S. 75 deg. 58' E. 150 feet to a point marking the southeastern corner of said lot; thence continuing along the line of said lot N. 2 deg. 47' E. 50 feet to a point; thence a new line S. 75 deg. 58' E. 300.4 feet to a point; thence along the southern line of Rucker Street S. 75 deg. 58' E. 268 feet to the place of beginning, and containing 4.57 acres, more or less.

TRACT 'C'- BEGINNING at an iron where the northern line of State Highway 220 right-of-way intersects the eastern line of Beaver Street; thence with the eastern line of Beaver Street N. 2 deg. 47' E. 120 feet to a point marking the intersection of the eastern line of Beaver Street with the southern line of Glenn Street; thence with the southern line of Glenn Street S. 75 deg. 58' E. 651 feet to a point also marking the northwest corner of Lot #43; thence with a back line of a tier of lots S. 14 deg. 0' W. 150 feet to a point; thence continuing along the said back line of a tier of lots S. 30 deg. 26' W. 65.4 feet to a point in the northern line of said State Highway 220 right-of-way; thence along the northern line of the said right-of-way N. 61 deg. 24' W. 190 feet to an iron; thence continuing along the said northern line of the said right-of-way N. 62 deg. 34' W. 243.1 feet to an iron; thence continuing along the northerly line of the said right-of-way N. 78 deg. 29' W. 158.2 feet to an iron; thence continuing along the northern line of said right-of-way N. 79 deg. 43' W. 30.85 feet to the place of beginning, and containing 2.07 acres, more or less.

TRACT D '0.33 acres'- BEGINNING at a point in the eastern line of Beaver Street as shown on said map, which said beginning point also marks the southwest corner of Tract 'A'; thence with said point of beginning S. 75 deg. 58' E. 332 feet, more or less, to a point; thence S. 46 deg. 53' E. 59.2 feet to an iron; thence S. 66 deg. 5' E. 76.04 feet to a point in the south line of Rucker Street; northeast corner of a fifty foot lot previously sold; thence with the northern line of said fifty foot lot N. 75 deg. 58' W. 150 feet to a point in the eastern line of Beaver Street, which said point also marks the northwestern corner of said fifty foot lot; thence with the eastern line of said Beaver Street N. 2 deg. 47' E. 40.79 feet to the place of beginning, and containing 0.33 acres, more or less.

TRACT E '0.6 acres'- BEGINNING at a point in the eastern line of Beaver Street as shown on said map, which said beginning point also marks the southwestern corner of Tract 'B'; thence with said point of beginning and along the southern line of Tract 'B' S. 75 deg. 58' E. 658.94 feet to a point marking the southwestern corner of Lot #44; thence S. 14 deg. 0' W. 40 feet to a point marking the northeast corner of Tract 'C' and the northwestern corner of Lot #43; thence with the northern line of Tract 'C' N. 75 deg. 58' W. 651 feet to a point in the eastern line of Beaver Street; thence with the eastern line of Beaver Street N. 2 deg. 47' E. 40.79 feet to the place of beginning and containing 0.6 acres, more or less.

LESS, HOWEVER, and not included in this conveyance are those parcels of land previously conveyed to the Grantor to Sam H. Baldwin, et al, by deed dated September 20, 1952, recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 29, Page 431. This conveyance includes all improvements located upon the properties herein above described and is made subject to all properly recorded easements; and LESS, HOWEVER, that portion of Tract 'C' conveyed to the Commonwealth of Virginia for the improvement of Route 220 in Deed Book 179, Page 623 and Deed Book 194, Page 196.

The tracts or parcels contained in Item II are more particularly shown on a "Plat of Survey for T R Properties, Inc.", made by J. A. Gustin & Associates, PE & LLS, April 26, 1996, recorded in the Martinsville Circuit Court Clerk's Office.

DESCRIPTION A-3

ITEM III. PARCEL NO. 1: All that certain lot or parcel of land, together with the improvements thereon located, lying the west side of Liberty Street (State Route 108, Figsboro Road), in the City of Martinsville, Virginia, and being known and designated as Lot 2 as shown on record plat for Charlie Major Shumate and Nancy F. Shumate as prepared by J. A. Gustin and Associates dated May 20, 1965, and recorded in the City of Martinsville Circuit Court Clerk's Office in Map Book 9, Page 174.

PARCEL NO. 2: All that certain lot or parcel of land, together with the improvements thereon located, lying on the west side of Liberty Street (State Route 108, Figsboro Road), in the City of Martinsville, Virginia, and being known and designated as Lot 3 of the Oscar Dillon Subdivision as recorded in the City of Martinsville Circuit Court Clerk's Office in Map Book 2, Page 81, and as shown on record plat for Clinton C. Prather, Jr. and Mary L. Prather as prepared by J. A. Gustin, CLS, on May 20, 1965, and recorded in said City Clerk's Office in Map Book 9, Page 176.

PARCEL NO. 3: All that certain lot or parcel of land, together with the improvements thereon located, lying on the west side of Liberty Street (State Route 108, Figsboro Road), in the City of Martinsville, Virginia, and being known and designated as Lot 4 on map of property of Oscar T. Dillon as prepared by J. A. Trent, CLS, November 16, 1950, and record in said City Clerk's Office in Map Book 2, Page 81, and as shown on survey for Larry J. Hendricks and Lilac K. Hendricks as prepared by W. C. Brown, CLS, dated December 13, 1968 and recorded in the City Clerk's Office in Map Book 11, Page 12. LESS< HOWEVER, and not included in the parcels of Item II is that portion thereof conveyed to the City of Martinsville for the improvements of State Route 108 (Liberty Street) by deed dated August 22, 1979, recorded in Deed Book 133, Page 833 of the Martinsville Circuit Court Clerk's Office. See also Deed Book 133, Page 835.

