

62.3(000)000 /077A.

010960000

25 RIDGEWAY TERRACE DR

34148

Bldg #: 1

300C

Sec #: 1 of 1

1ST
(1 sf)

BORROWER _____
REFERENCE # _____

ADDRESS _____
COUNTY _____
EFFECTIVE DATE _____

TAX MAP NO. _____ AMOUNT _____ LAST PAID _____
DELINQUENT _____ YEARS _____
ASSESSED VALUE _____ LV _____ IV _____
PAID _____ NEXT DUE _____

Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office

VESTING DEED

GRANTOR _____
GRANTEE _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____
LEGAL _____

OUTSALES _____

DOT
TYPE _____
BORROWER, same as current owner? _____
LENDER _____
TRUSTEE _____
DATED _____ RECORDED _____ BK/PG/INST # _____
AMOUNT _____ MATURITY DATE _____
LEGAL _____
ASSIGNED _____ MORE THAN ONE ASSIGNMENT? _____
FROM _____
TO _____
DATED _____ RECORDED _____ BK/PG/INST # _____
NOTES _____

JUDGMENTS
NAMES CHECKED _____

EASEMENTS FOUND IN SEARCH PERIOD _____ HOA _____
AGREEMENTS FOUND IN SEARCH PERIOD _____
ESTATES FOUND _____

CHAIN OF TITLE

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST# _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____

LINK _____
GRANTORS _____
GRANTEES _____
DATED _____ RECORDED _____ BK/PG/INST # _____
CONSIDERATION _____

EASEMENTS / AGREEMENTS

TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ Recorded _____ BK/PG/INST # _____
GRANTING _____

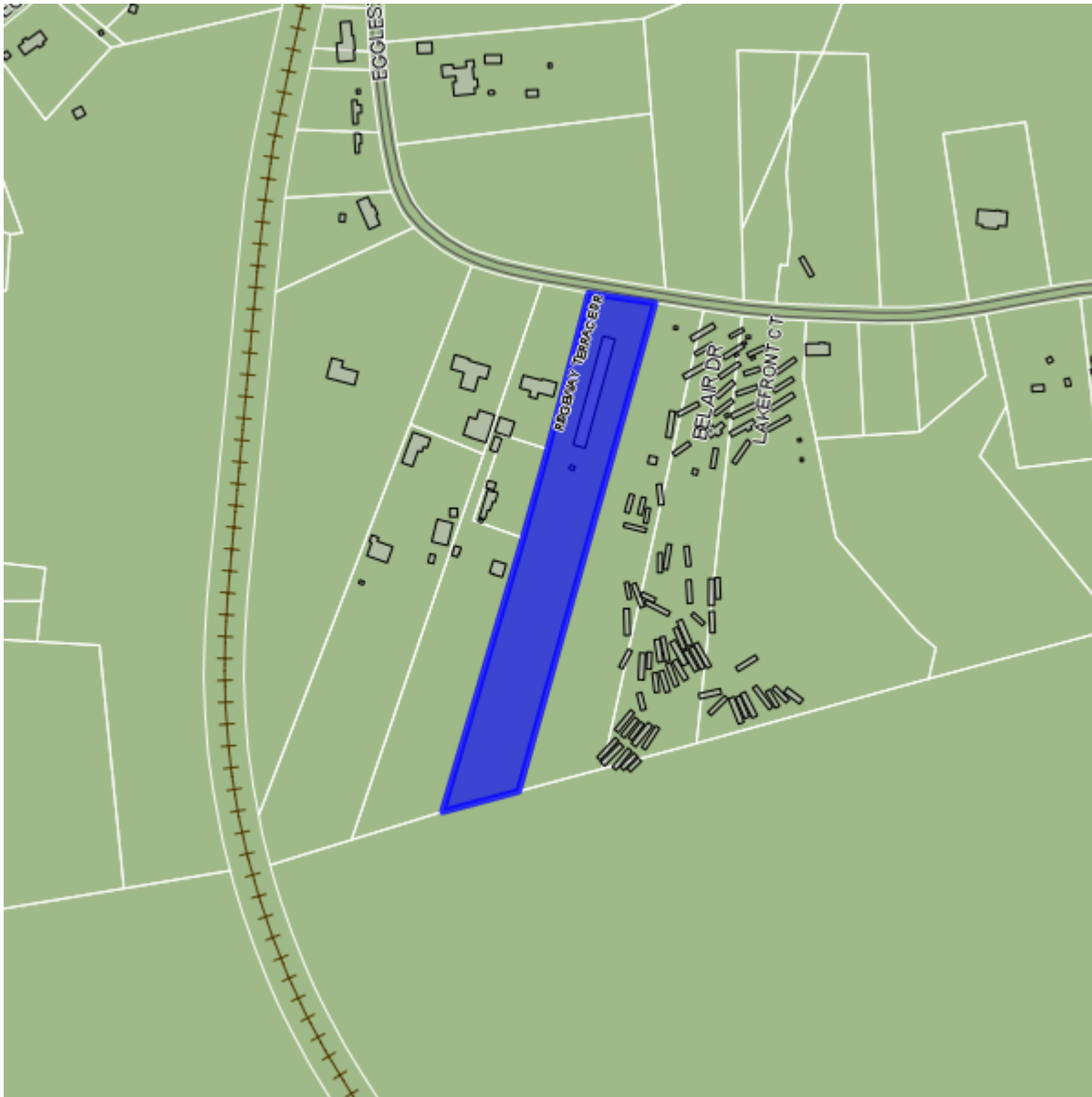
TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

