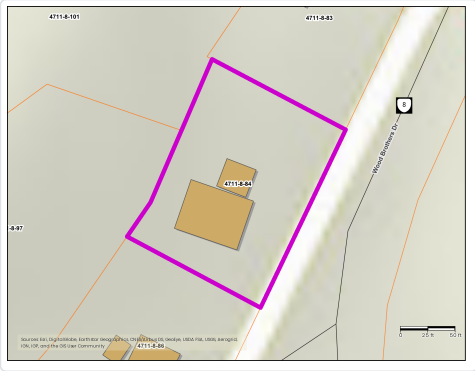


This property's information:

Parcel ID	4711-8-84
Owner Name	BALABANIS THEOFILOS G
CoOwner Name	
Owner Address 1	PO BOX 3565
Owner Address2	
Owner City	MARTINSVILLE
Owner State	VA
Owner Zip	24115
Property Description 1	BUENA VISTA AVE LTS 2&3
Property Description 2	DB321/932 P:132A
Acres	0.4656
District	S4
Class	3
Land Value	\$24,000
Improvement Value	\$126,700
Total Value	\$150,700
E911 Street Number	
E911 Street	BUENA VISTA AVE
Page	4711
Insert	08
2 Circle	
Block	
Section	
Lot	84
Sub lot	
LU Defer	
Flood Zone Acres	0.00
% Flood Zone	0.0%



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 _____

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

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

[Home](#) [Land Book](#) BALABANIS THEOFILOS G

BALABANIS THEOFILOS G

Map Number: 4711-8)--84-

Account Number: 38489

Owner Name: BALABANIS THEOFILOS G

Co-owner Name:

Address 1: PO BOX 3565

Address 2:

City, State Zip: MARTINSVILLE, VA 24115

E911 Address: 100 BUENA VISTA AVE

Property Description 1: BUENA VISTA AVE LTS 2&3

Property Description 2: DB321/932 P:132A

Acres: 0.4656

Land Value: 24000

Improvements Values: 126700

Total Value: 150700

(1275)

Ver &
Mailed to:
James H. Ford
Attorney
P O Box 1352
Martinsville,
VA 24114
6-30-97

See Plat
Cabinet
1, Slide
132A

THEOFILOS G. BALABANIS

FROM: DEED

CRESTAR BANK, TRUSTEE U/A WITH
ARKO D. ANGLIN

THIS DEED, made this 27th day of May, 1997, by and
between CRESTAR BANK, Trustee under agreement with Arko.D.
ANGLIN, party the first part and Grantor herein, and Theofilos
G. BALABANIS, 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, the
receipt of all of which is hereby acknowledged, the Grantor does
hereby bargain, sell, grant and convey, in fee simple with special
warranty of title unto the Grantee, all of the following described
two lots of land located in the Town of Stuart, in Patrick County,
Virginia, and described as follows:

FIRST. All of that certain lot or parcel of land lying
and being on the west side of Buena Vista Avenue, in the Town of
Stuart, Virginia, and designated as "Lot No. 2" on the plat of the
property of W. H. Hatcher, and bounded and described as follows:
Beginning at a point on the west side line of Buena Vista Avenue,
the same being a corner to Lot No. 1, thence leaving Buena Vista
Avenue and with the dividing line of Lots Nos. 1 and 2, a distance
of 107 feet to a point in R. E. Woolwine's line; thence S. 26:41 W.
100 feet to a point, the same being a corner between Lots Nos. 2
and 3; thence with the dividing line of Lots 2 and 3, 104.4 feet
to a point on the west side line of Buena Vista Avenue, (east
corner of lot No. 3); thence with Buena Vista Avenue N. 28:11 E.
100 feet to the point of BEGINNING.

