

CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE		Q/U		SALE PRICE		VC		
T R PROPERTIES INC				T R PROPERTIES INC				DB 160/321		08-01-1985		U		340,000		0		
PO BOX 3565				NEASE-WHEELER-BLACKARD INC				DB 028/082		03-31-1952		U		0		0		
MARTINSVILLE VA 24115-356																		
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION				PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR										
Description	Code	Appraised	Assessed	CENTRAL PLAZA				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
Building	300	417700	417,700					2021	300	417700	2020	300	348600	2019	300	348600		
Land	300	382300	382,300	BLDG DESCRIPTION					300	382300		300	382300		300	382300		
Total		800,000	800,000	1 STR BRICK & C/B				Total	800000			Total	730900			Total	730900	
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION										COST / MARKET VALUATION				
# Of Parcels	1	Year Built	1948	SUB	Description			LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate			50.00		
Plat Ref	MB 23-77	Classification	04:Commercial	1ST	1st Floor			34,078	34,078	34,078	32.23	1,098,334	Rcn			1,098,334		
Land Acres	6.966	Zoning	C-C	POP	Open Porch			0	3,289	0	0.00	0	Net Other Adj			0		
Land SF	303,445	Prop Use	MT04:Multi Tenan									AYB			1948			
Assoc. Parcel		District	2C57:N Memorial Blvd									Effective Year Built			1967			
												Condition			A			
												Remodel Rating						
												Year Remodeled						
												Eyb Dpr			49			
												Functional Obsol						
												Economic Obsol						
												Cost Trend Factor			1			
												Adjustment						
												Percent						
												Percent Good			51			
												RCNLD			417,700			
												% Good Ovr						
												% Good Ovr Comment						
												Misc Imp Ovr						
												Misc Imp Ovr Comment						
												Cost to Cure Ovr						
												Cost to Cure Ovr Comm.						
CONSTRUCTION DETAIL																		
Element	Cd	Description																
Style	MT04	Multi Tenant Commerical																
Model	94	Commercial																
Grade	C	AVERAGE																
Stories	1.00																	
Foundation Typ	00	TYPICAL																
Exterior Wall 1	00	TYPICAL																
Roof Cover	00	TYPICAL																
Interior Wall 1	00	TYPICAL																
Interior Floor 1	00	TYPICAL																
Exterior Cond	00	Typical																
Central Heat	00	No																
Central AC	00	No																
Bedrooms	0																	
Total Rooms	0																	
Full Baths	0																	
Half Baths	0																	
Chimneys	0																	
Fireplaces	0																	
Sketch Factor																		
Basement Type	00	NONE																
Living Area	34078																	
PROPERTY FACTORS																		
PUB WATE	UG UTILITI	TOPO	SIDEWALK															
Y Yes	N No	N No	N No															
PUB SEWE	CURB & GU	SOIL																
Y Yes	N No	N No																
SEPTIC	VIEW	LOCATION																
N No	N No	N No																

### Primary Order Information

**State** Virginia  
**County / Town** Henry  
**Order Type** Residential Buy/Sell  
**Application No.** 10554222  
**Application Date / Time** 06/10/2022  
**Contact User Name** Becky Kelley  
**Company** Professional Title Associates  
**Company Phone** 540-725-1558  
**Sales Rep**  
**Brand** Fidelity National Title Insurance Company  
**Customer Reference No.** Agent's Reference Number: 46-52  
**Additional Reference No.**  
**BackTitle No.**  
**Smartview Order No.** [SmartviewOrderNumber]

### Seller / Owner

T R Properties INC

### Buyer / Borrower

### Sale Price / Loan Information

<b>Sale Price 1:</b>	<b>Loan Amount 2:</b>
<b>Loan Amount 1:</b>	<b>Lender 2:</b>
<b>Lender 1:</b>	<b>Lender 2 Clause:</b> , and/or the Secretary of Housing and Urban Development of Washington, D.C., their successors and/or assigns as their respective interests may appear
<b>Lender 1 Clause:</b>	<b>Loan No. 2:</b>
<b>Loan No. 1:</b>	

### Property(ies)

**Street No:** 1515  
**Street Name:** Church St Ext  
**City:** Martinsville  
**State:** VA  
**Tax ID / Parcel No./Plan:** 000468200; 34 (03 )H /15  
**New Construction:** No  
**New Plat:** No  
**Vacant Land:** No  
**Torrens:** No

<b>Abstract:</b>	No
<hr/>	
<b>Street No:</b>	706
<b>Street Name:</b>	N Memorial Blvd
<b>City:</b>	Martinsville
<b>State:</b>	VA
<b>Tax ID / Parcel No./Plan:</b>	000584200; 30 (11 )00 /BC
<b>New Construction:</b>	No
<b>New Plat:</b>	No
<b>Vacant Land:</b>	No
<b>Torrens:</b>	No
<b>Abstract:</b>	No
<hr/>	
<b>Street No:</b>	612
<b>Street Name:</b>	E Church St
<b>City:</b>	Martinsville
<b>State:</b>	VA
<b>Tax ID / Parcel No./Plan:</b>	000204900; 34 (03 )H /13
<b>New Construction:</b>	No
<b>New Plat:</b>	No
<b>Vacant Land:</b>	No
<b>Torrens:</b>	No
<b>Abstract:</b>	No
<hr/>	
<b>Street No:</b>	320
<b>Street Name:</b>	W COMMONWEALTH BLVD
<b>City:</b>	Martinsville
<b>State:</b>	VA
<b>Tax ID / Parcel No./Plan:</b>	000990306; 21 (01 )00 /N11
<b>New Construction:</b>	No
<b>New Plat:</b>	No
<b>Vacant Land:</b>	No
<b>Torrens:</b>	No
<b>Abstract:</b>	No
<hr/>	
<b>Street No:</b>	723
<b>Street Name:</b>	Jefferson St
<b>City:</b>	Martinsville
<b>State:</b>	VA
<b>Tax ID / Parcel No./Plan:</b>	000498500; 44 (08 )00 /33A
<b>New Construction:</b>	No
<b>New Plat:</b>	No
<b>Vacant Land:</b>	No

<b>Torrens:</b>	No
<b>Abstract:</b>	No
<b>Street No:</b>	723
<b>Street Name:</b>	Jefferson St
<b>City:</b>	Martinsville
<b>State:</b>	VA
<b>Tax ID / Parcel No./Plan:</b>	000498600; 44 (08 )00 /36A
<b>New Construction:</b>	No
<b>New Plat:</b>	No
<b>Vacant Land:</b>	No
<b>Torrens:</b>	No
<b>Abstract:</b>	No
<b>Street No:</b>	723
<b>Street Name:</b>	Jefferson St
<b>City:</b>	Martinsville
<b>State:</b>	VA
<b>Tax ID / Parcel No./Plan:</b>	000498400; 44 (08 )00 /34A
<b>New Construction:</b>	No
<b>New Plat:</b>	No
<b>Vacant Land:</b>	No
<b>Torrens:</b>	No
<b>Abstract:</b>	No

<b>Requested Product(s)</b>
Name: Title Search Report - Due Date: 06/22/2022

<b>Comments:</b>
------------------

# SUMMARY OF TITLE EXAMINATION

FILE NO. 10554222 ADDRESS: 706 Memorial Blvd N

CURRENT OWNER: TR Properties

TAXES: 2021

Parcel #: 000584200 Land: 382,300

Taxes are ☒ Paid ☐ Delinquent ☐ Due for 6/5/22 Impro: 417,700

Next Due 12/5/22 Total: 800,000

Exception is made to real estate taxes. Please verify taxes with Treasurer @ (276) 403-5242

TITLE VESTED: 160/321

LEGAL DESCRIPTION: - Map 23/77 - New Tract cont 303,445 sq ft (6.966 acres)

Parcel A cont' 0.82 acres, Parcel B cont' 4.57 acres, Parcel C cont' 2.07 ac, Tract D  
cont' 0.33 acres, Tract E cont' 0.6 ac Less 9/c @ 29/431, 179/623 (also see 194/196)

Maps: PER (4) Subdivision Plat ( ) or Survey ( ☒ ) DESCRIBED AS FOLLOWS: Martinsville City

① 23/77 ③ 6/11

② 6/144 ④ 7/52

DEED(S) OF TRUST: ( ☒ ) None Found ☒ If none found, please verify prior to closing in case of mis-indexing

1. Ref: \_\_\_\_\_ Dated: \_\_\_\_\_ Rec. \_\_\_\_\_ Amt. \_\_\_\_\_ Lender: \_\_\_\_\_

Trustee: \_\_\_\_\_ Note: \_\_\_\_\_

2. Ref: \_\_\_\_\_ Dated: \_\_\_\_\_ Rec. \_\_\_\_\_ Amt. \_\_\_\_\_ Lender: \_\_\_\_\_

Trustee: \_\_\_\_\_ Note: \_\_\_\_\_

JUDGMENTS: ( ☒ ) \_\_\_\_\_

Buyer: ( ) N/A ( ☒ ) \_\_\_\_\_

FINANCING STATEMENTS: ( ☒ ) \_\_\_\_\_

RESTRICTIONS: ( ☒ ) \_\_\_\_\_

Recorded: \_\_\_\_\_ in \_\_\_\_\_ Amended: \_\_\_\_\_

Violated: \_\_\_\_\_ Setbacks: \_\_\_\_\_

EASEMENTS: ( ) \_\_\_\_\_

1. Matters of survey(s) above - see 23/77 Commissioner

2. 179/623 to Commonwealth Transportation

Order @ 194/196

OTHER MATTERS: ( ) \_\_\_\_\_

① Off conveyances @ 29/431, 179/623

② Lease @ 0500264

☒ Back Title information relied upon from Policy/Case # K61-0004769 / 201401774RO

SEARCH PERIOD: \_\_\_\_\_ TO: 6/24/22 @8:00am EHE 06/20120

This title search is based upon the examination of the recorded documents in the Circuit Court Clerk's Office of the jurisdiction for which it was ordered, for the time period requested. This is not a title insurance policy, commitment for title insurance, or an opinion of title. Upon payment, there can be liability for any negligence, mistakes, or omissions as an abstractor and only for the period searched. This search excludes any defects, liens, encumbrances, adverse claims or other matters, as a result of or caused by computer error, programmer error, or programming limitations, including but not limited to any misspellings or derivations of the surname when searching any courthouse automated. Furthermore, any liability for any matter, possible claim or claim as the result of this search by reason of negligence, mistakes or omissions shall not exceed amounts stated in our Errors and Omissions policy (available upon request). As a result of the COVID-19 pandemic, many states are temporarily extending statutes of limitations deadlines and lien filing periods. Please be aware and advise if any further research is needed than the dates provided.

CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK				SALE DATE				Q/U				SALE PRICE				VC			
T R PROPERTIES INC				T R PROPERTIES INC				DB 160/321				08-01-1985				U				340,000				0			
PO BOX 3565				NEASE-WHEELER-BLACKARD INC				DB 028/082				03-31-1952				U				0				0			
MARTINSVILLE VA 24115-366																											
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION				PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR																			
Description		Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
Building		300	417,700	417,700	2021	300	417,700	2020	300	348,600	2019	300	348,600	2018	300	348,600	2017	300	348,600	2016	300	348,600	2015	300	348,600		
Land		300	382,300	382,300	2021	300	382,300	2020	300	382,300	2019	300	382,300	2018	300	382,300	2017	300	382,300	2016	300	382,300	2015	300	382,300		
Total			800,000	800,000	Total		800,000	Total		730,900	Total		730,900	Total		730,900	Total		730,900	Total		730,900	Total		730,900		
SUPPLEMENTAL DATA																											
# Of Parcels 1		Year Built 1948																									
Plat Ref MB 23-77		Classification 04:Commercial																									
Land Acres 6.966		Zoning C-C																									
Land SF 303,445		Prop Use MT04:Multi Tenant																									
Assoc. Parcel		District 2C57:N Memorial Blvd																									
BUILDING SUB-AREA SUMMARY SECTION																											
SUB		Description		LIVING		GROSS		EFF AREA		Unit C		Undeprec Val		Base Rate		Rcn		Net Other Adj		AYB		Effective Year Built		Condition			
1ST		1st Floor		34,078		34,078		34,078		32.23		1,098,334		50.00		0		1,098,334		1948		1967		A		49	
POP		Open Porch		0		3,289		0		0.00		0		0		0		0		0		0		0		0	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep		Cur Adj		Apprais Val		RCNLD		% Good Ovr		% Good Ovr Comment		Misc Imp Ovr		Misc Imp Ovr Comment		Cost to Cure Ovr	
130		OB-WORKSHEET		L		1.00		100		0.00		0.00		0		0		0		0		0		0		0	
Code		Description		La		Size		Rate		% Dep</																	



## Real Estate

### All Bills

Parcel ID 000584200

Location 706 N MEMORIAL BLVD

#### Real Estate

Bill	Type	Year	Owner	Paid	
7697	REGULAR/ORIGINAL	1999	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
16576	REGULAR/ORIGINAL	2000	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7727	REGULAR/ORIGINAL	2001	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
16618	REGULAR/ORIGINAL	2002	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7700	REGULAR/ORIGINAL	2003	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7667	REGULAR/ORIGINAL	2004	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7627	REGULAR/ORIGINAL	2005	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7627	REGULAR/ORIGINAL	2006	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7613	REGULAR/ORIGINAL	2007	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7621	REGULAR/ORIGINAL	2008	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7962	REGULAR/ORIGINAL	2009	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7961	REGULAR/ORIGINAL	2010	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7966	REGULAR/ORIGINAL	2011	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7962	REGULAR/ORIGINAL	2012	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7932	REGULAR/ORIGINAL	2013	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7937	REGULAR/ORIGINAL	2014	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7920	REGULAR/ORIGINAL	2015	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7907	REGULAR/ORIGINAL	2016	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7897	REGULAR/ORIGINAL	2017	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7897	REGULAR/ORIGINAL	2018	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7874	REGULAR/ORIGINAL	2019	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7728	REGULAR/ORIGINAL	2020	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>
7730	REGULAR/ORIGINAL	2021	T R PROPERTIES INC	Paid	<a href="#">View Bill</a>



## Real Estate

[View Bill](#)

[View bill image](#)

As of

6/14/2022

Bill Year

2021

Bill

7730

Owner

T R PROPERTIES INC

Parcel ID

000584200

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$4,159.00	\$4,159.00	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$4,159.00	\$4,159.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$8,318.00	\$8,318.00	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.

T R PROPERTIES, INC.,  
A Virginia Corporation

FROM: DEED

948

NEASE-WHEELER-BLACKARD, INCORPORATED  
A Virginia Corporation

THIS DEED made this 1st day of August, 1985, by and between Nease-Wheeler-Blackard, Incorporated, a Virginia Corporation, party of the first part and Grantor herein and T R Properties, Inc., a Virginia Corporation, party of the second part and Grantee herein:

WITNESSETH: That for and in consideration of the sum of One Hundred Dollars (\$100.00) cash in hand paid to the Grantor by the Grantee and other good and valuable consideration, a deferred portion of which is represented by a promissory note secured by a purchase money deed of trust of even date herewith, the receipt of all of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey, in fee simple with general warranty and English covenants of title unto the Grantee, "all of those five (5) certain tracts or parcels of land, lying and being in the City of Martinsville, Virginia, as shown on a certain map entitled 'Survey of Property for E. Stuart James Grant', dated September 15th 1950, prepared by H. S. Peirce, C. L. S., 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 acres' and '0.6 acres', 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° 32' E. 100.03 feet to an iron; thence continuing along the southwestern line of said Smith Road S. 46° 53' E. 363 feet to a point; thence a new line N. 75° 58' W. 332 feet, more or less, to a point in the eastern line of said Beaver Street;

JAMES H. FORD  
ATTORNEY AT LAW  
28 W. CHURCH ST.  
MARTINSVILLE, VA.  
24114-1922

1

BOOK 160 PAGE 321

thence with the eastern line of said Beaver Street N. 2° 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° 0' W. 300 feet to a point marking the northern line of Glenn Street; thence with the northern line of Glenn Street N. 75° 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° 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° 58' E. 150 feet to a point marking the southeastern corner of said lot; thence continuing along the line of said lot N. 2° 47' E. 50 feet to a point; thence a new line S. 75° 58' E. 300.4 feet to a point; thence along the southern line of Rucker Street S. 75° 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° 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° 58' E. 651 feet to a point also marking the northwest corner of Lot #43; thence with a back line for a tier of lots S. 14° 0' W. 150 feet to a point; thence continuing along the said back line for a tier of lots S. 30° 26' W. 65.4 feet to a point in the northern line of the said State Highway 220 right-of-way; thence along the northern line of the said right-of-way N. 61° 24' W. 190 feet to an iron; thence continuing along the said northern line of said right-of-way N. 62° 34' W. 243.1 feet to an iron; thence continuing along the northerly line

of the said right-of-way N. 78° 29' W. 158.2 feet to an iron; thence continuing along the northern line of said right-of-way N. 79° 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° 58' E. 332 feet, more or less, to a point; thence S. 46° 53' E. 59.2 feet to an iron; thence S. 66° 5' E. 76.04 feet to a point in the south line of Rucker Street; thence N. 75° 58' W. 300.4 feet to a point also marking the northeast corner of a fifty foot lot previously sold; thence with the northern line of said fifty foot lot N. 75° 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° 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° 58' E. 658.94 feet to a point marking the southwestern corner of Lot #44; thence S. 14° 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° 58' W. 651 feet to a point in the eastern line of Beaver Street; thence with the eastern line of Beaver Street N. 2° 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 by 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 Bookk 29, Page 431. This conveyance includes all improvements

located upon and appurtenances appertaining to the properties hereinbefore described and is made subject to all properly recorded easements.