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

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DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

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

Property Report - County of Henry

**Current Data:****Property ID:** 010960000 **Tax Map Number:** 62.3(000)000 /077A,**Owner:** T R PROPERTIES INC**Address:** P O BOX 3565 **City/State/Zip:** MARTINSVILLE VA 24115-3565**Deed/Page:** L1000/02773**Acquired Date:** 2010-08-04 **Consideration:** 340000**Year Built:** **Building Desc:** APARTMENT BLDG. 16 **Above Grade Sq Ft:** 1**Acres:** 6.636 **Zoning:** RR**Land Value:** \$52500.00 **Building Value:** \$437100.00 **Total Value:** \$489600.00**Previous Data:****Owner:****Acquired Date:** NA **Deed/Page:** NA **Consideration:** \$NA.00

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



Real Estate

View Bill

As of	7/12/2022
Bill Year	2021
Bill	34803
Owner	T R PROPERTIES INC
Parcel ID	010960000

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	10/1/2021	\$2,717.28	\$2,717.28	\$0.00	\$0.00	\$0.00
TOTAL		\$2,717.28	\$2,717.28	\$0.00	\$0.00	\$0.00

This Document prepared by:

Harrison Coleman
Coleman Talley LLP
7000 Central Parkway
Suite 1150
Atlanta, GA 30328
Tel: (770) 698-9556

100002773

Upon Recording Return to:

First American Title Insurance Company
National Commercial Services
Attn: Alan Petner
1826 N Loop 1604 W, Ste 125
San Antonio, Texas 78248
Tel: (210) 390-3585

Consideration: \$340,000.00

Assessed Value: \$ 519,600.00

Tax Map/GPIN No. 62.3 (000)000/077 A

SPECIAL WARRANTY DEED

This deed made this 30th day of July, 2010,
THAT TRITEX REAL ESTATE ADVISORS, INC., a Delaware corporation

("Grantor") whose address is 3424 Peachtree Road, Suite 2200 Monarch Tower, Atlanta, Georgia 30326, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by **TR PROPERTIES, INC.,** a Virginia corporation whose address is P.O. Box 3565, Martinsville, Virginia 24115 ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee, all of that certain real property situated in Henry County, Virginia more particularly described in Schedule A attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures located thereon, and all rights, ways, privileges and appurtenances pertaining thereto (collectively, the "Property").