DESCRIPTION A-4

ITEM IV: All that certain lot or parcel of real estate located off the northeast side of U. S. Route 220 Business (Virginia Avenue), Collinsville District (formerly Martinsville District), Henry County, Virginia, together with the improvements thereon located, containing 0.798 acre and designated as Tract No. 1-X according to 'Plat of Survey for T R Properties, Inc.' made by Terry A. Waller, LLS, November 13, 1998, which is described thereby as follows, to-wit:

BEGINNING at a point in the dividing line between the property of the Grantee and the Grantor which is North 49 deg. 39' 24" E. 325.81 feet from a railroad spike on the Northeast margin of U. S. Route 220 marking the dividing line between the property of the Grantor and the Grantee; thence continuing with said dividing line North 49 deg. 39' 24" E. 174 feet to a rear line; thence with that line South 42 deg. 22' 00" E. 199.32 feet to a point; thence South 49 deg. 40' 34" W. 174 feet to a point; thence a new line North 41 deg. 22' 01" W. 199.76 feet to the rail road spike at the beginning. This conveyance includes the right to use and to continue to use that portion of the 20 foot wide easement referenced on the aforesaid plat which lies outside the south-western boundary of the lot herein conveyed.

DESCRIPTION B

All that certain tract or parcel of land with improvements thereon located, situated partially in the Iriswood (formerly Martinsville) Magisterial District and partially in the Martinsville Magisterial District of Henry County, Virginia, on the Southerly side of State Route 57 and on the Northerly side of Grandview Road and being known and designated as Tract 'A', containing by survey 2.950 acres, more or less, all as is more clearly shown on (1) that certain Plat of Survey for East Gate Development Corporation, prepared by J. A. Gustin & Associates, PE & LLS, dated December 22, 1986, and of record in the Henry County Circuit Court Clerk's Office in Map Book 82, Pages 462-464, inclusive and is more recently shown on (2) "Plat of Survey for T R Properties, Inc." made July 15, 1997, by J. A. Gustin & Associates, PE & LLS, of record in the same Clerk's Office in Map Book 89, Page 332.

DESCRIPTION C

All that certain lot or parcel of land located in the Town of Boydton, Mecklenburg County, Virginia, containing 0.78 of an acre, more or less, being bounded on the north by Madison Street (U. S. Highway 58 Business), on the east by Monroe Street, on the south by Jefferson Street, and on the west by lands of the late Judge Sterling Hutcheson as more particularly shown on survey by Crutchfield & Associates, Inc., dated September 1, 2000 and recorded in Plat Cabinet 1, Slide 305, Page 7.

DESCRIPTION D

All that certain lot or parcel of land, with improvements thereon located, situated in the City of Martinsville, Virginia, on the East side of Broad Street and more particularly bound and described according to "Plat of Survey for Theofilos G. Balabanis" made by Lawrence W. Cockram, LLS, March 27, 1991, as follows, to-wit:

BEGINNING at a point on the east side of Broad Street marking the dividing line between the property hereon conveyed and the property obtained by Globman's Realty Corp., by deed recorded in Deed Book 50, Page 99 of the Martinsville Circuit Court Clerk's Office; thence leaving Broad Street, S. 77 deg. 02' 44" E. 65.04 feet to a rear line; thence continuing with the Globman's Realty Corp. property, S. 13 deg. 53' 11" W. 51.21 feet to the property line of property formerly belonging to McKee Funeral Home, Inc., now belonging to Theofilos G. Balabanis; thence with that property line N. 77 deg. 02' 44" W. 65.04 feet to the East margin of Broad Street; thence with Broad Street N. 13 deg. 53' 11" E. 51.21 feet to the point of beginning.

DESCRIPTION E

All that certain lot or parcel of land with improvements thereon located, situated in the City of Martinsville, Virginia, on the east side of Broad Street, all as is more clearly shown on a Plat of Survey for Ina W. McKee, prepared by J. A. Gustin, CLS, dated March 2, 1972, and being more particularly described as follows, to-wit:

BEGINNING at a big nail set in asphalt at the southwest corner of Evans Apartment building, which point is 319 feet, more or less, from East Church Street; thence South 77 deg. 02 min. 44 sec. East 219.94 feet to a big nail set in asphalt; thence South 9 deg. 14 min. 22 sec. West 85 feet to an iron pipe; thence with the line of the Broad Street Hotel property, North 77 deg. 35 min. 34 sec. West 226.88 feet to an iron pipe on the east side of Broad Street; thence with Broad Street, North 13 deg. 53 min. 30 sec. East 87 feet to the point of beginning.

DESCRIPTION F

All those certain lots or parcels of land situated on the Southwest margin of State Route #57 and the Southeast margin of Jackson Street, Blackberry District, Henry County, Virginia, being all of Lots 21 and 22 and part of Lots 29 and 30, Block "D", of the Midway Subdivision, Property of The J. D. Bassett Manufacturing Company in Map Book 1, Page 115, and being shown on Plat of Survey for Theofilos George Balbanis by J. A. Gustin & Associates, PE & LLS, dated November 9, 1983, said plat recorded in the aforesaid Clerk's Office. (See Deed Book 370, Page 116).

DESCRIPTION G

All those two (2) certain parcels of land situated in the Ridgeway District of Henry County, Virginia, on the North side of Villa Road, fronting thereon 75 feet each and running back between parallel lines 195 feet, and being Lots No. 9 and No. 10, of Section 1, as shown on a map of the property known as Marrowbone Heights prepared by J. A. Gustin, CLS, October 25, 1957, recorded in the Henry County Circuit Court Clerk's Office in Map Book 11, at Page 54.