All of the above described property is the same property conveyed to the Grantor by deed dated March 31, 1952 from George L. Nease, et al, recorded in Deed Book 28, page 82 of the City of Martinsville Circuit Court Clerk's Office, reference to which, and the references therein contained, is here made for a more particular description of the property hereby conveyed. See also Map Book 7, page 52 and Map Book 6, Page 11 of the aforesaid Clerk's Office. See also "Map showing property of Nease, Wheeler & Blackard" made by J. A. Gustin, C.C.E. April 6, 1959 last revised December 28, 1960 which map is not of record as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its President and Secretary by due and proper authority of its Board of Directors on this the day and year first above written:

NEASE-WHEELER-BLACKARD, INCORPORATED

BY

George L. Nease  
President

ATTEST:

B. S. Blackard  
Secretary

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public in the State and for the City aforesaid, do hereby certify that Nease-Wheeler-Blackard, Incorporated, whose name is signed to the foregoing writing, bearing date of August 1, 1985, personally appeared before me within this day in my said City, and in the

4

BOOK 160 PAGE 324

JAMES H. FORD  
ATTORNEY AT LAW  
28 W. CHURCH ST.  
MARTINSVILLE, VA.  
24110-1000

name and on behalf of Nease-Wheeler-Blackard, Incorporated acknowledged the said writing as the act and deed of the said Corporation, and made oath that he is President of said Corporation and that the seal affixed to said writing is the true corporate seal of said Corporation, and that it has been affixed hereto by due authority.

Given under my hand this 1st day of August, 1985.

My Commission expires: 2-14-88.



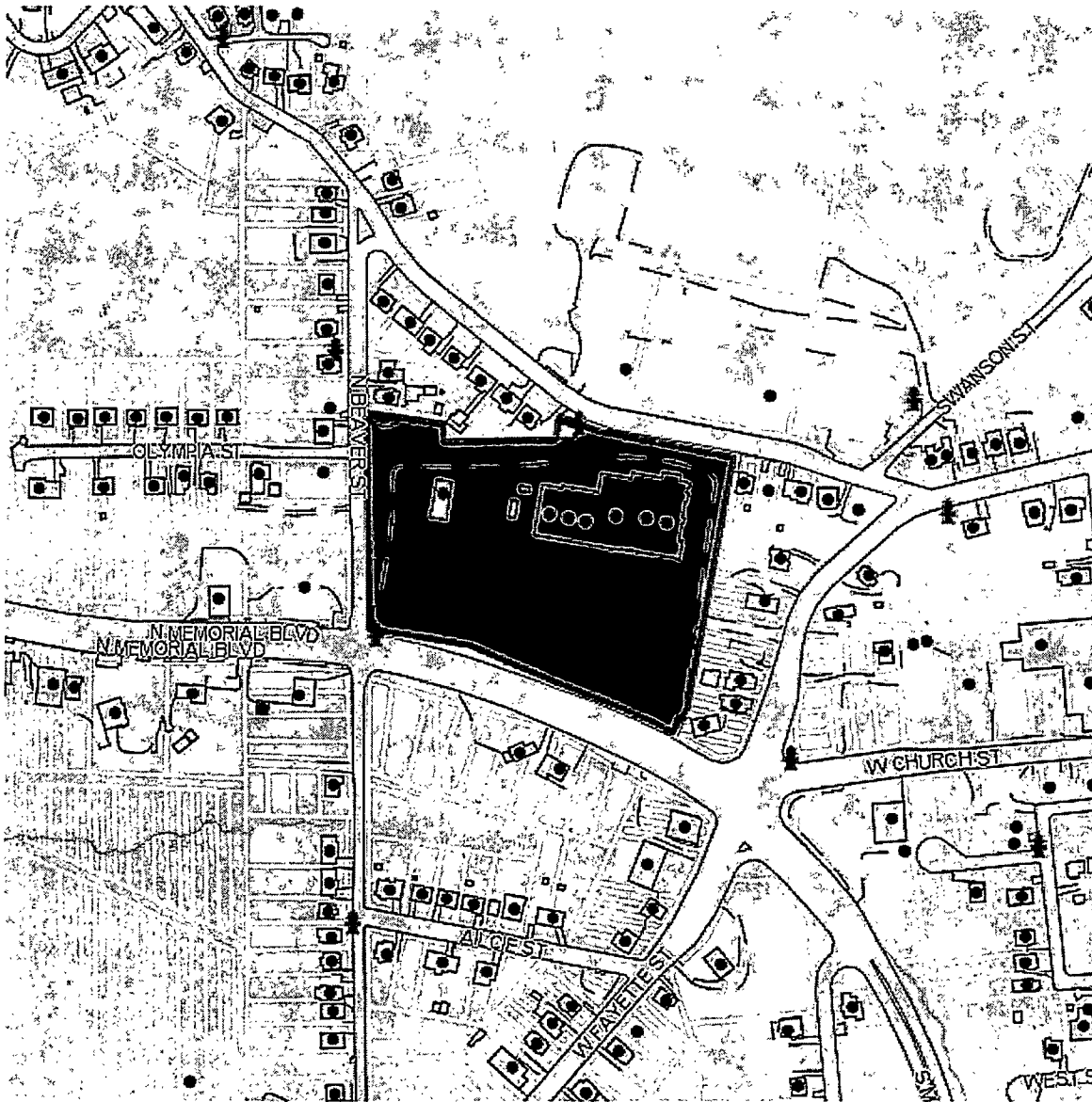
Richard J. Young  
Notary Public

In the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia,  
this instrument is admitted to record at 11:30 o'clock AM on August 1  
1985 and with the certificate of admission thereto annexed.  
The taxes imposed by S. 68-54.1 of the Code amounting to \$30.00  
have been paid.

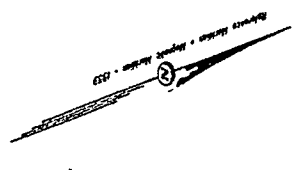
T. B. Noland Clerk

JAMES H. FORD  
ATTORNEY AT LAW  
28 W. CHURCH ST.  
MARTINSVILLE, VA.  
24116-1502

# Property Report - City of Martinsville

**Current Data:****Property ID:** 000584200 **Tax Map Number:** 30 (11 )00 /BC**Owner:** T R PROPERTIES INC**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA**Deed/Page:** DB 160/321 **Legal Description:** CENTRAL PLAZA**Aquired Date:** NA **Consideration:** \$340000.00**Year Built:** 1948 **Property Desc:** 1 STR BRICK & C/B **Above Grade Sq Ft:** 34078**Acres:** 6.966 **Zoning:** C-C**Land Value:** \$382300.00 **Building Value:** \$417700.00 **Total Value:** \$800000.00**Previous Data:****Owner:** NEASE-WHEELER-BLACKARD INC**Aquired Date:** NA **Deed/Page:** DB 028/082 **Consideration:** \$0.00

**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.



NOTES:

- 1. This map represents a current survey of a certain area.
- 2. The survey was made from property records, the Bureau of Land Management, and other sources, and does not necessarily show all circumstances in the property.
- 3. Of the property's two large buildings, a 10 - 1111 - 600, 600, 600, and 600.
- 4. The property is not located within a Special Flood Hazard Area (Zone C) as shown on the map.
- 5. The map shows the property of the owner, Wheeler & Blodgett.
- 6. The map shows the property of the owner, Wheeler & Blodgett.
- 7. The map shows the property of the owner, Wheeler & Blodgett.
- 8. The map shows the property of the owner, Wheeler & Blodgett.
- 9. The map shows the property of the owner, Wheeler & Blodgett.
- 10. The map shows the property of the owner, Wheeler & Blodgett.

R/W NOTE:

1. The map shows the property of the owner, Wheeler & Blodgett.

# T R PROPERTIES, INC.

PLAT OF SURVEY FOR

Showing Property Situated On The Northern Side Of U. S. Route 220 Business - Memorial Boulevard, On The Eastern Side Of Beaver Street, On The Southern Side Of Smith Street, And On The Western End Of Glen Street, City Of Harrisonville, Virginia; Being All Of The 0.6 Acre Tract, And Parts Of Tract B, Tract C, And The 0.33 Acre Tract Shown On Map Showing Survey Of Property For E. Stuart James Grant, Jr. In ME 6 - Pg 144, M.C.C.C.A., And Being More Particularly Shown On Map Showing Property Of Heide, Wheeler & Blodgett, Dated April 6, 1993, Last Revised December 28, 1990, As Prepared By J. A. Gustin And Associates, (Not Recorded).

Legal Reference: DA 160 - Pg 321, M.C.C.C.A. (Tracts B, C, D, And E)

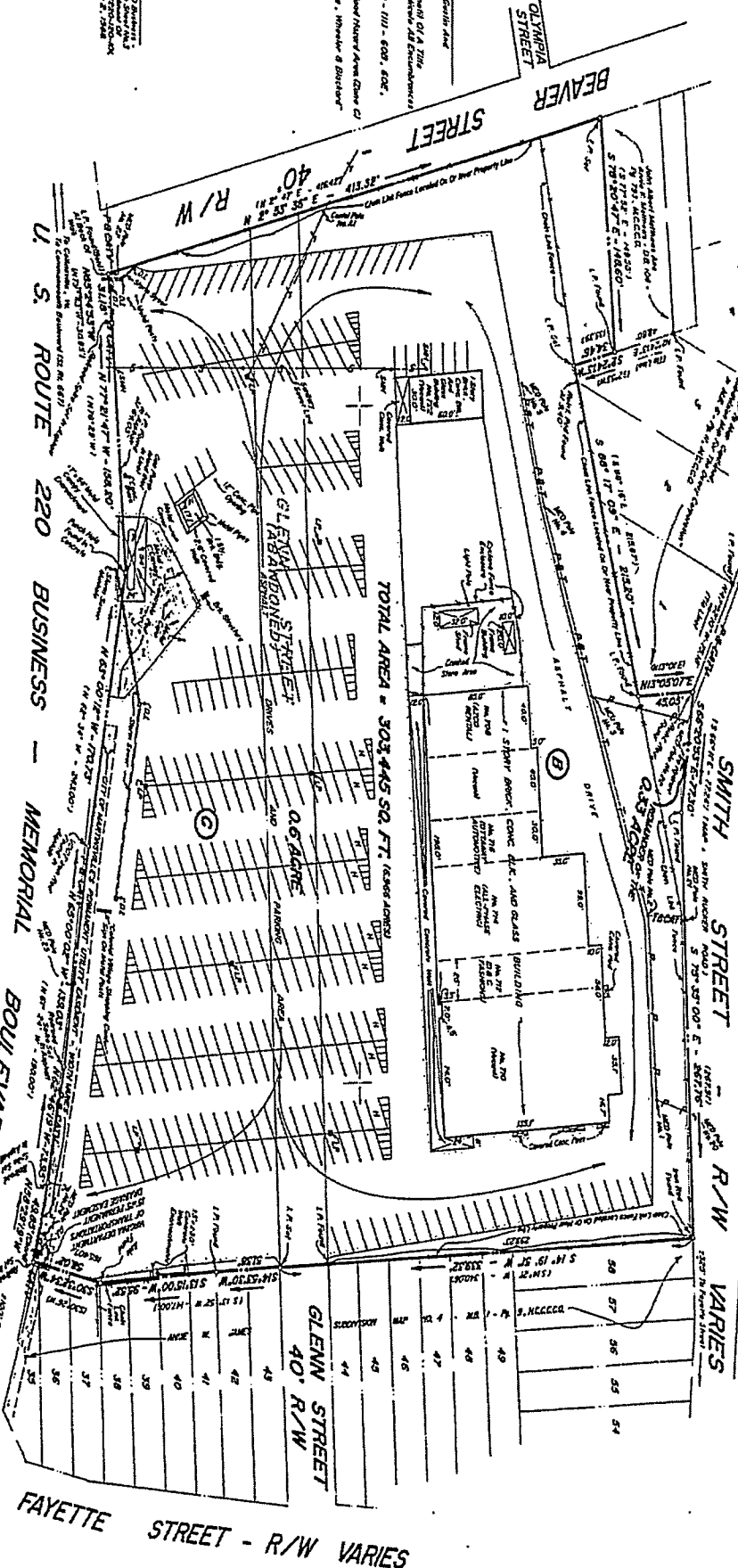
Scale: 1" = 50'