First American
14368 Sommerville Drive
Midlothian, VA 23113

AUG 4 2010 PG0001

434877

SUBJECT, HOWEVER, to each of the matters set forth in Schedule B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the aforesaid encumbrances, unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

WITNESS the following signature and seal:

TRITEX REAL ESTATE ADVISORS, INC.,
a Delaware corporation

By: Karen S. Hughes

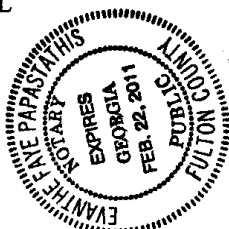
KAREN HUGHES, Assistant Corporate Secretary

STATE OF GEORGIA

COUNTY OF FULTON; to-wit:

The foregoing instrument was acknowledged before me this 30 day of July, 2010 by KAREN HUGHES, in her capacity as Assistant Corporate Secretary, on behalf of TRITEX REAL ESTATE ADVISORS, INC., a Delaware corporation.

SEAL



Evanthe N. Papastathis
Notary Public

My Commission Expires: 2-22-2011

SCHEDULE "A"
LEGAL DESCRIPTION

All of those lots or parcels of land located in Henry County, Virginia, and more particularly described as follows:

All that certain lot or parcel of land, situated on the Southwest side of State Route 642, Ridgeway District of Henry County, Virginia, being known and designated as Lot 3, containing 6.636 acres, more or less, as shown on Plat of Survey for Lonnie C. Burnette and Peggy E. Burnette and Larry D. Shupe and Karen L. Shupe, prepared by Lawrence W. Cockram, LLS, dated June 18, 1987, and revised October 14, 1987, recorded in the Henry County Circuit Court Clerk's Office in Map Book 82, page 1446.

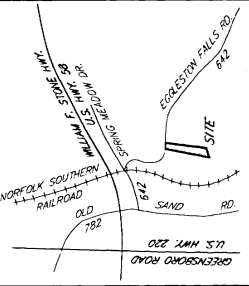
SCHEDULE "B"

1. Easement granted to Central Telephone Company, dated August 25, 1987 and recorded October 20, 1987 in Book 457, page 209.
2. Taxes for the year 2010, a lien not yet due and payable, and subsequent years.
3. Rights of tenants in possession under unrecorded leases.

INSTRUMENT #100002773
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF HENRY ON
AUGUST 4, 2010 AT 11:21AM
\$520.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$260.00 LOCAL: \$260.00

VICKIE S. HELMSTUTLER, CLERK
RECORDED BY: JFG

TAX PARCEL 62.3-A-77A



VICINITY MAP
N15

PLAT APPROVAL
EXEMPTION CATEGORY

- Survey of Existing Lots
First Cut
Lot Line Adjustment
State Road Frontage S.D.
Family S.D.

CDHP COMPLIANCE CONFIRMED

Virginia Department of Health

CDHP Compliance

CDHP Compliance

CDHP Compliance

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In the Clerk's Office of the Circuit Court for the County of Henry, Virginia, this instrument is admitted to record at 10:22 o'clock A.M. on July 19, 2010, and with the certificate of said Clerk.

Marie Chumetel, Clerk

PLAT OF SURVEY
FOR
TR PROPERTIES, INC.
SHOWING

LOT 3

MAP OF PROPERTY OF G.M. RAMSEY

(SEE ALSO M.B. 82, PG. 1447)

TAX PARCEL 62.3-A-77A

ROOSEVELT MAGISTERIAL DISTRICT

HENRY COUNTY VIRGINIA

J. A. GUSTIN AND ASSOCIATES
SURVEYORS AND PLANNERS

3408-4 VIRGINIA AVENUE

COLLINGSVILLE, VIRGINIA 24078

(276) 847-6888 FAX (276) 847-6588

DATE: 07/19/10 SCALE: 1"=100'