DESCRIPTION H

PARCEL A: All those five certain lots or parcels of land with improvements thereon located, situated in the Horsepasture District of Henry County, Virginia, on the southerly side of the road leading from Bassett to Blackberry Church, Virginia, bounded and described as a whole as follows, to-wit:

BEGINNING at a point in the southerly margin of said highway marking the dividing line between Lots #3 and #4 as shown on the hereinafter mentioned map; thence along said dividing line South 52 deg. East 388 feet to a point in the middle of Blackberry Creek; thence down Blackberry Creek as it meanders 567.08 feet, more or less, to a point in Brammer's line; thence along Brammer's line North 39 deg. 12 min. West 230.8 feet to said road; thence along said road South 38 deg. West 543.5 feet to the point of beginning, and being Lots #4 through #24, inclusive, as shown on a map of the property of H. Russ and Mary Groome Barnes, dated March 22, 1949, prepared by J. A. Trent, C.L.S., and of record in the Henry County Circuit Court Clerk's Office in Map Book 4, Page 180, LESS AND EXCEPT Lots 4 through 8 previously conveyed off.

PARCEL B: All those certain lots or parcels of land, together with the improvements thereon, located on and near the State Highway leading from Bassett to Blackberry Church described and designated as Lot Nos. 1, 2, and 3 as a whole, BEGINNING at an iron stake at the point of intersection of the Northwest margin of said State Road 698 with the Southwest margin of State Road 712 leading toward North Bassett; thence off with the Southwest margin of latter road, North 35 deg. West 155 feet to a stake at a corner of Lot No. 48; thence off with the line of latter lot, South 40 deg. 115 feet to the back orner between Lots No. 3 and 4, thence off with the dividing line between latter lots, South 50 deg. East 150 feet to a stake on the Northwest margin of said State Road; thence off with the Northwest margin of said road, North 40 deg. East 75 feet to the beinning.

Lots Nos. 35 through 42, inclusive, and said residence tract as a whole: BEGINNING at an iron stake on the East margin of the private road leading to the residence on said 20 acre tract and at the Northwest corner of Lot No. 34; thence off with the line of latter lot, North 40 deg. East 22 feet to an iron stake at the West corner of said Lot No. 35; thence off with the back lines of Lots No. 34 through 29, South 50 deg. East 150 feet to the back corner between Lots No. 22 and 23; thence off with the back lines of Lots No. 22 through 7, North 40 deg. East 400 feet to a common corner of Lots No. 48 through 43, North 50 deg. West 150 feet to the line of said residence tract, thence off with the line of Lot No. 43, North 40 deg. East 231 feet to an iron stake in old road leading to said residence and being located on the West margin of said Road No. 712; thence off with the West margin of latter road, North 1 deg. East 175 feet, North 12-1/2 deg. West 65 feet, North 24 deg. West 91 feet to corner of 3/4 acre lot previously conveyed to George W. Reynolds and wife by deed dated December 30, 1953; thence off with the line of latter lot, South 60-1/2 deg. West 135 feet to a corner, thence North 31 deg. West 240 feet to an iron stake at the corner of the 1.1 acre lot of said Reynolds and wife; thence off with the line of said 1.1 acre lot, North 84 deg. West 100 feet to an iron stake, a corner with the 2.2 acre lot previously conveyed to said Reynolds and wife in said last mentioned deed; thence off with the line of latter lot, South 79 deg. West 495 feet to a corner, thence North 33-1/2 deg. West 188 feet to a fence post (call for chestnut stump) in old line; thence with old line, North 68 deg. West crossing branch 379 feet to a large flat rock; thence off along old line, South 31 deg. East recrossing the branch 1557 feet, more or less, South 24 deg. East 91 feet to an iron stake, a corner with Bowman, now or formerly; thence off with said Bowman line, North 71 deg. East 86 feet to said road leading to said residence; thence off along the West margin of said road a northerly course 166 feet to a stake; thence off North 40 deg. East 33 feet crossing over latter road to the beginning.

PARCEL C: All of those thirteen adjoining lots or parcels of land situated about one and one-half miles Southwest of Bassett in Horsepasture District of Henry County, Virginia, near Blackberry Creek on the northwest side of of the State highway leading from Bassett to Blackberry Church, and on the Northeast side of State Road No. 712 leading rrom said Highway toward North Bassett, being Lot Nos. 30, 31, 32, 33, 34, 35 (each of said lots fronting on said Highway), and Lot Nos. 36, 37, 38, 39, 40, 41, and 42 (each fronting on said Road No. 712), all of said lots being 25 feet wide on the front and back except lot No. 35 which is 29 feet wide on the front and 13 feet wide on the back and extends along the Northeast margin of said Road No. 712), all of said lots being 25 feet wide on the front and back except Lot No. 35 which is 29 feet wide on the front and 13 feet wide on the back and extends along the Northeast margin of said Road No. 712 a distance of 220 feet to the line of Lot No. 6, as all of said lots are shown and designated in Sectoin A on map of property of said R. L. Brammer made by J. A. Trent, C.L.S., on September 28, 1946, recorded in the Circuit Court Clerk's Office in said County in Map Book 3, Page 284.