BOOK 23 PAGE 77

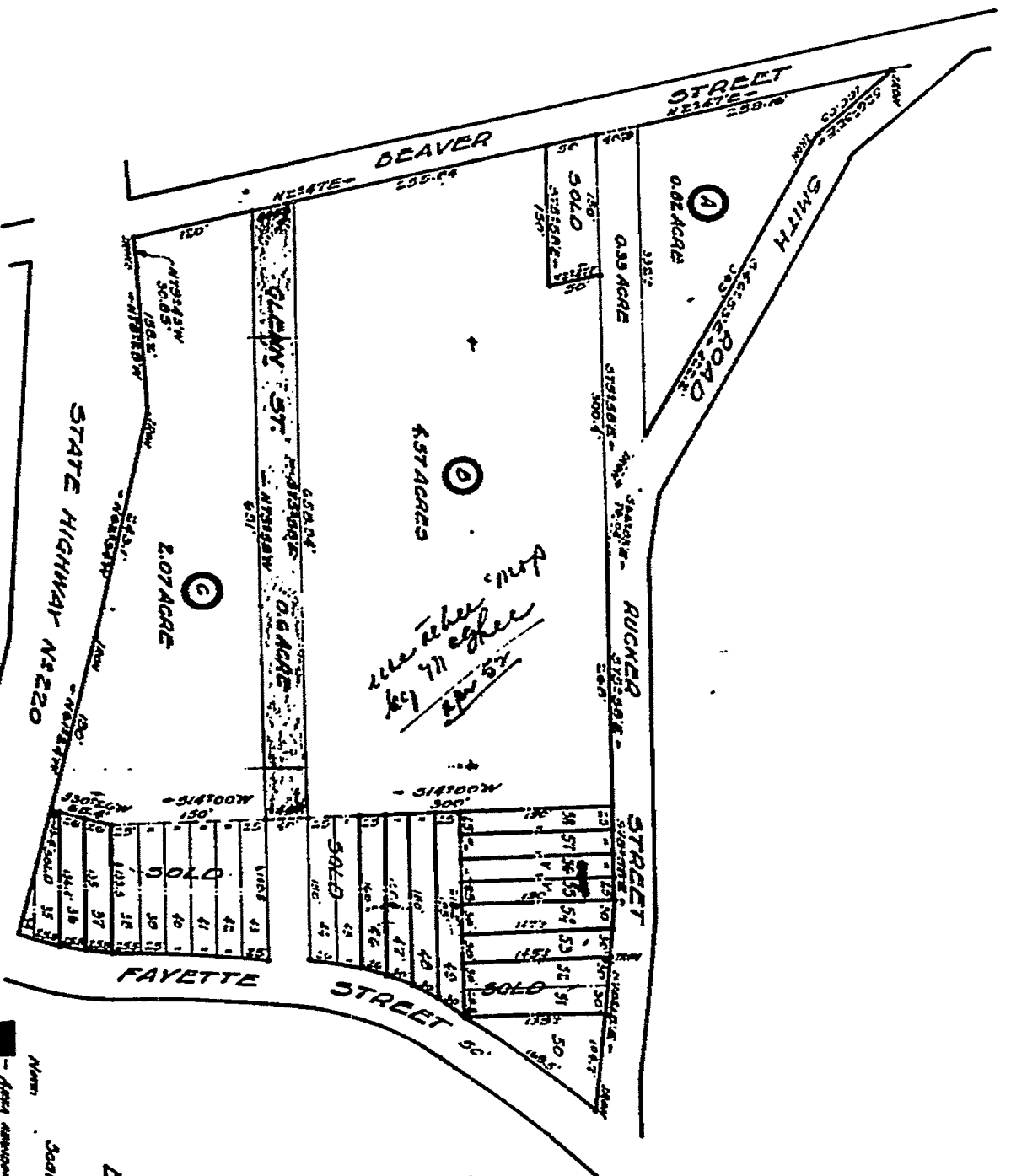
J. A. GUSTIN & ASSOCIATES

Professional Engineer & Licensed Land Surveyor

April 26, 1996



MAP REF:  
This is part of Map 4  
Harris Williams by F.S. Moore

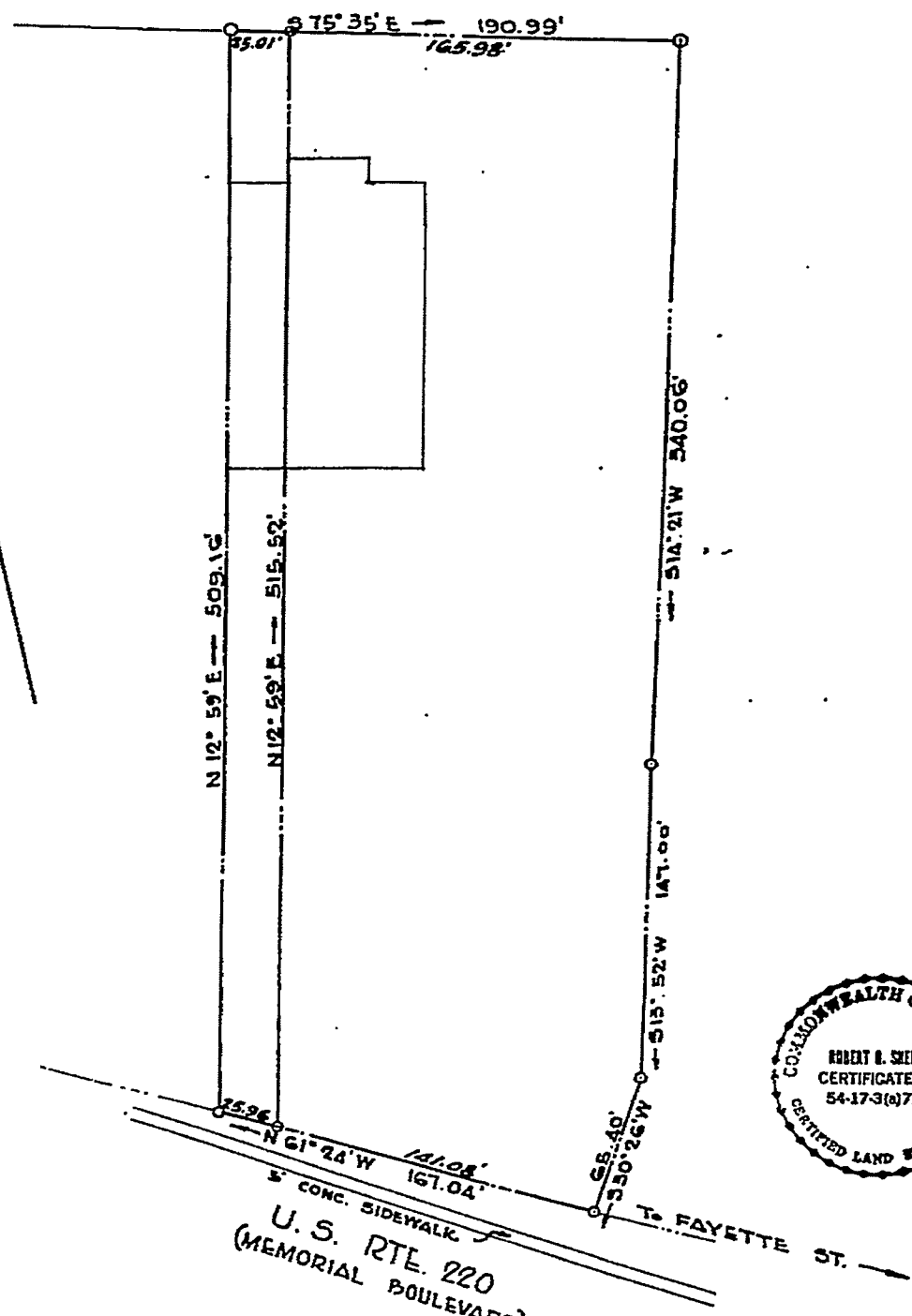


Scale 1"=60'  
Map Showing  
SURVEY OF PROPERTY  
FOR  
E. STUART JAMES GRANT  
See note  
Map of Apr 1952  
Sept 15, 1950  
Survey by A. Dwyer by H.S. Peirce

6/14/44

6/11

7/52



RECORD PLAT  
for

# NEASE, WHEELER & BLACKARD-INC

SITUATED ON THE NORTH SIDE OF U.S. RTE. 220, MEMORIAL BLVD., IN THE CITY OF MARTINSVILLE, VA., AND SHOWING PROPERTY TO BE UNDER LEASE TO THE GREAT ATLANTIC & PACIFIC TEA Co.

LEGAL REF: MARTINSVILLE CITY CLERKS OFFICE  
D.B. 28, P. 82; D.B. 29, P. 431

ROBERT G. SHELTON  
CERTIFIED LAND SURVEYOR  
CERT. # 775

SCALE: 1" = 50'

SEPT. 8, 1961  
REV. JAN. 10, 1962

In the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this instrument is admitted to record at 12:15 P.M. on Sept. 11, 1961, and with the certificate of acknowledgment thereto annexed.

*James D. Clift* Clerk

29/431

*old plat*  
SAB 226  
SAM H. BALDWIN, ET AL

FROM: DEED #984

NEASE-WHEELER-BLACKARD, INC.

THIS DEED, made this 20th day of September, 1952, by and between Nease-Wheeler-Blackard- Incorporated, a Corporation duly chartered and existing under the laws of the State of Virginia, party of the first part, and Sam H. Baldwin and Jerry A. Baldwin, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the parties of the second part to the party of the first part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part doth hereby bargain, sell, grant and convey unto the said parties of the second part, with general warranty of title, all of the following described real estate situated in the City of Martinsville, Virginia, which is more particularly described as follows, to-wit:

(A) BEGINNING at an iron at the intersection of the Eastern line of Beaver Street and the Southwestern line of Smith Road, and thence with Beaver Street, S. 1° 19' W. 259.48 feet to a hub; thence to a hub in a street space; thence with said street space, S. 79° 57' E. 337.25 feet to an iron set at the margin of Smith Road; thence with Smith Road, N. 51° 1' W. 369.30 feet to an original corner iron, and thence N. 30° 40' W. 99.90 feet to the point of beginning.

(B) BEGINNING at a point on a street space marked by a hub which also marks the Northeast corner of John A. Matthews property and running off from said beginning point, S. 1° 19' W. 85.24 feet to a point; thence N. 89° 39' E. 216.46 feet, more or less, to a point; thence N. 9° 57' E. 45 feet to an iron set in the margin of Rucker Street, and thence N. 79° 57' W. 225.75 feet to the point of beginning.

Also quit-claimed to the parties of the second part with special warranty of title is the street space which lies in between the two properties hereinabove described.

Specific reference is made to a map of the property herein described as prepared by W. I. McGhee, C. P. E., on March 7, 1952, for George Nease.

This being a part of the same property conveyed the grantor herein by George L. Nease, et als, by deed of March 31, 1952, and of record in the City of Martinsville Circuit Court Clerk's Office in Deed Book 28, Page 82.

IN WITNESS WHEREOF, Nease-Wheeler, Blackard, Incorporated, has caused its name to be signed hereto by George L. Nease, its President, and its corporate seal hereunto affixed and attested by Benton Blackard, its Secretary, all done this the day and year first above written.

Revenue Stamps \$3.30



NEASE-WHEELER-BLACKARD, Incorporated

By: George L. Nease, President

Attest: Benton S. Blackard, Secretary

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, TO-WIT:

I, Willys C. Davis, a Notary Public for the City in the State aforesaid, do certify that George L. Nease, whose name as President of Nease-Wheeler-Blackard, Incorporated, is signed to the foregoing writing dated September 20, 1952, personally appeared before me in my said City and acknowledged the same as the act of said Corporation, and made oath that he is President of said Corporation and that the seal affixed thereto is its true corporate seal and has been affixed and attested by due authority.

Given under my hand this 3rd day of October, 1952.

My Commission expires on the 7th day of October, 1955.

Willys C. Davis, Notary Public

VIRGINIA:

In City of Martinsville Circuit Court, Clerk's Office October 10, 1952. This Exchange Deed was this day received in this office, and upon the annexed certificate of acknowledgment admitted to record at 11:10 o'clock A. M.

Verified

10-15-1952

Teste:

*Gene S. Bluff*

Clerk

THIS LEIN RELEASED AND SATISFIED IN FULL

THIS 10 DAY OF October 1952  
PIEDMONT TRUST BANK

BY *E. T. Chasler*

Pres. (Asst. Secy. Trust)

TESTE: *W. C. Davis* CLERK

I hereby certify that the notes or bonds evidencing the debt secured by this deed of trust - vendors lien have been exhibited to me duly cancelled, this

11 Day of October 1952  
*W. C. Davis*

PIEDMONT TRUST BANK

FROM: TRUST DEED #985

WILLIAM PRESTON GIESLER, ET UX

THIS DEED OF TRUST, Made this 16th day of September, 1952, by and between William Preston Giesler and Marie Kendricks Giesler, husband and wife, parties of the first part, and I. M. Groves, and Chas. C. Broun, Trustees, either or both of whom may act, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Five (\$5.00) Dollars cash in hand paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, and the trust hereinafter mentioned, the said parties of the first part do hereby bargain, sell, grant and convey unto the said I. M. Groves, and Chas. C. Broun, Trustees, WITH GENERAL WARRANTY OF TITLE, all that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, situated on the West side Mulberry Road in the City of Martinsville, Virginia, known as Lot #1, Section C, as shown on a map prepared by Harold B. Bursley, dated June 1938, under the style "Revised Record Plat, Sections A, B, C and D of Forest Park owned by Lanier Farm, Inc.," of record in the Clerk's Office of the Circuit Court of Henry County in Map Book \_\_\_\_\_, Page, \_\_\_\_\_, and bounded and described as follows, to-wit:

"BEGINNING on the West side of Mulberry Road at the corner of Lots #1 and #2 of Section C., as shown on the aforesaid map: thence with the dividing line between Lots #1 and #2, S. 54° 01' W. 300 feet to the Southwest corner of Lot #1; thence N. 32° 32' W. a distance of 145 ft. with the rear line of Lot #1 to the Northwest corner of Lot #1; thence a straight line N. 62° 44' E. 322.5 ft. to the West side of the aforesaid Mulberry Road; thence with said Mulberry Road S. 19° 58' E. 99.8 ft. to the point of beginning." and being all of Lot #1, Section C as aforesaid, and being the same property conveyed to William Preston Giesler, and Marie Kendricks Giesler, jointly, by deed from Lanier Farm, Inc., dated the 18th day of April, 1945, and of record in the Clerk's Office of the Circuit Court of the City of Martinsville, Virginia, in Deed Book 3, Page 102, to which deed, and <sup>the</sup> map hereinbefore mentioned reference is here had for a more particular description of the property herein conveyed.

TO HAVE AND TO HOLD the aforesaid lot or parcel of real estate unto the said I. M. Groves and Chas. C. Broun, Trustees, and their successors forever.

Return to: State Right of Way Engineer  
Virginia Department of Transportation  
1401 East Broad Street  
Richmond, Virginia 23219

658

R/W-35 COT  
Revised 11-86

Exempted from recordation taxes  
under Sections 58.1-811(A) (3),  
58.1-811(C) (4) and 25-249.

3. C-35155

**\$ 4,897.00**

# CERTIFICATE OF TAKE

This is to certify that \$ 4,897.00, which sum has been paid into Court, is estimated by the Commonwealth Transportation Commissioner of Virginia to be the fair value of the land hereinafter described, or interest therein, and damages to the remainder, if any, owned in whole or in part by T. R. PROPERTIES, INC., a Virginia Corporation

which the said Commonwealth Transportation Commissioner of Virginia has directed to be taken in conjunction with the construction, reconstruction, alteration, maintenance and repair of Route 220 - State Primary System and for all other purposes incidental thereto, identified as Project 7220-120-101, RW201 \_\_\_\_\_, as shown on Sheets 3, 3A, 4, 4A, 2B, 2C of plans for said Project on file with the Department of Transportation. The amount above specified, or so much thereof as may be directed by the Court, will be paid by the Clerk thereof, pursuant to the order of the Circuit Court of the City of Martinsville \_\_\_\_\_, as provided by Title 33.1, Chapter 1, Article 7 of the 1950 Code of Virginia, as amended. The land, or interest therein, taken lies in the City of Martinsville \_\_\_\_\_, ~~whereof the interest therein is owned by the Commonwealth of Virginia~~ Shelby, and is described as follows:

Being as shown on Sheets 3 and 4 of the plans for Route 220, State Highway Project 7220-120-101, RW201 and lying on the northeast (left) side of the Memorial Boulevard centerline and adjacent to the northeast existing right of way line of present Memorial Boulevard from a point in the lands of the landowner opposite approximate Station 262+75 to the lands of Benton S. Blackard opposite approximate Station 266+20, and containing 2,380 square feet, more or less, land; together with the permanent right and easement to use the additional area shown as being required for the proper construction and maintenance of a drop inlet left of approximate Station 266+16, containing 187 square feet, more or less, together with the temporary right and easement to use the additional area shown as being required for the proper construction of cut and/or fill slopes, containing 430 square feet, more or less. Said easement will terminate at such time as the construction of the aforesaid project is completed.

AND WHEREAS, the City of Martinsville was the owner of an easement and right of way for the construction, operation and maintenance of power line facilities, together with the necessary attachments and appurtenances thereto, along and contiguous to said Route 220; and

WHEREAS the construction of the aforesaid project makes it necessary to relocate the said power company's facilities;

AND WHEREAS, the new location of the said power company's facilities is to be within the area hereunder taken in fee by the State Transportation Commissioner of Virginia but along and near the northeast right of way line of same, thus requiring the right and easement to overhang with crossarms, wires and appurtenances, together with the right and easement to install and maintain guys, and the further right and easement to trim and keep clear of obstructions an additional strip of land contiguous to said area taken in fee;

NOW, THEREFORE, under the provisions of Section 33.1-96, 1950 Code of Virginia, as amended, the Commonwealth Transportation Commissioner of Virginia has also directed to be taken, in order that same may then be conveyed to the City of Martinsville, its successors and assigns the right and easement to overhang with crossarms, wires and appurtenances, together with the right and easement to install and maintain guys, and the further right and easement to trim, cut and keep clear, all trees, limbs, undergrowth and other obstructions, that in any way endanger or interfere with the proper and efficient operation of the said company's facilities, within an area variable in width along and contiguous to the proposed existing northeast right of way line of said Route and Project, from opposite approximate Station 262+00 to opposite approximate Station 265+23 the estimated fair value of which is included in the amount above specified.

Return to: State Right of Way Engineer  
Virginia Department of Transportation  
1401 East Broad Street  
Richmond, Virginia 23219

R/W-35 COT  
Revised 11-86

For a more particular description of the land, or interest therein,  
taken, reference is made to photo copy of said Sheets 3 & 4, showing  
outlined in RED the land taken in fee simple, in ORANGE - temporary  
construction easement, in YELLOW - utility easement, and in  
GREEN - permanent drainage easement which photo copy is hereto  
attached as a part of this Certificate and recorded simultaneously herewith  
in the State Highway Plat Book.

Dated at Richmond, Virginia:  
April 29, 1988

  
Chief Engineer

Copy for: Commonwealth Transportation Commissioner(2)  
Attorney at Law

Return to: State Right of Way Engineer  
Virginia Department of Transportation  
1401 East Broad Street  
Richmond, Virginia 23219

R/W-35 COT  
Revised 11-86

STATE OF VIRGINIA

City of Richmond, To-wit:

I, Carl M. Meyer, a Notary Public in and for the  
State of Virginia, at large, do certify that J. H. Hodge,  
Chief Engineer, whose name is signed to the foregoing writing bearing date  
on the 25<sup>th</sup> day of April, 1988, has acknowledged the  
same before me in the City aforesaid.

My term of office expires 9-13-1991.

Given under my hand this 24<sup>th</sup> day of May, 1988.

Carl M. Meyer  
Notary Public

658

In the Clerk's Office of the Circuit Court for the City of  
Martinsville, Virginia, this instrument is admitted to record  
at 4:53 o'clock P. M. May 20  
1988 and with the certificate of acknowledgement  
thereto annexed.

Rebby R. Ricketts Clerk

BOOK 179 PAGE 626

VIRGINIA: IN THE CIRCUIT COURT OF CITY OF MARTINSVILLE

In the matter of Certificate )  
of Take #C-35155 dated April )  
29, 1988, filed by the Common- )  
wealth Transportation Commis- )  
sioner in the Clerk's Office )  
of the Circuit Court of City )  
of Martinsville, Virginia, and )  
recorded in Deed Book 179 at )  
page 623, relating to the ac- )  
quisition of land for highway )  
purposes by the Commonwealth )  
of Virginia from the following )  
landowner: )

T. R. PROPERTIES, INC., )  
a Virginia Corporation, )  
c/o Theofilos G. Balabanis, )  
President, )  
P. O. Box 3565 )  
Martinsville, VA 24112 )

SETTLEMENT ORDER  
PRIOR TO  
CONDEMNATION SUIT  
(Section 33.1-129)

Docket # CL88029869

This day came the undersigned landowner and the Commonwealth Transportation Commissioner, by its duly appointed counsel, R. Morgan Armstrong, upon the petition heretofore filed pursuant to Virginia Code Section 33.1-129, 1950 edition as amended, with all the Exhibits filed in said matter and upon evidence presented to the Court, and was argued by counsel.

UPON CONSIDERATION WHEREOF, it appearing to the Court that after the recordation of Certificate of Take #C-35155 and prior to the filing of any condemnation proceeding in this Court, the Commonwealth Transportation Commissioner and the owner of the land described in said certificate agreed as to compensation for the land taken and damages caused by such taking, if any; all of which is set forth in an agreement duly executed by the Commis-

ARMSTRONG  
&  
ARMSTRONG  
Attorneys at Law  
100 Walnut Street  
Martinsville, Virginia

sioner and said landowner as will appear from a copy thereof filed with said petition.

And it being represented to the Court that the undersigned landowner was the fee simple owner of the property acquired by the Commonwealth Transportation Commissioner, by the filing and recording of Certificate of Take #C-35155, that upon the filing of the Petition To Settle, the landowner has been determined by this Court to be the only person entitled to the funds represented by the noted Certificate and subsequent settlement agreement, therefore it is,

ADJUDGED, ORDERED and DECREED that the Clerk of this Court pay to petitioner from the funds deposited with this Court pursuant to Certificate of Take #C-35155 and the settlement agreement previously filed, the following:

A check in the amount of \$9,000.00 payable to T. R. Properties, Inc. c/o Theofilos G. Balabanis, President, P. O. Box 3565, Martinsville, VA 24112;

and it is further

ADJUDGED, ORDERED and DECREED that upon the payment of said funds the Commonwealth Transportation Commissioner and the Treasurer of the Commonwealth shall be relieved of further obligation by virtue of having filed such certificate with the Court and upon payment of the agreed sum, and it is further

ORDERED, that the Clerk of this Court shall record so much of the orders, judgments and proceedings in the case as shall show such condemnation, including a plat and description of the land or other property, or the estate or interest in the land

ARMSTRONG  
&  
ARMSTRONG  
Attorneys at Law  
One Walnut Street  
Martinsville, Virginia

condemned, and any such contract, if any there be, in the deed book where deeds are recorded with an entry in the index made in the names of the parties, all as required by Section 25-46.27 of the Code of Virginia, 1950 edition, as amended.