CREW: BPG CALC: TLG DRAWN BY: JGD

CALC. CHK: TLG PLAT CHK: TLG

F.B.: N/A JOB NO.: 310032



- LEGEND
- PROPERTY CORNER FOUND AS NOTED
 - 3/8" IRON ROD SET
 - △ CALCULATED POINT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP ARE TRUE AND CORRECT, AND THAT I AM A LICENSED SURVEYOR AND IN ACCORDANCE WITH THE CURRENT STANDARDS OF A BOUNDARY SURVEY AS ESTABLISHED BY THE VIRGINIA STATE BOARD FOR SURVEYING AND MAPPING, I HAVE PREPARED THIS SURVEY AND MAP.

INTERVIEW DESIGNERS AND LANDSCAPE ARCHITECTS (HABITAT BOARD)

Field, Shanks, Inc. 7/19/10 Date

Fred O. Shanks, III, Land Surveyor #1544

NOTES:

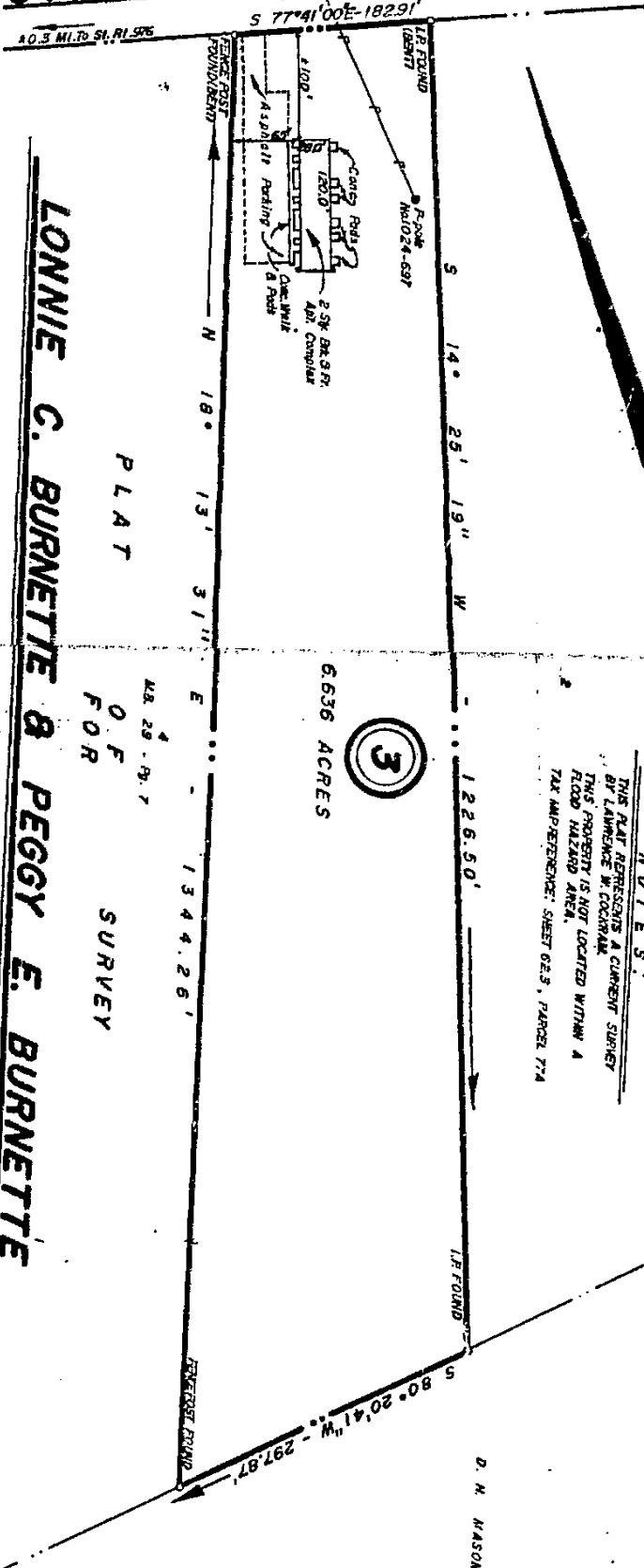
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE RESEARCH AND THEREFORE DOES NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