PARCEL D: All those three certain adjoining lots or parcels of land, situated a short distance Southwest of Bassett on the northwest side of State Highway No. 698 leading from Bassett to Blackberry Church (sometimes referred to as the Blackberry Road), in the Horsepasture District of Henry County, Virginia, and being Lots Nos. 4, 5, and 6 as shown on Map of Property of J. B. and E. T. Frith, made by C. M. Wyatt, Surveyor, in December, 1953, recorded in the Circuit Court Clerk's Office in said County in the then current Map Book, and said lots being bounded, and described as a whole according to said map as follows, to-wit:

BEGINNING at a stake on the Northwest margin of said State highway, a corner between Lot Nos. 3 and 4; thence off with the dividing line between latter lots North 50 deg. West 150 feet to the line of lot No. 48; thence with the line of latter lot South 40 deg. West 75 feet to the back corner between Lot Nos. 6 and 7; thence off with the dividing line between latter lots South 50 deg. East 150 feet to a stake of the Northwest margin of said highway; thence off with the Northwest margin of said Highway North 40 deg. East 75 feet to the beginning, said lots each being 25 feet wide and 150 feet deep.

PARCEL E: All those six (6) certain adjoining lots or parcels of land together with all improvements thereon, situated a short distance Southwest of Bassett, near the Northwest margin of State Highway No. 698 leading from Bassett to Blackberry Church (sometimes referred to as the Blackberry Road), in Horsepasture District of Henry County, Virginia, and being known and designated as Lot Nos. 29, 30, 31, 32, 33, and 34 as shown on map of property of H. B. Frith and E. T. Frith, made by C. M. Wyatt, Surveyor, in December, 1953, recorded in the Henry County Circuit Court Clerk's Office in Map Book 6, Page 104, and said lots herein conveyed being bounded and described as a whole according to said map as follows, to-wit:

BEGINNING at a stake on the Northeast margin of the road leading to the residence located on said subdivision, a corner between Lot Nos. 28 and 29; thence off with the back lines of Lot Nos. 28 through 23 North 40 deg. East 165 feet to the South corner of Lot No. 35; thence off with the line of latter lot North 50 deg. West 150 feet to an iron stake in the line of the residence tract of 20 acres, more or less, thence off with the latter tract South 40 deg. West 22 feet to a stake on the Northeast margin of said road; thence off with the Easterly margin of said road a Southerly course 217 feet to the beginning.

PARCEL F: All that certain lot, piece or parcel of land, with all improvements thereon situated in Martinsville, Virginia, designated as Lot #5, situated on the West side of Maple Street, and more particularly described as follows: Beginning at an iron at a concrete wall on the westerly line of Maple Street South 16 deg. 15' West 48.70 feet to an old iron pipe in a joint driveway; thence off with said driveway, North 73 deg. 26' West 129.75 feet to an iron on a fence line; thence North 16 deg. 15' East 48.70 feet to an iron; thence South 73 deg. 26' East 129.75 feet to the point of beginning, according to a survey made by J. A. Gustin & Associates, CCE, dated November 30, 1965.

PARCEL G: All that certain lot or parcel of land with improvements thereon located, situated in the City of Martinsville, Virginia, on the West side of Chatham Heights Road (State Route No. 57), and being known and designated as Lot #10, Chatham Heights, of the T. M. Ford Subdivision, as shown on a map legended "Map of T. M. Ford Subdivision", prepared by T. S. Moore, C.L.S., dated January 30, 1938, and of record in the Henry County Circuit Court Clerk's Office in Map Book 2, Page 33; and further shown on a Record Plat for Wilbur L. Wright and Patricia A. Wright, prepared by J. A. Gustin and Associates, C.E. & L.S., dated June 28, 1965, recorded in the City of Martinsville Circuit Court Clerk's Office in Map Book 15, Page 168 (Cabinet A, Slie 293).

DESCRIPTION I

All that certain tract or parcel of land, together with all the improvements thereon, situated on the Southerly side of State Route 57 in the Iriswood Magisterial District of Henry County, Virginia, being known and designated as Parcel 'A' containing 1.028 acres, more or less, as more particularly shown on Plat of Survey for Jesse T. Earles and Sarah A. Earles, prepared by Marvin E. Searce, CLS, dated July 5, 1999, recorded in the Henry County Circuit Court Clerk's Office. (See Map Book 90, Page 206)

DESCRIPTION J

All of that certain lot or parcel of land, together with all improvements thereon, known as the Regency House Apartments property located at 612 Church Street in the City of Martinsville, Virginia, bounded and described as follows, to-wit:

BEGINNING at a point in the South margin of Church Street, marked by an iron in the dividing line between the property herein conveyed and the property shown on the hereinafter mentioned map as belonging to Kennon C. Whittle; thence with Whittle's line, South 3 deg. 56 min. East 252.36 feet to a new rear line; thence South 85 deg. 02 min. West 98.4 feet to a point marking the dividing line between the property herein conveyed and that which is shown on said map as the Mitchell property; thence with Mitchell's line, North 4 deg. 17 min. West 255.55 feet to Church Street; thence with Church Street North 89 deg. 59 min. East 100 feet to the point of beginning, LESS, HOWEVER, whatever rights have previously been reserved in a 30 foot alley space shown on said map; reference is here had to a map of the property prepared by J. A. Trent, CLS, July 2, 1953, recorded in the Clerk's Office of the Circuit Court of the City of Martinsville, Virginia, in Map Book 3, Page 86.

DESCRIPTION K

All that certain lot or parcel of land, together with all improvements thereon, known as the Chateau Terrace Apartments property located at 1515 Church Street Extension in the City of Martinsville, Virginia and being more particularly described as Lot #2, containing 28,114 square feet as shown on a Revision Plat Victor A. Lester prepared by Marvin E. Scarce, CLS, on May 3, 1971, which map is of record in the Clerk's Office of the Circuit Court of the City of Martinsville, Virginia in Map Book 11, Page 172 and is hereby incorporated by reference and made a part hereof.