SECOND. All of that certain lot or parcel of land, lying
and being on the west side of Buena Vista Avenue, in the Town of
Stuart, Virginia, and designated as "Lot No. 3, on the plat of the
property of W. H. Hatcher, and bounded and described as follows:
BEGINNING AT a point on west side line of Buena Vista Avenue, the


same being a corner to Lot No. 2, thence with the dividing line between Lots Nos. 2 and 3 a distance of 104.4 feet to a point in R. E. Woolwine's line; thence S. 26:41 W. 80.9 feet to a point; thence S. 37:47 W. 19.7 feet to a point in Woolwine's line, the same being the corner between Lots Nos. 3 and 4; thence with the dividing line between Lots 3 and 4, 105.5 feet to a point in the west side line of Buena Vista Avenue; thence with Buena Vista Avenue N. 28:11 E. 100 feet to the point of BEGINNING.

This is the same property obtained by Arko D. Anglin from Polo Anglin, et ux, by deed dated December 10, 1946, recorded in Deed Book 85, page 275 of the Patrick County Circuit Court Clerk's Office. See also Plat of Survey for Theofilos G. Balabanis made by Larry G. Rakes, C.L.S., May 7, 1997, recorded in the current Map Book of the aforesaid Clerk's Office. Arko D. Anglin died testate in Martinsville, Virginia on October 22, 1986, and by the terms of his Will recorded in Will Book 31 at page 352, and by the terms of that certain Life Insurance Trust Agreement dated May 23, 1985, recorded in the aforesaid Clerk's Office in Deed Book 253 at page 442, Crestar Bank, formerly United Virginia Bank, became Trustee for the benefit of Arko D. Anglin's daughter, Jane Carol Anglin, and was empowered to sell any of the real property owned by Arko Anglin at the time of his death for her benefit.

Reference is here made to the aforementioned deeds, plat, and the references therein contained, for a further and more accurate description of the property hereby conveyed.

WITNESS the following signature and seal which have been hereunto affixed by due and proper authority of the Grantor's Directors and Stockholders as of the day and year first above written:

CRESTAR BANK, TRUSTEE U/A WITH ARKO D. ANGLIN DATED MAY 23, 1985 (RECORDED IN DEED BOOK 253, PAGE 442 OF THE PATRICK COUNTY CIRCUIT COURT CLERK'S OFFICE)

BY:  (SEAL)
Trust Officer

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
David M. Fornum, Trust Officer for Crestar
Bank, whose name is signed to the foregoing writing bearing date of
the 27th day of May, 1997, personally appeared before me this day
in my said City, and in the name and on behalf of Crestar Bank,
acknowledged the said writing as the act and deed of the said
corporation duly authorized by its Shareholders and Board of
Directors.

Given under my hand this 5th day of June,
1997.

My Commission expires: 12-31-2000.