2. THE SUBJECT PROPERTY IS NOT WITHIN A FEMA DEEMED FLOOD HAZARD ZONE AND THEREFORE IS NOT SHOWN ON FEMA COMMUNITY PANEL No. 51007B-0175-A

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

This map/plan is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

STATE ROUTE 642 - 40' R/W



NOTES:
THIS PLAT REPRESENTS A CURRENT SURVEY
BY LAWRENCE W. COCKRAM.
THIS PROPERTY IS NOT LOCATED WITHIN A
FLOOD HAZARD AREA.
TAX MAP REFERENCE: SHEET 62.5, PARCEL 77A

6.636 ACRES

PLAT
OF
FOR
SURVEY

**LONNIE C. BURNETTE & PEGGY E. BURNETTE
AND
LARRY D. SHUPE & KAREN L. SHUPE**

Showing Property Situated On The Southwest Side Of State Route 642, Ridgeway
District, Henry County, Virginia. Being All Of Lot 3 As Shown On Map Of
"Property Of G. W. Ramsey" Dated January 13, 1956, And Prepared By C.M. Wyatt.
Also See ME 82-Pgs 1027 & 1028, HCCCG.

Legal Reference: D.R. 161, Pg. 545, HCCCGO,
D.R. 449, Pg. 49, HCCCGO, And
D.R. 449, Pg. 52, HCCCGO.

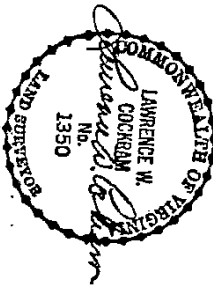
Drawn by
LAWRENCE W. COCKRAM
Licensed Surveyor
No. 1350