DESCRIPTION L

ITEM 1: All those two certain lots or parcels of land, with improvements thereon located, situated on the West and Northwest side of College Street, in the City of Martinsville, Virginia, as shown on Plat for A. W. Patterson and Lula P. Oakley, prepared by J. A. Trent, CLS, dated January 21, 1953, of record in the Clerk's Office of the Circuit Court of the City of Martinsville, Virginia, in Map Book 3, Page 48, and being bounded and described according to prior deed as follows, to-wit:

PARCEL 1: BEGINNING on the West side of College Street, in the City of Martinsville, Virginia, at the Southeast corner of J. C. Minter's lot; thence with the line of his lot in a westerly direction to the depth of 220 feet; thence in a Southerly direction 94 feet; thence in an easterly direction 235 feet to College Street; thence with the said street in a Northerly direction 81 ½ feet to the point of beginning. LESS that small triangular lot of land conveyed to Clarence C. Donovan, et als, by deed from A. W. Patterson, widower, dated November 9, 1950, and of record in the aforesaid Clerk's Office in Deed Book 22, Page 140, said property being more particularly described as follows: BEGINNING at a point which is 42 deg. 46 min. 16 sec. East 132.18 feet from an iron, which iron is situated on the Easterly margin of Bridge Street, and marks the dividing line between the property conveyed to the said Clarence C. Donovan, et al, by A. B. Via, and the property now owned by Via, and running off from said beginning point, which is 132.18 feet from Bridge Street, as aforesaid, North 25 deg. 18 min. 45 sec. East 4 feet to a point; thence South 64 deg. 41 min. 16 sec. East 25 feet to a stake; thence 46 deg. 24 min. 45 sec. West 71.82 feet to an iron stake in the Via property; thence North 25 deg. 18 min. 45 sec. East along the old fence row to the point of beginning, said property also known as 212 College Street.

PARCEL 2: BEGINNING at a copper nail in the sidewalk on the Northwest side of College Street, which point is at the dividing line between the property herein conveyed and the Oakley property; thence along said College Street, South 19 deg. 52 min. West 82 feet to a railroad spike in the sidewalk; thence along the dividing line between the property herein conveyed and the Harry L. Nunn property North 73 deg. 08 min. West 149.90 feet to an iron; thence North 19 deg. 14 min. East 15.73 feet to an iron; thence North 67 deg. 05 min. West 100 feet to an iron at the dividing line between the rear line of the property herein conveyed and C. D. Willis property; thence along said rear line North 17 deg. 34 min. East 109.36 feet to an iron; thence along the dividing line between the property herein conveyed and the Oakley property South 61 deg. 05 min. East 257.32 feet to a copper nail in side-walk on the Northwest side of College Street and the point of beginning, said property also known as 216 College Street.

ITEM 2: All of that certain lot or parcel of land, with improvements thereon, lying on the West side of Ellsworth Street Extension, in the City of Martinsville, Virginia, and further described as follows, to-wit:

BEGINNING at a stake on the Northeast corner of A. D. Witten lot on the West side of said street; thence with said Witten's lot, North 75-3/4 deg. West 127 feet to a stake; thence North 11 deg. East 49.5 feet to a stake; thence South 73 deg. East 137 feet to said street; thence with the same a southerly direction 48.5 feet to the point of beginning.

DESCRIPTION M

All that certain lot or parcel of land with improvements thereon located, situated on the West side of Maple Alley (now Ellsworth Street extended), in the City of Martinsville, Virginia, and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron stake in the west line of said street or alley, 13 feet in the northern direction from an old corner maple; thence with what was Martin's line, North 75 deg. West 149 feet to an iron stake in a back line; thence with said back line, North 20 deg. East 50 feet to a post; thence with D. H. Pannill, et als' line, South 20 deg. West 51.1 feet to the point of beginning.

DESCRIPTION N-1

All those certain lots or parcels of land, together with the improvements thereon, situated on the easterly side of Maple Street in the City of Martinsville, Virginia, and being part of Lot 37 and all of Lot 38 as shown on "Map and Survey of Fifty Lots Belonging to George D. Gravely, Deceased" as recorded in the Henry County Circuit Court Clerk's Office in Deed Book 33, Page 615, and as shown on survey for Janice Marie Lewis as prepared by J. A. Gustin & Associates, PE & LS, dated October 12, 1994, recorded in Plat Book 22, Page 153 (Plat Cabinet B, Slide B-41) in the City of Martinsville Circuit Court Clerk's Office.

DESCRIPTION N-2

All that certain lot or parcel of land, together with improvements thereon located, lying on the easterly side of Maple Street in the City of Martinsville, Virginia, and being all of Lot 10 of The Henry G. Mullens Estate Subdivision as shown on map prepared by T. S. Moore, CLS, on May 12, 1925, and recorded in the Henry County Circuit Court Clerk's Office in Map Book 2, Page 108, and as shown on survey for Gary A. Hensley as prepared by J. A. Gustin & Associates, PE & LS, dated March 16, 1991 (see Map Book 20, Page 105 of the City of Martinsville Circuit Court Clerk's Office.

DESCRIPTION O

All that certain lot or parcel of land, together with the improvements thereon, lying and being on the southeastern side of State Route No. 1141 (formerly S. R. No. 667) and also known as Stultz Road, situated in Villa Heights, in the Martinsville District of Henry County, Virginia, being known and designated as Lot 11A as shown on Map of Jesse B. Gilley & Central Enterprises, Inc. and Vernon H. Leath, showing Revision of Lots 9A, 10A, 11A, prepared by Marvin E. Searce, June 21, 1978, and recorded in the Henry County Circuit Court Clerk's Office in Map Book 70, Page 70.