Peggy J. Young
Notary Public

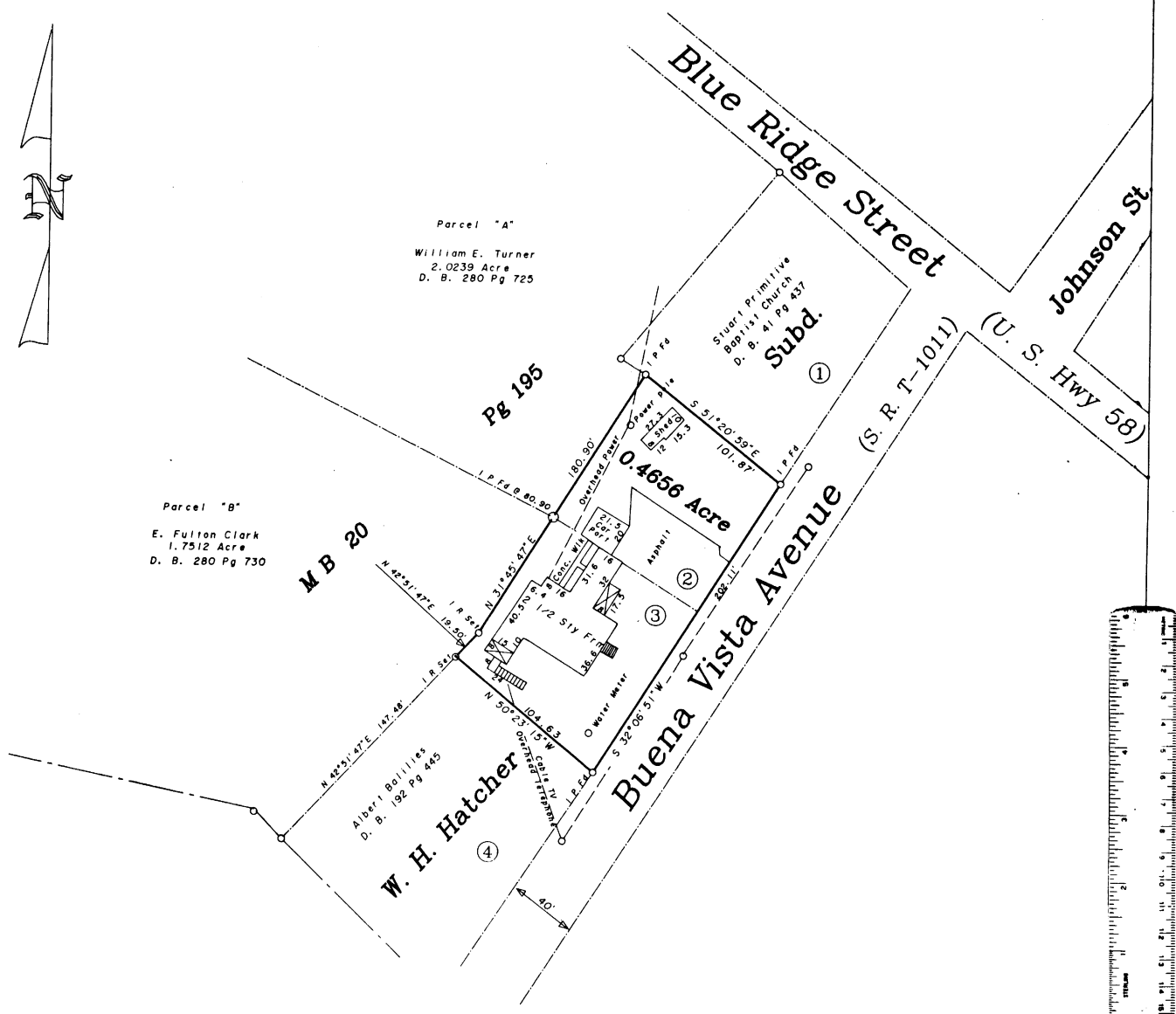
(SEAL)

VIRGINIA: In the Clerks' Office of the Circuit
Court of Patrick County

This Deed was presented and
with the certificate annexed, admitted to
record on June 5th, 1997 at
3:50 o'clock P. M. The fee imposed by
Section 53.1-602 of the Code in the amount
of \$ 79.00 has been paid.

Teste: SUSAN C. GRAY, Clerk

Susan C. Gray



Theofilos G. Balabanis

COMMONWEALTH OF VIRGINIA
LARRY G. RAKES
CERTIFICATE NO. 1435
CERTIFIED LAND SURVEYOR



10525066



Fidelity National Title[®]

Insurance Company

Fidelity National Title Insurance Company
5540 Centerview Drive
Suite 403
Raleigh, NC 27606
Attn: TitleWave Processing
Phone: 877-249-0005
Fax:
Email: Virginia@TitleWaveRES.com

Date: 6/8/2022
Invoice No: 10525066
Unit #: 03000.580898
Customer Ref #: 4711.08.84 -
Patrick Co.

TO: Professional Title Associates
Becky Kelley
1528 Narrow Passage Road
Buchanan, VA 24066

RE: Buyer:
Property: 100 Buena Vista Avenue,
Stuart, VA 241711646
County/Parcel: 4711.08.84
Seller: Theofilos G. Balabanis
Notes:

Date	Code	Product Description	Liability	Charge Amount
6/8/2022	5500	Search and Exam VA	\$0.00	\$150.00
Invoice Total:				\$150.00

Remittance Advice - DUE UPON RECEIPT

Please send along with remittance to:

Fidelity National Title Insurance Company
5540 Centerview Drive
Suite 403
Raleigh, NC 27606
Attn: TitleWave Processing

Date: 6/8/2022
Invoice No: 10525066
Unit #: 03000.580898
Contact: Professional Title Associates
Check # _____
Amount Enclosed _____