Revised: October 14, 1987
To Up-Dow Map

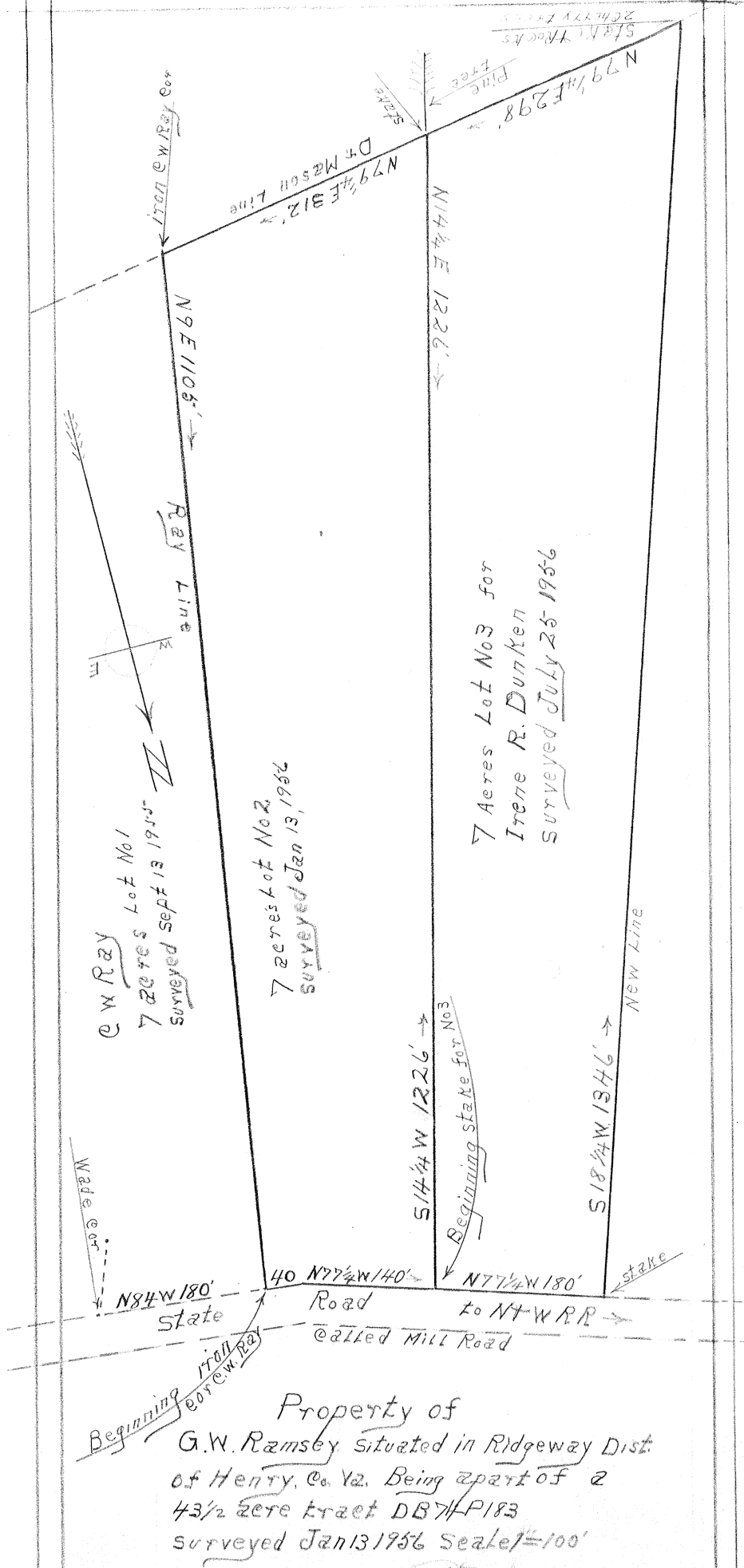
June 18, 1987

BOOK 0082 PAGE 1417

BOOK 0082 PAGE 1416



By the Clerk of the Circuit Court for the County of Henry, Virginia, this instrument is admitted to record at the Office of the Clerk of the Circuit Court for the County of Henry, Virginia, on this 13th day of January, 1987, at 10:00 AM.



Property of
 G.W. Ramsey situated in Ridgeway Dist.
 of Henry, Co. Va. Being apart of a
 43 1/2 acre tract DBHP 183
 surveyed Jan 13 1956 Scale 1"=100'

KNOW ALL MEN BY THESE PRESENTS:

5561

DKO 457 FGO 209

ACKNOWLEDGMENT OF SUBSCRIBING WITNESSES

5561

State of Virginia, _____ of _____,
to wit:

I, _____, a _____ for the
_____ aforesaid, in the State of Virginia, do
certify that the execution of the writing above bearing date on the
_____ day of _____, 19 _____, by _____
_____, whose name _____ signed
thereto, was proved before me in my _____ aforesaid,
by the evidence on oath of _____ and
_____ subscribing witnesses to said writing.

Given under my hand this _____ day of _____,
19 _____.

Notary Public

My Commission expires _____, 19 _____.

INSTRUCTIONS

Paragraph 1. Insert city, town, township, magisterial district or
other political subdivision before name of County.

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

VIRGINIA: In the Clerk's Office of the Circuit Court of Henric
County, October 20th, 1987. This deed
was this day received in said office, and, upon the certificate of
acknowledgement... thereto annexed, admitted to record, at 11:40
o'clock A. M., after payment of \$ _____, tax imposed
by Sec. 58.1-802.

Teste: Martha J. Stewart, Clerk

Tax \$ _____ Transfer Fee \$ _____

BK0457 PG0210