CASE NUMBER
PH 14328

**SCHEDULE B
PART I**

POLICY NUMBER
G52-0232635

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- 1) As to all properties located in the County of Henry, taxes for the year 2002, a lien, but not yet due and payable.
- 2) As to all properties located in the City of Martinsville and County of Mecklenburg, taxes subsequent to those for the second half fiscal year 2001-2002, not yet due and payable.
- 3) As to all properties, rights of tenants in possession under unrecorded leases.
- 4) As to all properties, pending disbursement of the proceeds of the loan secured by the insured deed of trust, including all future advances or readvances made before or after repayments of such loan, this policy insures at any one time only to the extent of the amount actually disbursed and outstanding from time to time up to the face amount of the policy. Further, this policy insures that future disbursements, including all future advances or readvances made before or after repayments of such loan, shall have priority over all other defects in or objections to the title excepts as to:
 - A. Any docketed judgment, notice of which has been given to the noteholder of record in accordance with Section 55-58.2 of the Code of Virginia, at the address indicated in the deed of trust.
 - B. Federal tax liens, notice of which is filed prior to the making of such disbursement.
 - C. Bankruptcy affecting the estate or interest of mortgagor.
 - D. Taxes and assessments, subsequent to those shown in Schedule B of this policy.
 - E. Any purchase money security interest in goods and fixtures as provided under Sections 8.9-312 of the Code of Virginia, and
 - F. Filed or unfiled mechanics' liens.
 - G. Liens or charges created under any environmental protection laws, ordinances or regulations.
 - H. Any other defects or encumbrances shown in Schedule B of this policy.

As to Description A-1:

- 5) Easement granted Lee Telephone Company by instrument of record in Deed Book 131, Page 372.
- 6) Easement granted Appalachian Power Company by instrument of record in Deed Book 164, Page 34.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

SCHEDULE B
PART I

POLICY NUMBER
G52-0232635

- 7) Easement granted Henry County Public Service Authority by instrument of record in Deed Book 232, Page 47, as shown on plat of survey by Lawrence W. Cockram, dated October 13, 1987, recorded in Map Book 82, Page 1422.
- 8) Easement granted for a 50-foot service road of record in Deed Book 324, Page 528.
- 9) Rights of tenants in possession under unrecorded leases.
- 10) Building restriction line of 112 feet as shown on the recorded plat of survey by Lawrence W. Cockram, L.L.S., dated October 13, 1987, recorded in Map Book 82, Page 1422, a future violation thereof will not cause a forfeiture or reversion of title.
- 11) The following matters as shown on Plat of Survey by Lawrence W. Cockram, L.L.S., dated October 13, 1987, recorded in Map Book 82, page 1422:
 - A) American Electric Power Company's high tension line and 150-foot easement located across insured premises.
 - B) American Electric Power Company's high tension line and 60-foot easement located across insured premises.
 - C) Fence encroaches upon adjoining property along the south property line.
- 12) Such state of facts occurring subsequent to October 13, 1987, as would be disclosed by an accurate survey and inspection of the premises.

As to Description A-2

- 13) Easement granted City of Martinsville for permanent utility easement and drainage easement along Memorial Boulevard, recorded in Deed Book 179, Page 623.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

**SCHEDULE B
PART I**

POLICY NUMBER
G52-0232635

14) The following matters as shown on plat of survey by J. A. Gustin dated April 26, 1996:

- A) City of Martinsville's variable width permanent utility easement located inside portions of the southerly property lines of Tract "C".
- B) A portion of the Virginia Department of Transportation's 15' x 15' permanent drainage easement located inside the extreme southeast property corner of Tract "C".
- C) City of Martinsville Electric Department's power poles and overhead power lines located inside portions of the northerly property lines of Tract "B".
- D) City of Martinsville Electric Department's overhead power line and Adelphia Cable Communications' overhead cable transmission line are located inside the northerly property line of the remainder of the 0.33 acre tract.
- E) City of Martinsville Electric Department's overhead power line extends from Pole No. 22 to Pole No. 3 on Tract "B".
- F) City of Martinsville Electric Department's pole No. 22 located on the extreme west property line of Tract "C" and overhead power line and Adelphia Cable Communications' overhead cable transmission line located inside the front property line near the extreme southwest property corner.
- G) City of Martinsville Electric Department's pole No. 24 located on the front property line near the extreme Southwest property corner. Overhead power line and Adelphia Cable Communications' overhead cable transmission line located along a portion of the south portion of the south property line of Tract "C".
- H) Central Telephone Company of Virginia's overhead telephone line and Adelphia Cable Communications' overhead cable transmission line located inside portions of the northerly property lines of Tract B.
- I) Central Telephone Company of Virginia's pole No. A1 located inside the extreme west property line of Tract B and overhead telephone line extends from said pole, in a southeasterly direction, through Tract B, the 0.6 acre tract, and onto Tract C.
- J) Drop inlets and storm sewer lines located on Tract C, to carry storm water run-off and natural drainage.

CONTINUED ON FOLLOWING PAGE

Lawyers Title Insurance Corporation

CASE NUMBER
PH 14328

SCHEDULE B PART I

POLICY NUMBER
G52-0232635

- K) A portion of the metal canopy, at the gas pump island, encroaches into the U. S. Route 220-Business – Memorial Boulevard right-of-way, however it is not within the traveled way of said right-of-way.
- L) Portions of the concrete walk on abutting Lots 39 and 40 encroach inside the extreme southeast property line of Tract C.
- 15) Such state of facts occurring subsequent to April 26, 1996, as would be disclosed by an accurate survey and inspection of the premises.