And nothing further remaining to be done in this cause, the same is hereby stricken from the docket of this Court.

ENTER this the 25<sup>th</sup> day of July, 1990.

Frank L. Richardson  
JUDGE

We ask for this:

Theofilos G. Balabanis,  
President, T. R. Properties, Inc.  
Petitioner/Landowner

R. Morgan Armstrong  
R. Morgan Armstrong,  
Counsel for the Commonwealth  
Transportation Commissioner

ARMSTRONG  
&  
ARMSTRONG  
Attorneys at Law  
One Walnut Street  
Martinsville, Virginia

In the Clerk's Office of the Circuit Court for the City of  
Martinsville, Virginia, this instrument is admitted to record  
at 5:00 o'clock P. M., August 1  
1990 and with the certificate of acknowledgment  
thereto annexed.

Ashley R. Pritchett Clerk

Page 3

BOOK 194 PAGE 198



#6431

TAX MAP 30 (11) 00/60B, 60E, 60F, 60H

THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to: Thomas E. Schoenheit, Esquire  
Family Dollar Stores, Inc.  
Post Office Box 1017  
Charlotte, NC 28201-1017  
Phone: (704) 847-6961

Martinsville#037704.doc

COMMONWEALTH OF VIRGINIA

SHORT FORM DEED OF LEASE

CITY OF MARTINSVILLE

THIS LEASE is made and entered into this 19<sup>th</sup> day of May, 2004, by and between T. R. PROPERTIES, INC., a Virginia corporation (hereinafter called "Landlord"), and FAMILY DOLLAR STORES OF VIRGINIA, INC., a Virginia corporation (hereinafter called "Tenant").

WITNESSETH

In consideration of the covenants hereinafter contained, to all of which Landlord and Tenant agree, Landlord hereby demises and lets to Tenant, and Tenant hereby rents and hires from Landlord, that certain premises situated in the Landlord's shopping center known as Central Plaza Shopping Center located at the northeast corner of the intersection of Memorial Boulevard and Beaver Street, in the City of Martinsville, Commonwealth of Virginia, and being that space including the roof and exterior walls containing 10,800 (80' x 135') interior square feet (hereinafter called the "demised premises"). The demised premises are shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof. Tenant and its employees and invitees are also granted the right to use, in common with other tenants in the shopping center, the paved, marked, lighted parking, service and access areas shown on Exhibit B - Site Plan.

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 30th day of June, 2009, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (hereinafter called the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for four (4) successive periods of five (5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in



accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the shopping center.

Furthermore, the Landlord has agreed and does hereby agree, in accordance with the terms of the Lease, that Landlord will not build any buildings in the "No Build Area" as shown outlined in yellow on Exhibit B - Site Plan, that all areas shown on Exhibit B - Site Plan as paved, marked and lighted parking, service or access areas shall always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses.

Landlord's Address:  
T. R. PROPERTIES, INC.  
P. O. Box 4142  
Martinsville, VA 24115

Tenant's Address:  
FAMILY DOLLAR STORES OF VIRGINIA, INC.  
P. O. Box 1017  
Charlotte, NC 28201-1017  
Attn: Lease Administration Department

IN WITNESS WHEREOF, this indenture has been duly executed by said parties in manner and form provided by law, this the day and year first above written.

ATTEST:

LANDLORD  
T. R. PROPERTIES, INC.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: Secretary

By: \_\_\_\_\_  
Name: T. G. BALABANIS  
Title: PRESIDENT

ATTEST:

TENANT  
FAMILY DOLLAR STORES OF  
VIRGINIA, INC.

Thomas E. Schoenheit  
Thomas E. Schoenheit  
Assistant Secretary

By: Keith M. Gehl  
Keith M. Gehl  
Senior Vice President



COMMONWEALTH OF VIRGINIA

City

COUNTY OF Martinsville

NOTARY

Justin Gilbert a Notary Public in and for the aforesaid Commonwealth and County, do hereby certify that T.H. Balabanis personally appeared before me this day and that by the authority duly given and on behalf of T. R. PROPERTIES, INC., the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 20 day of May, 2004.

Printed Name: Fred A Gilbert

Notary Public

My Commission Expires:

7-31-05

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

NOTARY

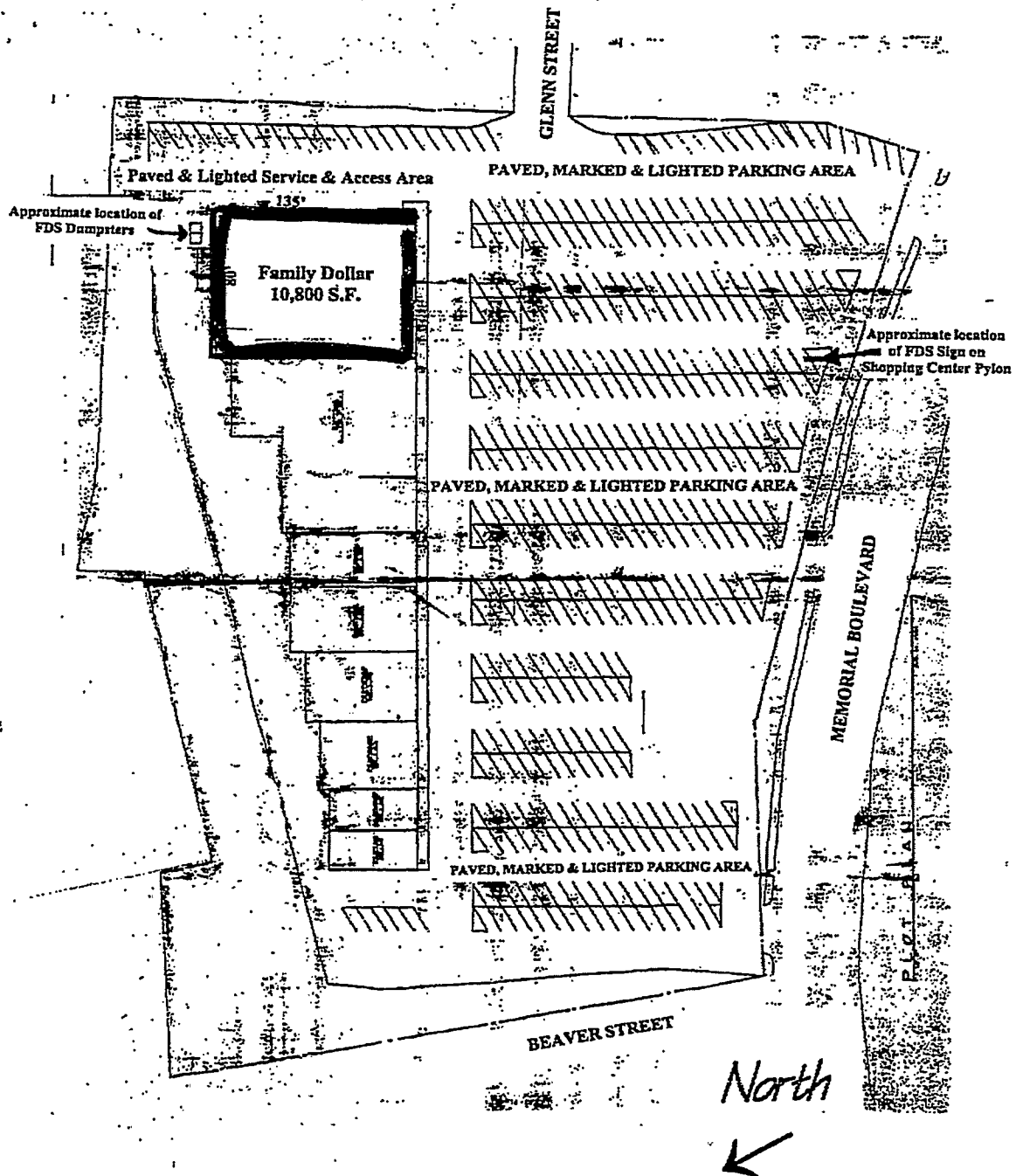
I, Sheila M. Franke, a Notary Public in and for the aforesaid State and County, do hereby certify that KEITH M. GEHL and THOMAS E. SCHOENHEIT, Senior Vice President and Assistant Secretary, respectively, of FAMILY DOLLAR STORES OF VIRGINIA, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 18<sup>th</sup> day of May, 2004.

Sheila M. Franke  
Sheila M. Franke, Notary Public

My Commission Expires: 06/04/2006





**EXHIBIT B - SITE PLAN**  
**PROJECT# 037704**

**SHORT FORM DATED: May 19, 2004**

**LOCATION: MARTINSVILLE, VA**

**LANDLORD:                      TENANT**

**Legal Description  
Central Plaza  
706 North Memorial Boulevard  
Martinsville, VA**

**All of Tracts A, B, C, D and E as recorded in Deed Book 160, Pages 321-324  
M.C.C.C.O.**

INSTRUMENT #0500264  
RECORDED IN THE CLERK'S OFFICE OF  
MARTINSVILLE ON  
FEBRUARY 16, 2005 AT 03:08PM  
ASHBY R. PRITCHETT, CLERK

RECORDED BY: JRJ

CHAINLINK # 1

City / County of Martinsville Virginia.

Nease-Wheeler-Blackard, Inc.

a VA Corp.

Reference #: 1601324

Type of Instrument: Deed

Dated: 8-1-85

Consideration: \$10.00 et al Other: \$100.00

**Grantors**

TR Properties, Inc.

A VA Corp.

Estate Conveyed: Fee Other: \_\_\_\_\_

Whole or Undivided Interest: \_\_\_\_\_

Warranties: None Special General w/Eng. Cov.

Adequate Granting Clause: Yes No

Signed a sealed by all Grantors? Yes No

Acknowledged properly by all grantors: Yes No

Date of Acknowledgment: 8/1/85

Before whom? DP Other: \_\_\_\_\_

Did certifying official affix a seal? Yes No

Was Notary's Commission in effect? Yes No

Recorded: 8-1-85

Restrictions and other matters: \_\_\_\_\_

T in C J/T TbyE w/ROS FS HS Corp LLC LP  
**Grantees**

**Description**

- 5 tracts of land, designated as A, B, C,  
- Tract 'A' intersection of E. Line Beaver St  
& SW line Smith Rd. Cont. 0.82 acs.  
- Tract 'B' S/S Rucker St. Cont. 4.57 acs.  
- Tract 'C' N. line St Hwy 220 right of way  
intersects E. line Beaver St. Cont. 2.07 acs.  
- Tract 'D' E. line Beaver St. Cont. 0.33 acs.  
- Tract 'E' E. line Beaver St. Cont. 0.6 acs.  
O/C @ 291431

Map: dtd 9-15-50 (see also 6/144)  
See also Map @ 7/52, 6/11, see also  
Map dtd 4-6-59 & revised dtd 12/28/60

JD  
None

Adversing Period from 8-1-85 to Current

Source: 28/82

DB/PG  
INST#

Type Description

See attached advertising

Adversing continued on next page:

Yes

No

## SELECTED SEARCH CRITERIA

Jurisdiction: 690 - Martinsville Circuit Court 06/24/2022 04:31PM

From Date

To Date

Available:

## Detail Search

Search:

T R PROPERTIES

T R PROPERTIES INC

TR PROPERTIES

TR PROPERTIES INC

LR L16000321 Type: DBS 8/1/1985 Pages: 5  
 Description: 5 TRACTS BEAVER ST  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: NEASE-WHEELER-BLACKARD INC

Book: 160 Page: 321  
 Pin or Map:

D/in

LR L16000326 Type: DOT 8/1/1985 Pages: 6  
 Description: 5 PARCELS BEAVER ST  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: NEASE-WHEELER-BLACKARD INC

Book: 160 Page: 326  
 Pin or Map:

Sat: 12/14/94  
C 229/254

LR L17900623 Type: CSH 5/20/1988 Pages: 4  
 Description: ROUTE 220 MEMORIAL BOULEVARD  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: COMMONWEALTH TRANSPORTATION  
 COMMISSIONER OF VIRGIN

Book: 179 Page: 623  
 Pin or Map:

LR L19400062 Type: CPS 7/19/1990 Pages: 1  
 Description: 2380 SQ FT & 430 SQ FT EASEMENT DB 160 PG 326  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: FORD, JAMES H-TRUSTEE

Book: 194 Page: 62  
 Pin or Map:

LR L19400062 Type: CPS 7/19/1990 Pages: 1  
 Description: 2380 SQ FT & 430 SQ FT EASEMENT DB 160 PG 326  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: T R PROPERTIES INC

Book: 194 Page: 62  
 Pin or Map:

LR L19400196 Type: ORDER 8/1/1990 Pages: 3  
 Description: DB 179 PG 623  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: COMMONWEALTH TRANSPORTATION  
 COMMISSIONER

Book: 194 Page: 196  
 Pin or Map:

JD 000058471 Type: JD 9/8/1994 Pages: 2  
 Description:  
 File: 1 Change: 0  
 Name Type: Plaintiff  
 Reverse Party: ROYAL, IRIS KIDD

Book: 52 Page: 206  
 Pin or Map:

LR 9401962 Type: CS 12/14/1994 Pages: 1 Description: DB 160 PG 326 File: 1 Change: 0 Name Type: Grantee Reverse Party: FORD, JAMES H; TRUSTEE	Book: 229 Page: 254 Pin or Map:
LR 9401962 Type: CS 12/14/1994 Pages: 1 Description: DB 160 PG 326 File: 1 Change: 0 Name Type: Grantor Reverse Party: T R PROPERTIES INC	Book: 229 Page: 254 Pin or Map:
LR 9500276 Type: DTF 2/27/1995 Pages: 5 Description: <u>LOTS 2 3 4 W/S LIBERTY STREET DB 198 PG 102</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: KARAVATAKIS, PHYLLIS Q; TRUSTEE	Book: 230 Page: 644 Pin or Map:
<u>JD</u> 000060537 Type: JD 5/11/1995 Pages: 1 Description: File: 1 Change: 0 Name Type: Plaintiff Reverse Party: HAIRSTON, PAUL E	Book: 53 Page: 376 Pin or Map:
LR 9600158 Type: DBS 2/7/1996 Pages: 2 Description: <u>LT 10 E/S MAPLE ST</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: HENSLEY, GARY A	Book: 238 Page: 548 Pin or Map:
LR 9600159 Type: DOT 2/7/1996 Pages: 9 Description: 111 MAPLE ST & PP File: 1 Change: 0 Name Type: Grantor Reverse Party: PATRICK HENRY NATIONAL BANK	Book: 238 Page: 550 Pin or Map:
LR 9600643 Type: DOT 5/3/1996 Pages: 8 Description: VARIOUS PARCELS LOCATED IN CITY AND COUNTY File: 1 Change: 0 Name Type: Grantor Reverse Party: PATRICK HENRY NATIONAL BANK	Book: 240 Page: 591 Pin or Map:
LR 9600995 Type: DBS 7/3/1996 Pages: 2 Description: <u>LT 8 E/S FIGSBORO ROAD</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: HENRY COUNTY INVESTMENT CORPORATION	Book: 242 Page: 117 Pin or Map:
LR 9601649 Type: DOT 10/30/1996 Pages: 5 Description: LT 8 E/S FIGSBORO ROAD & PP File: 1 Change: 0 Name Type: Grantor Reverse Party: PATRICK HENRY NATIONAL BANK	Book: 244 Page: 757 Pin or Map:
LR 9601716 Type: DBS 11/15/1996 Pages: 4 Description: <u>LT W/S ELLSWORTH ST EXT</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: EANES, JOAN STANLEY	Book: 245 Page: 178 Pin or Map:

Sat 7/11/02  
@ 0201381Sat 7/8/02  
@ 0201353Sat 7/8/02 @  
0201355

LR 9601717 Type: DTCL 11/15/1996 Pages: 5  
 Description: LOT W/S ELLSWORTH ST  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: PIEDMONT TRUST BANK

Book: 245 Page: 182  
 Pin or Map:

Sat: 2/1/99 @  
 268/358

LR 9802145 Type: DBS 9/30/1998 Pages: 3  
 Description: 212 & 216 COLLEGE STREET  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: FIRST FEDERAL SAVINGS & LOAN  
 ASSOCIATION OF MVILL

Book: 264 Page: 349  
 Pin or Map:

LR 9802146 Type: DOT 9/30/1998 Pages: 8  
 Description: 212 & 216 COLLEGE STREET & PP  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: FIRST FEDERAL SAVINGS & LOAN  
 ASSOCIATION OF MVILL

Book: 264 Page: 352  
 Pin or Map:

Sat: 12/30/98  
 @ 267/416

LR 9802333 Type: DBS 10/28/1998 Pages: 1  
 Description: W/SIDE MOUNTAIN ROAD LOT 22  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: ASSOCIATES HOME EQUITY SERVICES  
 INC; FKA

Book: 265 Page: 259  
 Pin or Map:

LR 9802766 Type: DTCL 12/28/1998 Pages: 9  
 Description: 212 & 216 COLLEGE ST & LOT W/SD ELLSWORTH ST>  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: PIEDMONT TRUST BANK

Book: 267 Page: 266  
 Pin or Map:

Sat: 7/3/02  
 @ 0201345

LR 9802809 Type: CS 12/30/1998 Pages: 1  
 Description: DEED BOOK 264 PAGE 352  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: FIRST FEDERAL SAVINGS & LOAN  
 ASSOCIATION OF MVILL

Book: 267 Page: 416  
 Pin or Map:

LR 9802809 Type: CS 12/30/1998 Pages: 1  
 Description: DEED BOOK 264 PAGE 352  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: T R PROPERTIES INC

Book: 267 Page: 416  
 Pin or Map:

LR 9900189 Type: CS 2/1/1999 Pages: 1  
 Description: DEED BOOK 245 PAGE 182  
 File: 1 Change: 0  
 Name Type: Grantor  
 Reverse Party: T R PROPERTIES INC

Book: 268 Page: 358  
 Pin or Map:

LR 9900189 Type: CS 2/1/1999 Pages: 1  
 Description: DEED BOOK 245 PAGE 182  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: PIEDMONT TRUST BANK

Book: 268 Page: 358  
 Pin or Map:

LR 9901039 Type: DBS 5/28/1999 Pages: 2  
 Description: 1515 CHURCH STREET EXT - CHATEAU TERRACE APTS  
 File: 1 Change: 0  
 Name Type: Grantee  
 Reverse Party: LESTER, LOUISE R

Book: 272 Page: 325  
 Pin or Map:

LR 9901040 Type: DTCL 5/28/1999 Pages: 6

Description: 1515 CHURCH ST EXT- CHATEAU TERRACE APTS &amp; PP

File: 1 Change: 0

Name Type: Grantor

Reverse Party: PIEDMONT TRUST BANK

Book: 272 Page: 327

Pin or Map:

Sat. 6/25/02  
@ 0201262

LR 9901041 Type: DOT 5/28/1999 Pages: 5

Description: 1515 CHURCH ST EXT- CHATEAU TERRACE APTS &amp; PP

File: 1 Change: 0

Name Type: Grantor

Reverse Party: LESTER, LOUISE R

Book: 272 Page: 333

Pin or Map:

Sat. 6/3/02  
@ 0201089

LR 9901339 Type: DBS 7/9/1999 Pages: 4

Description: 612 CHURCH STREET

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CANUPP, ROBERT L; JR TRUSTEE

Book: 273 Page: 531

Pin or Map:

LR 9901365 Type: DBS 7/14/1999 Pages: 3

Description: LOT W/SIDE ELLSWORTH ST

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CHURCH FIRST CHURCH OF THE LIVING  
GOD; BY TR

Book: 273 Page: 652

Pin or Map:

LR 9901648 Type: DTCL 8/20/1999 Pages: 8

Description: 612 CHURCH STREET &amp; PP

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA

Book: 275 Page: 45

Pin or Map:

Sat. 6/20/02  
@ 0201223

LR 9902419 Type: DBS 12/17/1999 Pages: 2

Description: PINE STREET LOT 22

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CRITZ, NORA K

Book: 278 Page: 777

Pin or Map:

LR 0000176 Type: DBS 2/10/2000 Pages: 2

Description: W/SIDE CHATHAM HEIGHTS ROAD LOT 10

File: 1 Change: 0

Name Type: Grantee

Reverse Party: EANES, RALPH BRUCE

Book: Page:

Pin or Map:

LR 0000413 Type: DBS 3/29/2000 Pages: 3

Description: W/SIDE MAPLE STREET LOT 5

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BLAIR, LARRY S

Book: Page:

Pin or Map:

LR 0000516 Type: DTCL 4/11/2000 Pages: 10

Description: W/SD MAPLE ST LOT 5 &amp; W/SD CHATHAM HEIGHTS RD

File: 1 Change: 0

Name Type: Grantor

Reverse Party: PATRICK HENRY NATIONAL BANK

Book: Page:

Pin or Map:

Sat. 7/8/02  
@ 0201357

LR 0001010 Type: DBS 6/30/2000 Pages: 2

Description: E/SIDE MAPLE STREET LOT 38 &amp; PART OF LOT 37

File: 1 Change: 0

Name Type: Grantee

Reverse Party: LEWIS, JANICE MARIE

Book: Page:

Pin or Map:

LR 0001011 Type: DTCL 6/30/2000 Pages: 5

Description: E/SIDE MAPLE STREET LOT 38 AND PART LOT 37 &amp;

File: 1 Change: 0

Name Type: Grantor

Reverse Party: PATRICK HENRY NATIONAL BANK

Book: Page:

Pin or Map:

Sat. 7/8/02 @  
6201356

LR 0101249 Type: DBS 8/3/2001 Pages: 2

Description: W/SIDE MOUNTAIN ROAD LOT 22

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BURGESS, AGNELLA N

Book: Page:

Pin or Map: 27 2 22

LR 0101348 Type: DOT 8/22/2001 Pages: 7

Description: 1414 MOUNTAIN ROAD &amp; PP

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BURGESS, AGNELLA N

Book: Page:

Pin or Map: 27 2 22

Lot 22 aq 0101250

LR 0201048 Type: DTCL 5/28/2002 Pages: 32

Description:

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA

Book: Page:

Pin or Map: 30 11 60H

Sat. 9/27/07  
@ 0701527

LR 0201049 Type: ASGMTLR 5/28/2002 Pages: 31

Description: TRACT A, B, C, BEAVER STREET .33 ACRES &amp; .6 A

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA

Book: Page:

Pin or Map: 30 11 60B 60E 60F

LR 0201089 Type: CS 6/3/2002 Pages: 1

Description: DB 272 PG 333

File: 1 Change: 0

Name Type: Grantee

Reverse Party: FORD, JAMES H

Book: Page:

Pin or Map: 34 3 H 15

LR 0201089 Type: CS 6/3/2002 Pages: 1

Description: DB 272 PG 333

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 34 3 H 15

LR 0201141 Type: CS 6/10/2002 Pages: 1

Description: DB 275 PG 45

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&amp;T

Book: Page:

Pin or Map: 34 3 H 13

LR 0201141 Type: CS 6/10/2002 Pages: 1

Description: DB 275 PG 45

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 34 3 H 13

LR 0201142 Type: CS 6/10/2002 Pages: 1

Description: DB 272 PG 327

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&amp;T

Book: Page:

Pin or Map: 34 3 H 15

LR 0201142 Type: CS 6/10/2002 Pages: 1

Description: DB 272 PG 327

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 34 3 H 15

LR 0201185 Type: CS 6/14/2002 Pages: 1

Description: DB 267 PG 266

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES

Book: Page:

Pin or Map: 32 1 N 30

LR 0201185 Type: CS 6/14/2002 Pages: 1

Description: DB 267 PG 266

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&amp;T

Book: Page:

Pin or Map: 32 1 N 30

LR 0201223 Type: CS 6/20/2002 Pages: 1

Description: DB 275 PG 45

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 34 3 H 21

LR 0201223 Type: CS 6/20/2002 Pages: 1

Description: DB 275 PG 45

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&amp;T OF VIRGINIA

Book: Page:

Pin or Map: 34 3 H 21

LR 0201262 Type: CS 6/25/2002 Pages: 1

Description: DB 272 PG 327

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&amp;T OF VIRGINIA

Book: Page:

Pin or Map: 34 3 H 15

LR 0201262 Type: CS 6/25/2002 Pages: 1

Description: DB 272 PG 327

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 34 3 H 15

LR 0201345 Type: CS 7/3/2002 Pages: 1

Description:

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 32 1 N 34

LR 0201345 Type: CS 7/3/2002 Pages: 1

Description:

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BB&amp;T OF VIRGINIA

Book: Page:

Pin or Map: 32 1 N 34

LR 0201353 Type: CS 7/8/2002 Pages: 1

Description: DB 240 PG 591

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 5 3 2

LR 0201353 Type: CS 7/8/2002 Pages: 1 Description: <u>DB 240 PG 591</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: PATRICK HENRY NATIONAL BANK	Book: Page: Pin or Map: 5 3 2
LR 0201355 Type: CS 7/8/2002 Pages: 1 Description: <u>DB 244 PG 757</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: PATRICK HENRY NATIONAL BANK	Book: Page: Pin or Map: 5 6 8
LR 0201355 Type: CS 7/8/2002 Pages: 1 Description: <u>DB 244 PG 757</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: <del>TR PROPERTIES INC</del>	Book: Page: Pin or Map: 5 6 8
LR 0201356 Type: CS 7/8/2002 Pages: 1 Description: <u>LR0001011</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: <del>PATRICK HENRY NATIONAL BANK</del>	Book: Page: Pin or Map: 33 3 P 8
LR 0201356 Type: CS 7/8/2002 Pages: 1 Description: <u>LR0001011</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: TR PROPERTIES	Book: Page: Pin or Map: 33 3 P 8
LR 0201357 Type: CS 7/8/2002 Pages: 1 Description: <u>LR0000516</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: PATRICK HENRY NATIONAL BANK	Book: Page: Pin or Map: 33 3 5
LR 0201357 Type: CS 7/8/2002 Pages: 1 Description: <u>LR0000516</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: <del>TR PROPERTIES INC</del>	Book: Page: Pin or Map: 33 3 5
LR 0201381 Type: CS 7/11/2002 Pages: 1 Description: <u>DB 238 PG 550</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: <del>TR PROPERTIES INC</del>	Book: Page: Pin or Map: 33 3 P 6
LR 0201381 Type: CS 7/11/2002 Pages: 1 Description: <u>DB 238 PG 550</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: PATRICK HENRY NATIONAL BANK	Book: Page: Pin or Map: 33 3 P 6
LR 0201410 Type: DBS 7/15/2002 Pages: 2 Description: <u>PINE STREET LOT 22</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: BIGGS, CORNIS EUGENE; JR	Book: Page: Pin or Map: 34 3 A 23

LR 0202110 Type: DTF 10/25/2002 Pages: 6  
Description: DB 213 PG 745 603 WATT STREET  
File: 1 Change: 0  
Name Type: Grantee  
Reverse Party: CANNADAY, MICHAEL W

Book: Page:  
Pin or Map: 34 3 B 10 12B

LR 0202306 Type: DTCL 11/19/2002 Pages: 8  
Description: 603 WATT STREET & PP  
File: 1 Change: 0  
Name Type: Grantor  
Reverse Party: BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA

Book: Page:  
Pin or Map: 34 3 B 10 12B

Sat. 4/7/05 @  
0500543

LR 0202307 Type: ASGMTLR 11/19/2002 Pages: 6  
Description: 603 WATT STREET  
File: 1 Change: 0  
Name Type: Grantor  
Reverse Party: BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA

Book: Page:  
Pin or Map: 34 3 B 10 12B

JD 0301625 Type: JD 7/15/2003 Pages: 2  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: CABINNESS, KIRKWOOD D

Book: Page:  
Pin or Map:

JD 0301626 Type: JD 7/15/2003 Pages: 2  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: DOUMBIA, DORA

Book: Page:  
Pin or Map:

JD 0301681 Type: JD 7/18/2003 Pages: 1  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: THOMAS, DENISE D

Book: Page:  
Pin or Map:

JD 0301682 Type: JD 7/18/2003 Pages: 2  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: BARKSDALE, GREGORY

Book: Page:  
Pin or Map:

JD 0301727 Type: JD 7/24/2003 Pages: 1  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: CURRAN, CHAD A

Book: Page:  
Pin or Map:

JD 0301728 Type: JD 7/24/2003 Pages: 2  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: BALBASH, RICHARD

Book: Page:  
Pin or Map:

JD 0301731 Type: JD 7/24/2003 Pages: 2  
Description:  
File: 1 Change: 0  
Name Type: Plaintiff  
Reverse Party: HAIRSTON, BEVERLY V

Book: Page:  
Pin or Map:

**JD 0301732** Type: JD 7/24/2003 Pages: 2

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: **FLOOD, CYNTHIA A**

Book: Page:

Pin or Map:

**JD 0301766** Type: JD 8/4/2003 Pages: 2

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: **COOK, JO ANNE**

Book: Page:

Pin or Map:

**JD 0301768** Type: JD 8/5/2003 Pages: 2

Description: XY

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: **DICKENS, JOSEPH**

Book: Page:

Pin or Map:

**JD 0301769** Type: JD 8/5/2003 Pages: 2

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: **BARKSDALE, GREGORY**

Book: Page: ~

Pin or Map:

**JD 0301918** Type: JD 8/25/2003 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: **CAMPBELL, BRENDA P**

Book: Page:

Pin or Map:

**LR 0500259** Type: DTF 2/15/2005 Pages: 4

Description: **1414 MOUNTAIN ROAD LR0101250**

File: 1 Change: 0

Name Type: Grantee

Reverse Party: **BURGESS, AGNELLA N**

Book: Page:

Pin or Map: 27 2 22

**LR 0500264** Type: AGL 2/16/2005 Pages: 5

Description: **706 NORTH MEMORIAL BOULEVARD CENTRAL PLAZA**

File: 1 Change: 0

Name Type: Grantor

Reverse Party: **FAMILY DOLLAR STORES OF VIRGINIA INC**

Book: Page:

Pin or Map: 30 11 60B 60E 60F 60

**LR 0500409** Type: DBS 3/14/2005 Pages: 3

Description: **603 WATT STREET**

File: 1 Change: 0

Name Type: Grantor

Reverse Party: **TAYAG, RAYMOND V**

Book: Page:

Pin or Map: 34 3 B 10 12B

**LR 0500543** Type: CS 4/7/2005 Pages: 1

Description: **LR0202306**

File: 1 Change: 0

Name Type: Grantor

Reverse Party: **TR PROPERTIES INC**

Book: Page:

Pin or Map: 34 3 B 10 12B

**LR 0500543** Type: CS 4/7/2005 Pages: 1

Description: **LR0202306**

File: 1 Change: 0

Name Type: Grantee

Reverse Party: **BB&T OF VIRGINIA**

Book: Page:

Pin or Map: 34 3 B 10 12B

LR 0600676 Type: DBS 4/28/2006 Pages: 2

Description: 826 LIBERTY STREET

File: 1 Change: 0

Name Type: Grantee

Reverse Party: WILLIAMS, ROMANA C

Book: Page:

Pin or Map: 5 6 9

JD 0601894 Type: JD 8/30/2006 Pages: 1

Description:

File: 1 Change: 0

Name Type: PlaintiffReverse Party: DEVINS, ALVIN

Book: Page:

Pin or Map:

JD 0601895 Type: JD 8/30/2006 Pages: 1

Description:

File: 1 Change: 0

Name Type: PlaintiffReverse Party: DIVERS, PAUL

Book: Page:

Pin or Map:

JD 0601896 Type: JD 8/30/2006 Pages: 1

Description:

File: 1 Change: 0

Name Type: PlaintiffReverse Party: WALKER, LESLIE

Book: Page:

Pin or Map:

LR 0601848 Type: DBS 10/11/2006 Pages: 2

Description:

File: 1 Change: 0

Name Type: Grantee

Reverse Party: FEDERAL HOME LOAN MORTGAGE CORPORATION

Book: Page:

Pin or Map: 68 5 P 19A

LR 0601849 Type: DBS 10/11/2006 Pages: 3

Description:

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TRIPLE J ENTERPRISES LLC

Book: Page:

Pin or Map: 68 5 P 19A

JD 0602370 Type: JD 10/31/2006 Pages: 1

Description:

File: 1 Change: 0

Name Type: PlaintiffReverse Party: COLEMAN, RODNEY

Book: Page:

Pin or Map:

JD 0602371 Type: JD 10/31/2006 Pages: 1

Description:

File: 1 Change: 0

Name Type: PlaintiffReverse Party: GRAVELY, TIFFANY

Book: Page:

Pin or Map:

LR 0602044 Type: DTF 11/14/2006 Pages: 3

Description: W/S LIBERTY STREET LOT 5 DEED BOOK 167 PAGE 1

File: 1 Change: 0

Name Type: Grantee

Reverse Party: MILLER, ROBERT RAY; SR

Book: Page:

Pin or Map: 5 3 5

JD 0700369 Type: JD 2/27/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: PlaintiffReverse Party: STILL, BRUCE

Book: Page:

Pin or Map:

JD 0700495 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: COCHRAN, AMBER

Book: Page:

Pin or Map:

JD 0700496 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: ROBERTS, BILLY

Book: Page:

Pin or Map:

JD 0700497 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: COLEMAN, RODNEY

Book: Page:

Pin or Map:

JD 0700498 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: WILLIAMS, BILLY

Book: Page:

Pin or Map:

JD 0700499 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: GRAVELY, TIFFANY

Book: Page:

Pin or Map:

JD 0700500 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: COLEMAN, RODNEY

Book: Page:

Pin or Map:

JD 0700501 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: DEVINS, ALVIN

Book: Page:

Pin or Map:

JD 0700502 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: WALKER, LESLIE

Book: Page:

Pin or Map:

JD 0700503 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: GALLOWAY, SANDY

Book: Page:

Pin or Map:

JD 0700504 Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: ENGLISH, JOHATHAN

Book: Page:

Pin or Map:

**JD 0700505** Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: DILLARD, WILLIAM

Book: Page:

Pin or Map:

**JD 0700506** Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: DIVERS, PAUL

Book: Page:

Pin or Map:

**JD 0700507** Type: JD 3/20/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: DEVINS, ALVIN

Book: Page:

Pin or Map:

**JD 0700591** Type: JD 4/10/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: GRAVELY, JOANNIE

Book: Page:

Pin or Map:

**JD 0700592** Type: JD 4/10/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: ROBERTS, BILLY

Book: Page:

Pin or Map:

**JD 0700593** Type: JD 4/10/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: HAIRSTON, JOYA

Book: Page:

Pin or Map:

**JD 0700594** Type: JD 4/10/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: HAIRSTON, JENETA

Book: Page:

Pin or Map:

**LR 0700698** Type: DBS 5/1/2007 Pages: 3

Description: NW/S CHATHAM ROAD & SE/S BANNER STREET LOT 5

File: 1 Change: 0

Name Type: Grantee

Reverse Party: TESSIER, MARIANNE W

Book: Page:

Pin or Map: 25 4 10

**JD 0700720** Type: JD 5/18/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: HAIRSTON, JENETA

Book: Page:

Pin or Map:

**JD 0700721** Type: JD 5/18/2007 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: WALKER, LESLIE

Book: Page:

Pin or Map:

**FS** 0700010 Type: ORIG 5/23/2007 Pages: 2Description: CENTRAL PLAZA MALL

File: 1 Change: 0

Name Type: Debtor

Reverse Party: CARTER BANK &amp; TRUST

Book: Page:

Pin or Map: 30 11 60B 60E 60F 60

LR 0700838 Type: DTCL 5/23/2007 Pages: 9

Description: 5 TRACTS SMITH ROAD, RUCKER STREET &amp; BEAVER S

File: 1 Change: 0

Name Type: Grantor

Reverse Party: CARTER BANK &amp; TRUST

Book: Page:

Pin or Map: 30 11 60B 60E 60F 60

Sat 8/8/14@  
1400679

LR 0700847 Type: ASGMTLR 5/24/2007 Pages: 7

Description: 5 TRACTS SMITH ROAD, RUCKER STREET &amp; BEAVER S

File: 1 Change: 0

Name Type: Grantor

Reverse Party: CARTER BANK &amp; TRUST

Book: Page:

Pin or Map: 30 11 60B 60E 60F 60



LR 0701031 Type: DTF 6/22/2007 Pages: 5

Description: 828 LIBERTY STREET LR0500681

File: 1 Change: 0

Name Type: Grantee

Reverse Party: GLASSER AND GLASSER PLC

Book: Page:

Pin or Map: 5 6 10

LR 0701421 Type: DBS 9/6/2007 Pages: 2

Description: LOT BROAD ST

File: 1 Change: 0

Name Type: Grantee

Reverse Party: HUBBARD, MARY P

Book: Page:

Pin or Map: 32 1 L 8

LR 0701527 Type: CS 9/27/2007 Pages: 2

Description: LR0201048

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 30 11 60B 60E 60F

LR 0701527 Type: CS 9/27/2007 Pages: 2

Description: LR0201048

File: 1

Name Type: Grantee

Reverse Party: BRANCH BANKING AND TRUST  
COMPANY OF VIRGINIA

Book: Page:

Pin or Map: 30 11 60B 60E 60F

**JD** 0802423 Type: JD 9/30/2008 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: SPENCE, JAMES

Book: Page:

Pin or Map:

LR 0900338 Type: DBS 4/3/2009 Pages: 3

Description: N/S COMMONWEALTH BOULEVARD PARCEL N11

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BURTON &amp; BURTON

Book: Page:

Pin or Map: 21 1 N11

LR 0900339 Type: DTCL 4/3/2009 Pages: 10

Description: N/S COMMONWEALTH BOULEVARD PARCEL N11 & PP

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST  
COMPANY

Book: Page:

Pin or Map: 21 1 N11

Sat. 10/27/14@  
1400919

LR 0900340 Type: ASGMTLR 4/3/2009 Pages: 7

Description: N/S COMMONWEALTH BOULEVARD PARCEL N11

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BRANCH BANKING AND TRUST  
COMPANY

Book: Page:

Pin or Map: 21 1 N11

RJ. 10/27/14 @

1400920

LR 0900444 Type: DBS 4/30/2009 Pages: 2

Description: W/S MAPLE STREET LOT A

File: 1 Change: 0

Name Type: Grantee

Reverse Party: KEEN MUNCY, BETTY J

Book: Page:

Pin or Map: 33 3 9

LR 1000290 Type: DBS 3/30/2010 Pages: 3

Description: W/S LIBERTY STREET LOTS 9 &amp; 10

File: 1 Change: 0

Name Type: Grantee

Reverse Party: USHER, DAHL

Book: Page:

Pin or Map: 5 4 9 10

LR 1000486 Type: DBS 5/24/2010 Pages: 3

Description: 1206 CHATHAM HGTS

File: 1 Change: 0

Name Type: Grantee

Reverse Party: SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

Book: Page:

Pin or Map: 16 7 1B 1A

LR 1000785 Type: DBS 8/2/2010 Pages: 2

Description: 723 JEFFERSON STREET

File: 1 Change: 0

Name Type: Grantee

Reverse Party: MYERS, MARIAN J

Book: Page:

Pin or Map: 44 8 34A 33A 36A

LR 1001246 Type: DBS 12/15/2010 Pages: 2

Description: HIGHWAY PROJECT 0174-120-279 RW201 E/S ROUTE 174

File: 1 Change: 0

Name Type: Grantor

Reverse Party: COMMONWEALTH OF VIRGINIA

Book: Page:

Pin or Map: 5 6 8

LR 1001247 Type: DBS 12/15/2010 Pages: 2

Description: HIGHWAY PROJECT 0174-120-279 RW 201 E/S ROUTE 174

File: 1 Change: 0

Name Type: Grantor

Reverse Party: COMMONWEALTH OF VIRGINIA

Book: Page:

Pin or Map: 5 6 9

LR 1001248 Type: DBS 12/15/2010 Pages: 2

Description: HIGHWAY PROJECT 0174-120-0279 RW201 E/S ROUTE 174

File: 1 Change: 0

Name Type: Grantor

Reverse Party: COMMONWEALTH OF VIRGINIA

Book: Page:

Pin or Map: 5 6 10

LR 1100063 Type: DE 1/20/2011 Pages: 2

Description: PLAN SHEET 4 PARCEL 3 FOR VDOT PLANS 0174-120-279 RW201

File: 1 Change: 0

Name Type: Grantor

Reverse Party: MARTINSVILLE CITY OF

Book: Page:

Pin or Map:

LR 1100064 Type: DE 1/20/2011 Pages: 2

Description: PLAN SHEET 4 PARCEL 2 VDOT PROJECT 174-120-279 RW201

File: 1 Change: 0

Name Type: Grantor

Reverse Party: MARTINSVILLE CITY OF

Book: Page:

Pin or Map:

LR 1100065 Type: DE 1/20/2011 Pages: 2

Description: PLAN SHT 4 PARCEL 4 VDOT PROJECT PLAN 0174-120-279 RW201

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map:

Reverse Party: MARTINSVILLE CITY OF

LR 1100201 Type: AG 2/24/2011 Pages: 2

Description: STATE HIGHWAY ROUTE 174 PROJECT 0174-120-279

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 5 3 5

Reverse Party: COMMONWEALTH OF VIRGINIA

LR 1100396 Type: DE 4/25/2011 Pages: 5

Description: 824 LIBERTY STREET

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 5 6 8

Reverse Party: CENTRAL TELEPHONE COMPANY OF VIRGINIA

LR 1100399 Type: DE 4/25/2011 Pages: 5

Description: 828 LIBERTY STREET

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 5 6 10

Reverse Party: CENTRAL TELEPHONE COMPANY OF VIRGINIA

LR 1100400 Type: DE 4/25/2011 Pages: 5

Description: 826 LIBERTY STREET

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 5 6 9

Reverse Party: CENTRAL TELEPHONE COMPANY OF VIRGINIA

LR 1100422 Type: DOT 4/29/2011 Pages: 8

Description: 1515 CHURCH ST EXT &amp; PP

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 34 3 H 15

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Sat. 5/12/20  
@ 202000416

LR 1100423 Type: ASGMTLR 4/29/2011 Pages: 7

Description: 1515 CHURCH ST EXT

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 34 3 H 15

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Sat. 5/12/20  
@ 202000415

LR 1100923 Type: DBS 9/30/2011 Pages: 4

Description: GRAVELY STREET LOT 20R

File: 1 Change: 0

Book: Page:

Name Type: Grantee

Pin or Map: 32 1 Q 20R

Reverse Party: GUILLIAMS, FLORA S

LR 1100924 Type: DTCL 9/30/2011 Pages: 10

Description: GRAVELY STREET LOT 20R

File: 1 Change: 0

Book: Page:

Name Type: Grantor

Pin or Map: 32 1 Q 20R

Reverse Party: BRANCH BANKING AND TRUST COMPANY

Sat. 1/16/20  
@ 202000055

LR 1100925 Type: DOT 9/30/2011 Pages: 7 Description: GRAVELY STREET LOT 20R File: 1 Change: 0 Name Type: Grantor Reverse Party: GUILLIAMS, FLORA S	Book: Page: Pin or Map: 32 1 Q 20R	Sat 1/6/20 @ 200000010
LR 1101134 Type: DBS 11/30/2011 Pages: 4 Description: W/S FIGSBORO ROAD <u>LOT 1</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: HANCE, JOHN P	Book: Page: Pin or Map: 5 3 1	
LR 1200332 Type: DBS 3/28/2012 Pages: 4 Description: E/S <u>PINE STREET LOT 6 AND LOT 15 BLOCK 7 E/S</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: HANCE, JOHN P	Book: Page: Pin or Map: 34 3 B 23	
LR 1200509 Type: DBS 5/10/2012 Pages: 3 Description: W/S ELLSWORTH STREET PARCEL TWO File: 1 Change: 0 Name Type: Grantee Reverse Party: SHEVOS, ERIC RYAN	Book: Page: Pin or Map: 33 3 P 19	
LR 1200510 Type: DOT 5/10/2012 Pages: 10 Description: W/S ELLSWORTH STREET PARCEL TWO File: 1 Change: 0 Name Type: Grantor Reverse Party: BRANCH BANKING AND TRUST COMPANY	Book: Page: Pin or Map: 33 3 P 19	Sat. 3/8/17 @ 170000206
LR 1200511 Type: ASGMTLR 5/10/2012 Pages: 7 Description: W/S ELLSWORTH STREET File: 1 Change: 0 Name Type: Grantor Reverse Party: BRANCH BANKING AND TRUST COMPANY	Book: Page: Pin or Map: 33 3 P 19	Rd 3/8/17 @ 170000205
LR 1201161 Type: DBS 11/20/2012 Pages: 3 Description: W/S <u>FAYETTE STREET LOTS 38 &amp; 39</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: KELLAM, KATIE S	Book: Page: Pin or Map: 30 11 38 39	
LR 1201289 Type: DBS 12/27/2012 Pages: 3 Description: BROAD STREET File: 1 Change: 0 Name Type: Grantee Reverse Party: MARTIN, DEBORAH KAY MERRICKS	Book: Page: Pin or Map: 32 1 L 3	
LR 1201290 Type: DOT 12/27/2012 Pages: 6 Description: BROAD STREET File: 1 Change: 0 Name Type: Grantor Reverse Party: MERRICKS, OBADIAH R; JR	Book: Page: Pin or Map: 32 1 L 3	Sat. 2/5/13 @ 1300122
LR 1300098 Type: DTCL 1/31/2013 Pages: 16 Description: File: 1 Change: 0 Name Type: Grantor Reverse Party: FIRST CITIZENS BANK & TRUST COMPANY	Book: Page: Pin or Map: 33 3 4R	Sat. 4/18/16 @ 1600344

LR 1300099 Type: ASGMTLR 1/31/2013 Pages: 10

Description:

File: 1 Change: 0

Name Type: Grantor

Reverse Party: FIRST CITIZENS BANK & TRUST  
COMPANY

Book: Page:

Pin or Map: 32 1 L 3

Rel. 4/18/16 @  
1600345

LR 1300122 Type: CS 2/5/2013 Pages: 2

Description: LR1201290

File: 1 Change: 0

Name Type: Grantee

Reverse Party: MERRICKS, OBADIAH R; JR

Book: Page:

Pin or Map: 32 1 L 3

LR 1300122 Type: CS 2/5/2013 Pages: 2

Description: LR1201290

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 32 1 L 3

LR 1400556 Type: RFDT 6/26/2014 Pages: 19

Description: 706 MEMORIAL BLVD N &amp; PP LR0700838

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST  
COMPANY

Book: Page:

Pin or Map: 30 11 60 B 60E 60F

Sat. 5/12/20  
@ 2020 00417

LR 1400557 Type: ASGMTLR 6/26/2014 Pages: 13

Description: 706 MEMORIAL BLVD N

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST  
COMPANY

Book: Page:

Pin or Map: 30 11 60B 60E 60F

LR 1400679 Type: CS 8/8/2014 Pages: 1

Description: LR0700838

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CARTER BANK AND TRUST

Book: Page:

Pin or Map: 30 11 60B 60E 60F 60

LR 1400679 Type: CS 8/8/2014 Pages: 1

Description: LR0700838

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 30 11 60B 60E 60F 60

LR 1400804 Type: RFDT 9/17/2014 Pages: 13

Description: 320 WEST COMMONWEALTH BLVD &amp; PP LR0900339

File: 1 Change: 0

Name Type: Grantor

Reverse Party: RIVER COMMUNITY BANK NA

Book: Page:

Pin or Map: 21 1 N11

Sat. 3/2/20 @  
202000210

LR 1400856 Type: ASGMTLR 10/7/2014 Pages: 9

Description: 320 WEST COMMONWEALTH BLVD

File: 1 Change: 0

Name Type: Grantor

Reverse Party: RIVER COMMUNITY BANK NA

Book: Page:

Pin or Map: 21 1 N11

LR 1400919 Type: CS 10/27/2014 Pages: 1

Description: LR0900339

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 21 1 N 11

LR 1400919 Type: CS 10/27/2014 Pages: 1

Description: LR0900339

File: 1 Change:

Name Type: Grantee

Reverse Party: BB&amp;T

Book: Page:

Pin or Map: 21 1 N 11

LR 1400920 Type: CR 10/27/2014 Pages: 1

Description: LR0900340

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BRANCH BANKING AND TRUST

COMPANY

Book: Page:

Pin or Map: 21 1 N 11

LR 1400920 Type: CR 10/27/2014 Pages: 1

Description: LR0900340

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 21 1 N 11

LR 1500681 Type: DOT 8/3/2015 Pages: 18

Description: 723 JEFFERSON STREET &amp; PP

File: 1 Change: 0

Name Type: Grantor

Reverse Party: VALLEystar CREDIT UNION

Book: Page:

Pin or Map: 44 8 34A

Sat: 1/13/20 @  
202000036

LR 1500682 Type: ASGMTLR 8/3/2015 Pages: 11

Description: 723 JEFFERSON STREET

File: 1 Change: 0

Name Type: Grantor

Reverse Party: VALLEystar CREDIT UNION

Book: Page:

Pin or Map: 44 8 34A

Rel 1/13/20 @  
202000037

LR 1500843 Type: DTCL 9/14/2015 Pages: 17

Description: 911 LIBERTY STREET &amp; PP

File: 1 Change: 0

Name Type: Grantor

Reverse Party: VALLEystar CREDIT UNION

Book: Page:

Pin or Map: 5 3 3

lot 3, S/M 108  
acq 230/644

LR 1600344 Type: CS 4/18/2016 Pages: 1

Description:

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BALABANIS, THEOFILOS G

Book: Page:

Pin or Map: 33 3 4R

LR 1600344 Type: CS 4/18/2016 Pages: 1

Description:

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BALABANIS, THEOFILOS G

Book: Page:

Pin or Map: 33 3 4R

for 1300098

LR 1600345 Type: OTHER 4/18/2016 Pages: 1

Description:

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BALABANIS, THEOFILOS G

Book: Page:

Pin or Map: 32 1 L 3

for 1300099

LR 1600345 Type: OTHER 4/18/2016 Pages: 1

Description:

File: 1 Change: 0

Name Type: Grantor

Reverse Party: BALABANIS, THEOFILOS G

Book: Page:

Pin or Map: 32 1 L 3

LR 1600493 Type: DBS 6/6/2016 Pages: 3

Description: 111 MAPLE STREET

File: 1 Change: 0

Name Type: Grantor

Reverse Party: HUNT, DEXTER LEWIS; SR

Book: Page:

Pin or Map: 33 3 P 6

LR 1600494 Type: DOT 6/6/2016 Pages: 6

Description: 111 MAPLE STREET

File: 1 Change: 0

Name Type: Grantee

Reverse Party: HUNT, DEXTER LEWIS; SR

Book: Page:

Pin or Map: 33 3 P 6

*Foreclosure  
occurred*

LR 1600964 Type: DBS 10/13/2016 Pages: 3

Description: E/S PRINCETON STREET LOT 15 BLOCK 7

File: 1 Change: 0

Name Type: Grantor

Reverse Party: WOODSON, YEWBEE

Book: Page:

Pin or Map: 43 7 15

LR 160001153 Type: DBS 12/15/2016 Pages: 3

Description: W/S BANKS ROAD NORTH 1/2 LOT 16A AND 17A

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CARTER, CATHY PEGRAM

Book: Page:

Pin or Map: 16 7 16A 17A

LR 160001154 Type: DBS 12/15/2016 Pages: 3

Description: W/S BANKS ROAD SOUTHERN 1/2 LOT 16A & 17A

File: 1 Change: 0

Name Type: Grantee

Reverse Party: CARTER, CATHY PEGRAM

Book: Page:

Pin or Map: 16 7 16B 17B

LR 170000205 Type: OTHER 3/8/2017 Pages: 1

Description: TERMINATION OF SECURITY INSTRUMENT

File: 1 Change: 0

Name Type: Grantee

Reverse Party: ~~BRANCH BANKING AND TRUST~~  
COMPANY

Book: Page:

Pin or Map: 33 3 P 19

LR 170000205 Type: OTHER 3/8/2017 Pages: 1

Description: TERMINATION OF SECURITY INSTRUMENT

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 33 3 P 19

*in 1200511*

LR 170000206 Type: CS 3/8/2017 Pages: 1

Description: LR1200510

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 33 3 P 19

LR 170000206 Type: CS 3/8/2017 Pages: 1

Description: LR1200510

File: 1 Change: 0

Name Type: Grantee

Reverse Party: ~~BB&T~~

Book: Page:

Pin or Map: 33 3 P 19

JD 170000202 Type: JD 3/14/2017 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: LEDEZMA, ROSA

Book: Page:

Pin or Map:

**JD** 170000203 Type: JD 3/14/2017 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: LEDEZMA, ROSE

Book: Page:

Pin or Map:

**LR** 170001091 Type: ST 12/5/2017 Pages: 3

Description: LR1600494

File: 1 Change: 0

Name Type: Grantor

Reverse Party: JACOB, JANINE M; TRUSTEE

Book: Page:

Pin or Map: 33 3 P 6

**JD** 170000874 Type: JD 12/6/2017 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: MUNCHEEZE GRILL

Book: Page:

Pin or Map:

**JD** 170000875 Type: JD 12/6/2017 Pages: 1

Description:

File: 1 Change: 0

Name Type: Plaintiff

Reverse Party: MUNCHEEZE GRILL

Book: Page:

Pin or Map:

**LR** 180000352 Type: DTF 4/19/2018 Pages: 4

Description: 111 MAPLE STREET LR1600494

File: 1 Change: 0

Name Type: Grantee

Reverse Party: HUNT, DEXTER LEWIS; SR BY TRUSTEE

Book: Page:

Pin or Map: 33 3 P 6

**LR** 190001214 Type: RFDT 12/30/2019 Pages: 19

Description: 32 BRIDGE ST-LR1100924 & LR1100925 1515 E

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

- ① 1515 E Church St - Lot 2 272/325
- ② 32 Bridge St. - Lot 20R 1100923
- ③ 320 Commonwealth Blvd - Parcel N11 0900338
- ④ 25 Ridgeway Terrace Dr - Lot 3 100002773
- ⑤ 50 Fox Tree Dr. - Tract A 752/396
- ⑥ 3295 U.S. Hwy 29 - 0.714 ac 110002260

**LR** 190001215 Type: ASGMTLR 12/30/2019 Pages: 13

Description: 32 BRIDGE STREET, 320 COMMONWEALTH BLVD

File: 1 Change: 0

Name Type: Grantor

Reverse Party: AMERICAN NATIONAL BANK AND TRUST COMPANY

Book: Page:

Pin or Map: 000468200

**LR** 200000010 Type: CS 1/6/2020 Pages: 1

Description: LR1100925

File: 1 Change: 0

Name Type: Grantee

Reverse Party: GUILLIAMS, JOHNNY L

Book: Page:

Pin or Map: 000210200

**LR** 200000010 Type: CS 1/6/2020 Pages: 1

Description: LR1100925

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000210200

**LR** 202000036 Type: CS 1/13/2020 Pages: 1

Description: LR1500681

File: 1 Change: 0

Name Type: Grantee

Reverse Party: MARTINSVILLE DUPONT CREDIT UNION

Book: Page:

Pin or Map: 000498400

LR 202000036 Type: CS 1/13/2020 Pages: 1 Description: <u>LR1500681</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: TR PROPERTIES INC	Book: Page: Pin or Map: 000498400
LR 202000037 Type: CS 1/13/2020 Pages: 1 Description: <u>LR1500682</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: MARTINSVILLE DUPONT CREDIT UNION	Book: Page: Pin or Map: 000498400
LR 202000037 Type: CS 1/13/2020 Pages: 1 Description: <u>LR1500682</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: TR PROPERTIES INC	Book: Page: Pin or Map: 000498400
LR 202000055 Type: CS 1/16/2020 Pages: 1 Description: <u>LR1100924</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: BRANCH BANKING AND TRUST COMPANY	Book: Page: Pin or Map: 000204800
LR 202000055 Type: CS 1/16/2020 Pages: 1 Description: <u>LR1100924</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: TR PROPERTIES INC	Book: Page: Pin or Map: 000204800
LR 202000210 Type: CS 3/2/2020 Pages: 1 Description: <u>LR1400804</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: TR PROPERTIES INC	Book: Page: Pin or Map: 000990306
LR 202000210 Type: CS 3/2/2020 Pages: 1 Description: <u>LR1400804</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: BLUE RIDGE BANK NA	Book: Page: Pin or Map: 000990306
LR 202000415 Type: CS 5/12/2020 Pages: 1 Description: <u>LR1100423</u> File: 1 Change: 0 Name Type: Grantee Reverse Party: AMERICAN NATIONAL BANK & TRUST	Book: Page: Pin or Map: 000468200
LR 202000415 Type: CS 5/12/2020 Pages: 1 Description: <u>LR1100423</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: T R PROPERTIES INC	Book: Page: Pin or Map: 000468200
LR 202000416 Type: CS 5/12/2020 Pages: 1 Description: <u>LR1100422</u> File: 1 Change: 0 Name Type: Grantor Reverse Party: T R PROPERTIES INC	Book: Page: Pin or Map: 000468200

LR 202000416 Type: CS 5/12/2020 Pages: 1

Description: LR1100422

File: 1 Change: 0

Name Type: Grantee

Reverse Party: AMERICAN NATIONAL BANK &amp; TRUST

Book: Page:

Pin or Map: 000468200

LR 202000417 Type: CS 5/12/2020 Pages: 1

Description: LR1400556

File: 1 Change: 0

Name Type: Grantee

Reverse Party: AMERICAN NATIONAL BANK &amp; TRUST

Book: Page:

Pin or Map: 000584200

LR 202000417 Type: CS 5/12/2020 Pages: 1

Description: LR1400556

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 000584200

LR 202000675 Type: DBS 8/4/2020 Pages: 5

Description: E/S MAPLE STREET LOT 40

File: 1 Change: 0

Name Type: Grantee

Reverse Party: FALLOON, LEROY DEAN

Book: Page:

Pin or Map: 000020900

LR 202100811 Type: DBS 7/7/2021 Pages: 3

Description: LOT 20R GRAVELY STREET

File: 1 Change: 0

Name Type: Grantor

Reverse Party: WISE DEVELOPMENTS LLC

Book: Page:

Pin or Map: 000210200

LR 202100812 Type: DPR 7/7/2021 Pages: 5

Description: LR190001214

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000210200

LR 202100812 Type: DPR 7/7/2021 Pages: 5

Description: LR190001214

File: 1 Change: 0

Name Type: Grantee

Reverse Party: AMERICAN NATIONAL BANK & TRUST  
COMPANY

Book: Page:

Pin or Map: 000210200

LR 202100813 Type: CPS 7/7/2021 Pages: 2

Description: 32 BRIDGE STREET LR190001215

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000210200

LR 202100813 Type: CPS 7/7/2021 Pages: 2

Description: 32 BRIDGE STREET LR190001215

File: 1 Change: 0

Name Type: Grantee

Reverse Party: AMERICAN NATIONAL BANK AND TRUST  
COMPANY

Book: Page:

Pin or Map: 000210200

Lawyers Title Insurance Corporation

**LOAN POLICY  
SCHEDULE A**

<b>FILE NUMBER</b>	<b>DATE OF POLICY</b>	<b>AMOUNT OF INSURANCE</b>	<b>POLICY NUMBER</b>
PH 18878	05/23/2007 at 3:40 P. M. (Henry Co.) and 05/23/2007 at 4:36 P. M. (City of Martinsville)	\$2,500,000.00	K61-0004769
<b>ADDRESS REFERENCE</b>	City of Martinsville and Henry County, Virginia		
<b>LOAN NUMBER</b>	NONE		

1. Name of Insured:

Carter Bank & Trust, its Successors and/or Assigns as Their Interest May Appear.

2. The estate or interest in the land which is encumbered by the Insured Mortgage is:

Fee Simple

3. Title is vested in:

T R Properties, Inc.

4. The Insured Mortgage and its assignments, if any, are described as follows:

Deed of Trust from T R Properties, Inc. to Worth Harris Carter, Jr. and James H. Ford, Trustee(s), dated 05/23/2007 and recorded 05/23/2007 at 3:40 P. M. in the Clerk's Office, Circuit Court, Henry County, Virginia (as Instrument No. 070002915), and recorded 05/23/2007 at 4:36 P. M. in the Clerk's Office, Circuit Court, City of Martinsville, Virginia (as Instrument No. LR0700838), to secure \$2,500,000.00.

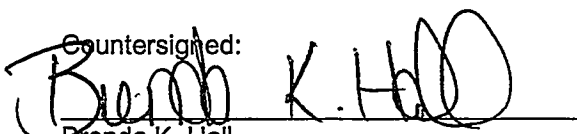
5. The Land referred to in this policy is described as follows:

See Schedule A attached hereto and made a part hereof.

6. This policy incorporates by reference those ALTA endorsements selected below:

- |   |                                 |  |
|---|---------------------------------|--|
| <input type="checkbox"/> 4-06               | <input type="checkbox"/> 4.1-06 | (Condominium)  |
| <input type="checkbox"/> 5-06               | <input type="checkbox"/> 5.1-06 | (Planned Unit Development)   |
| <input type="checkbox"/> 6-06               |                                 | (Variable Rate)  |
| <input type="checkbox"/> 6.2-06             |                                 | (Variable Rate – Negative Amortization)  |
| <input type="checkbox"/> 8.1                |                                 | (Environmental Protection Lien) Paragraph b refers to the following state statute(s): "NONE" |
| <input type="checkbox"/> 9-06               |                                 | (Restrictions, Encroachments, Minerals)  |
| <input type="checkbox"/> 13.1-06            |                                 | (Leasehold Loan)   |
| <input type="checkbox"/> 14-06              |                                 | (Future Advance – Priority)  |
| <input checked="" type="checkbox"/> 14.1-06 |                                 | (Future Advance – Knowledge)   |
| <input type="checkbox"/> 14.3-06            |                                 | (Future Advance – Reverse Mortgage)  |
| <input type="checkbox"/> 22-06              |                                 | (Location) The type of improvement is a _____, and the street address is as shown above.     |

Countersigned:

  
Brenda K. Hall  
Lawyers Title/Patrick Henry Agency, Inc.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION**  
**LOAN POLICY**  
**Schedule A – Legal Description**

<b>FILE NUMBER</b>
PH 18878

<b>POLICY NUMBER</b>
K61-0004769

Description A-1

All those six (6) certain tracts or parcels 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 are of 8.103 acres.

Description A-2

All of those five (5) certain tracts or parcels 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', '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 min. E. 100.3 feet to an iron; thence continuing along the southwestern line of said Smith Road S. 46 deg. 53 min. E. 363 feet to a point; thence a new line N. 75 deg. 58 min. W. 332 feet, more or less, to a point in the eastern line of said Beaver Street N. 2 deg. 47 min. 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 min. W. 300 feet to a point marking the northern line of Glenn Street; thence with the northern line of said Glenn Street N. 75 deg. 58 min. 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 min. 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 min. 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 min. E. 50 feet to a point; thence a new line S. 75 deg. 58 min. E. 300.4 feet to a point; thence along the southern line of Rucker Street S. 75 deg. 58 min. E. 268 feet to the place of beginning, and containing 4.57 acres, more or less.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
EXHIBIT A – (continued)**

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 min. 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 min. 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 min. W. 150 feet to a point; thence continuing along the back line of a tier of lots S. 30 deg. 26 min. 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 min. W. 190 feet to an iron; thence continuing along the said northern line of said right-of-way N. 62 deg. 34 min. W. 243.1 feet to an iron; thence continuing along the northerly line of the said right-of-way N. 78 deg. 29 min. W. 158.2 feet to an iron; thence continuing along the northern line of said right-of-way N. 79 deg. 43 min. W. 30.85 feet to the place of beginning, and containing 2.07 acres, more or less.

TRACT 'D'- 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 min. E. 332 feet, more or less, to a point; thence S. 46 deg. 53 min. E. 59.2 feet to an iron; thence S. 66 deg. 5 min. 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 min. 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 min. 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 min. E. 658.94 feet to a point marking the southwestern corner of Lot #44; thence S. 14 deg. 0 min. 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 min. 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 min. 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 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.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
EXHIBIT A – (continued)**

**Description A-4**

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 Grantee and the Grantor which is North 49 deg. 39 min. 24 sec. 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 min. 24 sec. E. 174 feet to a rear line; thence with that line South 42 deg. 22 min. 00 sec. E. 199.32 feet to a point; thence South 49 deg. 40 min. 34 sec. W. 174 feet to a point; thence a new line North 41 deg. 22 min. 01 sec. 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.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
SCHEDULE B – PART I**

FILE NUMBER
PH 18878

POLICY NUMBER
K61-0004769

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. Those taxes becoming due and payable subsequent to the date of the policy.
2. Rights of tenants or parties in possession.
3. As to Description A-1, easement granted Lee Telephone Company by instrument recorded in Deed Book 131, Page 372.
4. As to Description A-1, easement granted Appalachian Power Company by instrument recorded in Deed Book 164, Page 34.
5. As to Description A-1, easement granted Henry County Public Service Authority by instrument of record in Deed Book 232, Page 47, and as shown on Plat of Survey by Lawrence W. Cockram, dated October 13, 1987, and recorded in Map Book 82, Page 1422.
6. As to Description A-1, easement granted for a 50-foot service road of record in Deed Book 324, Page 528.
7. As to Description A-1, rights of tenants in possession under unrecorded leases.
8. As to Description A-1, building restriction line of 112 feet, as shown on the recorded plat of survey by Lawrence W. Cockram, dated October 13, 1987, recorded in Map Book 82, Page 1422, a future violation thereof will not cause a forfeiture or reversion of title.
9. As to Description A-1, the following matters as shown on Plat of Survey prepared by Lawrence W. Cockram, dated October 13, 1987, and 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.
- ✓ 10. As to Description A-2, 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.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
SCHEDULE B – PART I**

*MGP 23/177*

✓ 11. As to Description A-2, the following matters as shown on Plat of Survey prepared 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 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 Communication's 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 Communication's 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 telephone 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.
- 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'.

CONTINUED ON FOLLOWING PAGE.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
SCHEDULE B – PART I**

12. As to Description A-4, restrictions and other matters, if any, appearing of record in Map Book 89, page 998; however, this policy insures that a future violation of said restrictions 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 Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

13. As to Description A-4, rights of others in and to the use and enjoyment of the appurtenant easement set out under Schedule A hereof.
14. As to Description B, 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 Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

15. As to Description B, agreement between the City of Martinsville and East Gate Development Corporation, dated August 6, 1974, and recorded in Deed Book 253, Page 706.
16. As to Description B, agreement between the Henry County Public Service Authority, East Gate Development Corporation, and the City of Martinsville, dated September 4, 1974, and recorded in Deed Book 255, Page 35.
17. As to Description B, developer's agreement between East Gate Development Corporation and the City of Martinsville, recorded in Deed Book 253, Page 704.
18. As to Description B, easement granted Appalachian Power Company by instrument dated September 8, 1980, from East Gate Development Corporation, recorded in Deed Book 326, Page 126.
19. As to Description B, easement granted for utility easement by instrument dated March 7, 1974, recorded in Deed Book 249, Page 894.
20. As to Description B, unrecorded easement for utilities located along front of Tract 'A' that were 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.

CONTINUED ON FOLLOWING PAGE.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
SCHEDULE B – PART I**

21. As to Description B, the following matters as shown on Plat of Survey prepared by J. A. Gustin & Associates, dated July 15, 1997, and 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.
- b) Sprint's telephone poles and overhead telephone line located on and across the northerly portion of insured premises and pedestal located on the northwesterly portion of insured premises.
- c) American Electric Power Company's power poles and overhead power line located across the northerly portion of insured premises.
- d) Adelphia Cable Communication's 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 locate 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.

Lawyers Title Insurance Corporation

**LAWYERS TITLE INSURANCE CORPORATION  
LOAN POLICY  
SCHEDULE B – PART II**

FILE NUMBER
PH 18878

POLICY NUMBER
K61-0004769

In addition to the 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

**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

**ALTA COMMITMENT FORM**

This Commitment is not complete without appropriate Schedules and corresponding Jacket unless otherwise agreed in writing.

**REVISED COMMITMENT DATED 06/26/2014 NUMBER 02**  
**SCHEDULE A**

1. Commitment Date 06/24/2014 Time 09:00 AM Comm. No. 201401774RO

2. Policy (or Policies) to be issued:

(a) Owner's Policy	N/A	Policy Amount \$	0.00
Proposed Insured	T R PROPERTIES, INC.		

(b) Loan Policy	ALTA 2006	Policy Amount \$	2,594,000.00
Proposed Insured	AMERICAN NATIONAL BANK AND TRUST COMPANY ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR		

3. Fee simple interest in the land described in this Commitment is owned, at the Commitment Date by:  
T R Properties, Inc.