As to Description A-3

- 16) Easement granted Appalachian Power Company by instrument dated August 6, 1979, from John D. Wilson and Alea W. Wilson, recorded in Deed Book 134, Page 85.
- 17) Easement granted City of Martinsville by instrument dated August 22, 1979, from John D. Wilson and Alea W. Wilson, recorded in Deed Book 133, Page 835.
- 18) (As to Parcel 1) Fifteen-foot joint gravel drive used in common situated partly on insured premises and partly on the property adjoining on the south as shown on plat of survey by J. A. Gustin dated May 20, 1965, recorded in Map Book 9, Page 174.
- 19) (As to parcel 2) City of Martinsville Electric Department's overhead power lines located across insured premises as shown on plat of survey by J. A. Gustin dated May 20, 1965, recorded in Map Book 9, Page 176.

As to Description A-4

- 20) Restrictions and other matters, if any, appearing of record in Map Book 89, Page 998, but this policy insures that a violation thereof will not cause a forfeiture or reversion of title. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sect. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
- 21) Rights of others in and to the use of the appurtenant easement set out in the description under Schedule A hereof.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

SCHEDULE B PART I

POLICY NUMBER
G52-0232635

As to Description B:

- 22) Restrictions and other matters, if any, appearing of record in Deed Book 160, Page 510, and Deed Book 180, Page 237, but this policy insures that a violation thereof will not cause a forfeiture or reversion of title. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sect. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
- 23) Agreement between the City of Martinsville and East Gate Development Corporation dated August 6, 1974, recorded in Deed Book 253, Page 706.
- 24) Agreement between the Henry County Public Service Authority, East Gate Development Corporation, and the City of Martinsville dated September 4, 1974, recorded in Deed Book 255, Page 35.
- 25) Developer's Agreement between East Gate Development Corporation and the City of Martinsville, recorded in Deed Book 253, Page 704.
- 26) Easement granted Appalachian Power Company by instrument dated September 8, 1980, from East Gate Development Corporation, recorded in Deed Book 326, Page 126.
- 27) Easement granted for utility easement by instrument dated March 7, 1974, recorded in Deed Book 249, Page 894.
- 28) Unrecorded easements for utilities located along front of Tract "A" that were in existence when East Gate Development Corporation acquired the property from the Commonwealth of Virginia (Department of Highways and Transportation), including drains, sewer, water, gas lines, telephone and/or electric power lines.
- 29) The following matters as shown on plat of survey by J. A. Gustin & Associates, dated July 15, 1997, recorded in Map Book 89, Page 332:
- A) Henry County Public Service Authority's manholes, 8-inch sanitary sewer line and 10-foot easement located on the northwesterly portion of insured premises.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

**SCHEDULE B
PART I**

POLICY NUMBER
G52-0232635

- B) Sprint's poles and overhead telephone line located across the northerly portion of insured premises and pedestal located on the northwesterly portion of insured premises.
 - C) American Electric Power Company's poles and overhead power line located across the northerly portion of insured premises and poles and overhead power lines located on the southeasterly portion of insured premises, and overhead power line located across the southerly portion of insured premises.
 - D) Adelphia Cable Communications' overhead cable transmission line located across the northerly portion of insured premises and overhead cable transmission line located across the southerly portion of insured premises.
 - E) A portion of the former right-of-way of State Route 57 (now abandoned) is part of the northwest portion of the insured premises.
 - F) 10-foot Utility easement located along the extreme southwest property line, 5 feet to each side of the property line.
 - G) City of Martinsville's 6-inch cast iron water line and 10-foot easement located on the extreme southwesterly portion of insured premises.
 - H) Drop inlets, 18-inch concrete pipe, 15-inch concrete pipe, 15-inch corrugated metal pipe, 12-inch corrugated metal pipe, and concrete gutter for the purpose of storm water run-off located on the northwest, westerly, and southwesterly portions of insured premises.
 - I) Virginia Department of Highways and Transportation's permanent utility easement located inside the front property lines on the northwest portion of insured premises.
 - J) Portions of the swimming pool and boathouse encroach upon the Virginia Department of Transportation's permanent utility easement.
 - K) A portion of the mailbox shelter encroaches upon the Henry County Public Service Authority's sanitary sewer line and 10-foot easement.
 - L) Fire Hydrant located on the northwesterly portion of insured premises.
- 30) Such state of facts occurring subsequent to July 15, 1997, as would be disclosed by an accurate survey and inspection of the premises.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

**SCHEDULE B
PART I**

POLICY NUMBER
G52-0232635

As to Description C:

31) The following matters as shown on plat of survey by Marvin L. Crutchfield dated August 30, 2000, revised September 1, 2000, recorded in Plat Cabinet 1, Slide 305, Page 7:

- A) Power poles and overhead power lines located on and across insured premises.
- B) Water main and valves located on the southwesterly portion of insured premises.
- C) Manhole located on the southeasterly portion of insured premises.
- D) Gas tank located on the easterly portion of insured premises.
- E) Telephone booth located on the northeasterly portion of insured premises.
- F) Clean-out located on the northwesterly portion of insured premises.
- G) Drive, sign planter and sidewalk encroaches onto Madison Street.

32) Such state of facts occurring subsequent to September 1, 2000, as would be disclosed by an accurate survey and inspection of the premises.

As to Description D:

33) Such state of facts occurring subsequent to March 27, 1991, as would be disclosed by an accurate survey and inspection of the premises.

As to Description E:

34) Such state of facts occurring subsequent to November 29, 1990, as would be disclosed by an accurate survey and inspection of the premises.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

SCHEDULE B
PART I

POLICY NUMBER
G52-0232635

As to Description F:

35) The following matters as shown on plat of survey by J. A. Gustin dated November 9, 1983, recorded in Deed Book 370, Page 116:

A) American Electric Power's poles and overhead power line located across the easterly portion of insured premises.