4. The land referred to in this Commitment is in the  
Commonwealth of Virginia County of Henry and described as follows:  
DESCRIPTION A-1

ALL THOSE SIX (6) CERTAIN TRACTS OR PARCELS OF LAND, 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 1.302 ACRES), TRACT 3-B  
(CONTAINING 1.710 ACRES), TRACT 3-C2 (COONTAINING 2.748 ACRES), TRACT

Issued through the Office of:  
Virginia Title Center, LLC  
4502 Starkey Road  
Suite 200  
Roanoke, VA 24018-0187  
Tel. (540)772-0585 (800)468-5811  
/ Fax (540)772-0639

*Hail A. Outley*

\_\_\_\_\_  
Authorized Countersignature

Form No. 201-06-A

Page 1

## INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

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 SQ. 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

ALL OF THOSE FIVE (5) CERTAIN TRACTS OR PARCELS 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', '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 MIN. E. 100.3 FEET TO AN IRON; THENCE CONTINUING ALONG THE SOUTHWESTERN LINE OF SAID SMITH ROAD S. 46 DEG. 53 MIN. E 363 FEET TO A POINT; THENCE A NEW LINE N. 75 DEG. 58 MIN. W. 332 FEET, MORE OR LESS, TO A POINT IN THE EASTERN LINE OF SAID BEAVER STREET N. 2 DEG. 47 MIN. 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 MIN. W. 300 FEET TO A POINT MARKING THE NORTHERN LINE OF GLENN STREET; THENCE WITH THE NORTHERN LINE OF SAID GLENN STREET N. 75

## INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

DEG. 58 MIN. 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 MIN. 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 MIN. 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 MIN. E 50 FEET TO A POINT; THENCE A NEW LINE S. 75 DEG. 58 MIN. E 300.4 FEET TO A POINT; THENCE ALONG THE SOUTHERN LINE OF RUCKER STREET S 75 DEG. 58 MIN. 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 MIN. 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 MIN. 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. 00 MIN. W 150 FEET TO A POINT; THENCE CONTINUING ALONG THE BACK LINE OF A TIER OF LOTS S. 30 DEG. 26 MIN. 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 SAID RIGHT-OF-WAY N. 62 DEG. 24 MIN. W. 190 FEET TO AN IRON; THENCE CONTINUING ALONG THE SAID NORTHERN LINE OF SAID RIGHT-OF-WAY N. 61 DEG. 34 MIN. W 243.1 FEET TO AN IRON, THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY N. 78 DEG. 29 MIN W. 158.2 FEET TO AN IRON; THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID RIGHT-OF-WAY N. 79 DEG. 43 MIN. W. 30.85 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.07 ACRES, MORE OR LESS.

TRACT 'D' - 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. 76 DEG. 58

## INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

MIN. E. 332 FEET, MORE OR LESS, TO A POINT; THENCE S. 46 DEG. 53 MIN. E 59.2 FEET TO AN IRON; THENCE S. 66 DEG. 5 MIN. 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 MIN. 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 MIN. 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 MIN E. 658.94 FEET TO A POINT MARKING THE SOUTHWESTERN CORNER OF LOT #44; THENCE S. 14 DEG. 0 MIN. W 40 FEET TO A POINT MARKING THE NORTHWEST CORNER OF TRACT 'C' AND THE NORTHWESTERN CORNER OF LOT #43; THENCE WITH HE NORTHERN LINE OF TRACT 'C' N 75 DEG 58 MIN. 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 MIN. 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.

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 11 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

**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

CIRCUIT COURT CLERK'S OFFICE.

DESCRIPTION A-4

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, 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 GRANTEE AND THE GRANTOR WHICH IS NORTH 49 DEG. 39 MIN. 24 SEC. 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 THE SAID DIVIDING LINE NORTH 49 DEG. 39 MIN. 24 SEC. E. 174 FEET TO A REAR LINE; THENCE WITH THAT LINE SOUTH 42 DEG. 22 MIN 00 SEC. E 199.32 FEET TO A POINT; THENCE SOUTH 49 DEG. 40 MIN 34. SEC. W. 174 FEET TO A POINT; THENCE A NEW LINE NORTH 41 DEG. 22 MIN. 01 SEC. W 199.76 FEET TO THE RAIL ROAD SPIKE AT THE BEGINNING. THIS CONVEYANCE INCLUDES THE RIGHT TO USE AND TO CONTINUE 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 SITUATE 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 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

**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

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.

NEW LOT 2A:

"ALL OF THAT TRACT OF LAND SHOWN AS 'NEW LOT 2A' CONTAINING 10.051 ACRES FRONTING ON WESTOVER DRIVE (STATE HIGHWAY NO. 51) AND LEBEDON ROAD, AS SHOWN ON PLAT OF SURVEY DATED APRIL 15, 2003, FOR BRANTLEY REID HANKS, MARTHA H. COOPER, AND LAVERNE H. CAMPBELL, BY JOHN BRADNER, L.S., A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF DANVILLE AS INSTRUMENT NO. 03-2738."

# INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

## SCHEDULE B - SECTION I REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured, must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

1. Receipt of satisfactory, notarized Seller/Borrower Affidavit (Form SB-1, copy attached).

2. Duly authorized and executed Deed of Trust/Mortgage by T R PROPERTIES, INC. in favor of AMERICAN NATIONAL BANK AND TRUST COMPANY in the amount of \$2,594,000.00.

3. Cancellation and release of record of the property described herein from the lien of:

Deed of Trust from T R. PROPERTIES, INC. for the benefit of CARTER BANK & TRUST recorded AS INSTRUMENT NUMBER 070002915 [HENRY COUNTY, VIRGINIA] AND AS INSTRUMENT NUMBER LR0700838 [MARTINSVILLE CITY], securing a note in the original principal sum of \$2,500,000.00, and any other obligations secured thereby and/or described therein. (Sat)

In the event any lien to be paid and satisfied and cancelled of record is an Equity Line lien, the Certifying Attorney is advised to send a written statement in behalf of the mortgagor to the Equity Line lender along with the payoff check instructing the lender to mark the note and deed of trust paid and satisfied and to return both documents for cancellation of record AND

## INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

instruct the Equity Line lender to close said account and issue no more checks or drafts since the payoff was quoted. (Sample "written statements" are available from this Company upon request).

4. Payment of taxes for the year(s) 1ST HALF OF 2014 [HENRY COUNTY], plus any penalties and interest which may accrue.

5. [i] Receipt of satisfactory, notarized Affidavit Regarding Liens & Indemnity (Form VA 514); also, satisfaction and cancellation of any recorded liens.

6. The following are required in order to issue the ALTA Endorsement 14. The deed of trust or mortgage must:

1. Disclose that it secures future advances and complies with state requirements

for disclosure of future advances;

2. Disclose the maximum amount to be secured;

3. Disclose the maximum time period for advances, not to exceed state limitations; and

4. Where expressly agreed to in the loan document, each advance must be evidenced by a separate note that specifically references the deed of trust or mortgage that is intended to secure such advance.

7. Receipt of attorney certification that:

I. Covenant(s) (covenant, condition, limitation, or restriction in a document or instrument in effect at Date of Policy) have been reviewed and that:

(a) there are no forfeiture provisions in the Covenant(s). If there are forfeiture provisions, that the forfeiture provisions are expressly subordinate to the lien of the Insured Mortgage;

(b) any lien in the Covenant(s) is expressly subordinate to the lien of the Insured Mortgage and that prior assessments will be paid at or before closing;

(c) the existing use does not violate the Covenant(s);

(d) the Land has not been subdivided in violation of the Covenant(s);

(e) there are no options to purchase or rights of first refusal; and

(f) there are no other known violations of the Covenant(s)

II. There are no outstanding reservations or severance of minerals or other subsurface substances (other than royalties) or that the instrument reserving

**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

or severing rights does not include any right to use the surface of the Land;  
and

III. There are no recorded notices of violation of environmental covenants.  
The ALTA 9-06 Endorsement in the form attached hereto, but completed as is  
appropriate, will be attached to the Loan Policy of Title Insurance.

8. Receipt of Attorney's Final Certificate, along with all additional  
required documents, in order to issue a final policy or policies.

# INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

## SCHEDULE B - SECTION II EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes for the 2ND half of the year 2014 [Henry County] and 1ST half of fiscal year 2014/2015 [Martinsville City], and subsequent years, not yet due and payable.
2. Rights or claims of parties in possession not shown by the public records.

### AS TO TRACT A-1:

3. Easement(s) and/or right(s)-of-way granted to Southwestern Virginia Gas Company, recorded as Instrument Number 080002442.
4. Easement(s) and/or right(s)-of-way granted to Lee Telephone Company (now Centel), as recorded in Deed Book 131 at Page 372.
5. Easement(s) and/or right(s)-of-way granted to Appalachian Power Company, as recorded in Deed Book 164 at Page 34.
6. Easements and/or right(s)-of-way granted to the Henry County Public Service Authority, as recorded in Deed Book 232 at Page 47.
7. Subject to matters shown on the plat of survey recorded in Map Book 82 at Page 1422, including AEP's high tension line and 150' easement and 60' easement as located on the Land.
8. Easement granted for 50' service road of record in Deed Book 324, at Page 528
9. Building setback line of 112 feet from front, as shown on the recorded plat of subdivision, which has not been violated.

## INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

10. Attention is directed to the fact that the plat of survey by Lawrence W. Cockram, LS, dated October 13, 1987, shows that the fence(s) do not coincide with the property line(s) and may be an encroachment.

AS TO DESCRIPTION A-2:

\* 11. Easement(s) and/or right(s)-of-way granted to the City of Martinsville, as recorded in Book 179 at Page 623.

12. Subject to matters shown on recorded Plat of survey by J. A. Gustin, LS, dated April 26, 1996 including

- a] City of Martinsville's variable width permanent utility easement; (As to Tract C)
- b] Virginia Department of Transportation's 15' x 15' permanent drainage easement; (Tract B)
- c] power pole(s); (As to Tracts B & C)
- d] overhead utility line(s); (As to Tracts B & C)
- e] drop inlet(s); (As to Tract C)
- f] storm sewer line(s); (As to Tract C) and
- g] restrictions  
as located on the Land.

13. Encroachment upon U.S. Route 220-Business-Memorial Boulevard right-of-way by the metal Canopy at the gas pump appurtenant to the Land, as shown on plat of survey by J.A. Gustin, LS, dated April 26, 1996.

\* AS TO DESCRIPTION A-2, TRACT C:

14. Encroachment upon the Land by the concrete walk appurtenant to the property adjoining on the southeast, as shown on plat of survey by J. A. Gustin, LS, dated April 26, 1996.

AS TO DESCRIPTION B:

15. Restrictions appearing of record in Book 160, at Page 510 and Deed Book 180, at Page 237, 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

# INVESTORS TITLE INSURANCE COMPANY

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

Title. NOTE: Deleting therefrom any restriction indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.

16. Agreement between the City of Martinsville and East Gate Development Corporation of record in Deed Book 253, at Page 706

17. Agreement between the Henry County Public Service Authority, East Gate Development Corporation and the City of Martinsville of record in Deed Book 255, at Page 35.

18. Agreement between East Gate Development Corporation and the City of Martinsville of record in Deed Book 253, at Page 704.

19. Subject to unrecorded easement for utilities located along front of Tract 'A' that were 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.

20. Easement(s) and/or right(s)-of-way granted to Appalachian Power Company, as recorded in Deed Book 326 at Page 126.

21. Utility easement of record in Deed Book 249, at Page 894.

22. Subject to matters shown on recorded Plat in Map Book 89, at Page 332 including

- a] Henry County Public Service Authority's manholes;
- b] 8" sanitary sewer line;
- c] 10' easement;
- d] Sprint's telephone poles;
- e] overhead telephone line(s);
- f] telephone pedestal;
- g] Adelphia Cable Communication's overhead cable transmission line
- h] 10' utility easement;
- i] City of Martinsville's 6" cast iron water line and 10' easement
- j] drop inlets;

**INVESTORS TITLE INSURANCE COMPANY**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

Commitment No. 201401774RO

- k] 15" concrete pipe;
- l] 15" corrugated metal pipe;
- m] 12" corrugated metal pipe;
- n] concrete gutter for storm water run off;
- o] fire hydrant; and
- p] Virginia Department of Highways and Transportation permanent utility easement as located on the Land.

23. Attention is directed to the fact that mailbox shelter encroaches in said Henry County Public Service Authority's sanitary sewer line and easement.

24. Attention is directed to the fact that swimming pool and boathouse encroaches in said Virginia Department of Transportation's permanent utility easement.

AS TO NEW LOT 2A:

25. Subject to matters shown on plat dated April 15, 2003 including utility lines and poles and billboard sign as located on the Land.

AS TO DESCRIPTION A-4:

26. Rights of others for ingress and egress purposes in and to the use of a 20' wide easement located on the Land.

AS TO ALL PARCELS:

NOTE: The following ALTA endorsements will be attached to the mortgagee policy: ALTA 8.2-06, 14-06 & VA 141

TITLE INSURANCE COMMITMENT

Issued by



**Investors Title Insurance Company**

**AGREEMENT TO ISSUE POLICY**

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six (6) months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-I.
- The Exceptions in Schedule B-II.
- The Conditions on Jacket.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

**Investors Title Insurance Company**



Attest:

*W. Moringfive*  
President

*David A. Beunton*  
Secretary

**CONDITIONS**

**1. DEFINITIONS**

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your land is located.

**2. LATER DEFECTS**

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

**3. EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

**4. LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B - Section I

**OR**

Eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

**5. CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

## TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY .....	Jacket
SCHEDULE A .....	Page 1
1. Commitment Date	
2. Policies to be issued, Amounts and Proposed Insureds	
3. Interest in the Land and Owner	
4. Description of the Land	
REQUIREMENTS .....	Schedule B-I
EXCEPTIONS .....	Schedule B-II
CONDITIONS .....	Jacket

# Commitment of Title Insurance



P.O. Drawer 2687  
Chapel Hill  
North Carolina 27515-2687  
(919) 968-2200  
[www.invtile.com](http://www.invtile.com)

## INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

**THE POLICY CONTAINS AN ARBITRATION CLAUSE. ALL ARBITRABLE MATTERS WHEN THE AMOUNT OF INSURANCE IS \$2,000,000 OR LESS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR YOU AS THE EXCLUSIVE REMEDY OF THE PARTIES. YOU MAY REVIEW A COPY OF THE ARBITRATION RULES AT <http://www.alti.org/>.**

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

**THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.**

If you have any questions about the Commitment, contact either the local issuing office or the underwriting Company office shown on this Page.



**Investors Title Insurance Company**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

### **Virginia Arbitration Endorsement**

This Endorsement adds the following language to any Arbitration Provision set forth in any and all policies of title insurance issued by the Company for transactions involving Virginia real estate, pursuant to the Administrative Letter 1998-12 and Va. Code Ann. § 38.2-312:

In the Commonwealth of Virginia, Arbitration is non-binding.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Investors Title Insurance Company  
By: W. Morris Fine, President (SEAL)



**Investors Title Insurance Company**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

### **Virginia Arbitration Endorsement**

This Endorsement adds the following language to any Arbitration Provision set forth in any and all policies of title insurance issued by the Company for transactions involving Virginia real estate, pursuant to the Administrative Letter 1998-12 and Va. Code Ann. § 38.2-312:

In the Commonwealth of Virginia, Arbitration is non-binding.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Investors Title Insurance Company  
By: W. Morris Fine, President (SEAL)



**Investors Title Insurance Company**

P.O. Drawer 2687  
Chapel Hill, North Carolina 27515-2687

**ALTA ENDORSEMENT FORM 8.2-06  
(Commercial Environmental Protection Lien) (10/16/08)**

This endorsement is made a part of the Policy to which it is attached.

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Investors Title Insurance Company  
By: W. Morris Fine, President (SEAL)

AMERICAN  
LAND TITLE  
ASSOCIATION



Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA 8.2-06 (10/16/08)

"DANVILLE PROPERTY"

Danville Pin No. - 70726

"All of that tract of land shown as 'New Lot 2A' containing 10.051 acres fronting on Westover Drive (State Highway No 51) and Lebedon Road, as shown on plat of Survey dated April 15, 2003, for Brantley Reid Hanks, Martha H. Cooper, and Laverne H. Campbell, by John Bradner, L.S., a copy of which plat is recorded in the Clerk's Office of the Circuit Court of the City of Danville as Instrument No. 03-2738," and being the same property acquired by the Grantor herein by deed dated August 7, 2008, from Brantley R. Hanks, et als, recorded as Instrument No. V0-2110 of the Circuit Court Clerk's Office of the City of Danville.

Schedule B. Line 6

Subject to matters reflected on Survey dated April 15, 2003 (copy attached) which include:

1. Utility lines and poles across portions of the security property.
2. Billboard sign located on Highway 58 side of the security property.

Virginia Title Center, LLC  
4502 Starkey Road  
Suite 200  
Roanoke, VA 24018-0187  
Tel. (540)772-0585 (800)468-5811  
/ Fax (540)772-0639

06/25/2014

James H. Ford  
Attorney at Law  
P.O. Box 1352  
Martinsville, VA 24114

RE: *T R Properties, Inc.*  
*Multiple Parcels*  
*Henry County, Virginia*

(a) Mortgagee Policy Information:

Policy No.	201401774RO
Coverage	\$2,594,000.00
Name	AMERICAN NATIONAL BANK AND TRUST COMPANY
Mail Mortgagee Policy To:	James H. Ford Attorney at Law P.O. Box 1352 Martinsville, VA 24114

(b) Owner Policy Information:

Policy No.	201401774RO
Coverage	\$0.00
Name	T R PROPERTIES, INC.
Mail Owner's Policy To:	N/A