B) Water meter located on the northerly portion of insured premises.

36) Encroachment upon property adjoining on the west by the concrete stairwell, building, concrete pads, and fence appurtenant to insured premises as shown on plat of survey by J. A. Gustin dated November 9, 1983, recorded in Deed Book 370, Page 116. This policy insures against loss or damage sustained by reason of any final court order or judgment requiring the removal of said encroachment.

37) Such state of facts occurring subsequent to November 9, 1983, as would be disclosed by an accurate survey and inspection of the premises.

As to Description G:

38) Restrictions and other matters, if any, appearing of record in Deed Book 126, Page 66, but this policy insures that said restrictions have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sect. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

39) Easement granted Lee Telephone Company by instrument recorded in Deed Book 125, Page 417.

40) Easements granted Appalachian Electric Power Company by instruments recorded in Deed Book 86, Page 302, and Deed Book 125, Page 244.

As to Description H:

41) As to Parcel A, easements granted Henry County Public Service Authority by instrument dated March 1, 1979, from Harold D. Eanes and Vilor W. Eanes, recorded in Deed Book 301, Page 447, and by instrument recorded in Deed Book 301, Page 440.

CONTINUED ON FOLLOWING PAGE

Yers Title Insurance Corporation

CASE NUMBER

PH 14328

SCHEDULE B PART I

POLICY NUMBER

G52-0232635

- 42) As to Parcels A and E, attention is directed to the fact that this policy does not insure title to the personal property located on insured premises, including but not limited to the mobile homes located thereon.
- 43) As to Parcels A and B, rights of others thereto entitled in and to the continued uninterrupted flow of and branches or streams.
- 44) As to Parcel B, Easement granted Henry County Public Service Authority by instrument dated July 16, 1984, from H. D. Eanes and Vilor W. Eanes, recorded in Deed Book 382, Page 90.
- 45) As to Parcels B and E, Easement granted Appalachian Electric Power Company by instrument dated September 12, 1947, recorded in Deed Book 90, Page 303.
- 46) As to Parcel C, Easement granted Henry County Public Service Authority by instrument dated March 1, 1979, from H. D. Eanes and Vilor W. Eanes, recorded in Deed Book 301, Page 449.
- 47) As to Parcel F, joint driveway situated partly on insured premises and partly on property adjoining on the south as shown on plat of survey for The Virginia Association of Workers for the Blind, Inc., of Richmond, Virginia, prepared by J. A. Gustin & Associates, dated November 30, 1965.
- 48) As to Parcel G, Easement granted Appalachian Power Company by instrument recorded in Deed Book 31, Page 441.
- 49) As to Parcel G, encroachment upon property adjoining on the southwest by the gravel drive appurtenant to insured premises as shown on plat of survey by J. A. Gustin & Associates, dated June 28, 1965, recorded in Map Book 15, Page 168. This policy insures against loss or damage sustained by reason of any final court order or judgment requiring the removal of said encroachment.

As to Description I:

- 50) Easement granted Appalachian Power Company by instrument recorded in Deed Book 411, Page 383.
- 51) Easements granted Lee Telephone Company by instruments recorded in Deed Book 219, Page 124, Deed Book 227, page 767, and Deed Book 227, Page 774.
- 52) Title to that portion of the property within the bounds of the cemetery as shown on plat of survey by M. E. Scearce, dated July 5, 1999, recorded in Map Book 90, Page 206, together with the right of ingress and egress thereto.

CONTINUED ON FOLLOWING PAGE

CASE NUMBER
PH 14328

**SCHEDULE B
PART I**

POLICY NUMBER
G52-0232635

- 53) Old farm road located across the southerly portion of insured premises as shown on plat of survey by M. E. Searce, dated July 5, 1999, recorded in Map Book 90, Page 206.

As to Description J:

- 54) Thirty-foot alley space located across the westerly portion of insured premises as shown on plat of survey by J. A. Trent, dated July 2, 1953, recorded in Map Book 3, Page 86.
- 55) Such state of facts occurring subsequent to July 2, 1953, as would be disclosed by an accurate survey and inspection of the premises.

As to Description K:

- 56) Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

As to Description L:

- 57) As to Parcel 1, ten-foot joint alley space used in common situated partly on insured premises and partly on property adjoining on the south as shown on plat of survey by J. A. Trent, dated January 21, 1953, recorded in Map Book 3, Page 48.

As to Description N-2:

- 58) Joint use drive used in common situated partly on insured premises and partly on property adjoining on the south, as shown on plat of survey by J. A. Gustin dated March 26, 1991, recorded in Map Book 20, Page 105.

As to Description O:

- 59) Restrictions and other matters, if any, appearing of record in Map Book 2, Page 329, but this policy insures that said restrictions have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sect. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

CONTINUED ON FOLLOWING PAGE

Wyers Title Insurance Corporation

CASE NUMBER

PH 14328

SCHEDULE B PART I

POLICY NUMBER

G52-0232635

- 50) Building restriction line of 35 feet as shown on the recorded plat of subdivision, which restriction has not been violated and a future violation thereof will not cause a forfeiture or reversion of title.
- 51) Encroachment upon 30-foot roadway by the concrete drive appurtenant to insured premises as shown on plat of survey by Marvin E. Searce, dated June 21, 1978, recorded in Map Book 70, Page 70. This policy insures against loss or damage sustained by reason of any final court order or judgment requiring the removal of said encroachment.

CASE NUMBER

PH 14328

SCHEDULE B PART I

POLICY NUMBER

G52-0232635

PART II

In addition to matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in schedule A is subject to the following matters, if any be shown, but the Company insures that these matters are subordinate to the lien or charge of the insured mortgage upon the estate or interest:

— NONE —