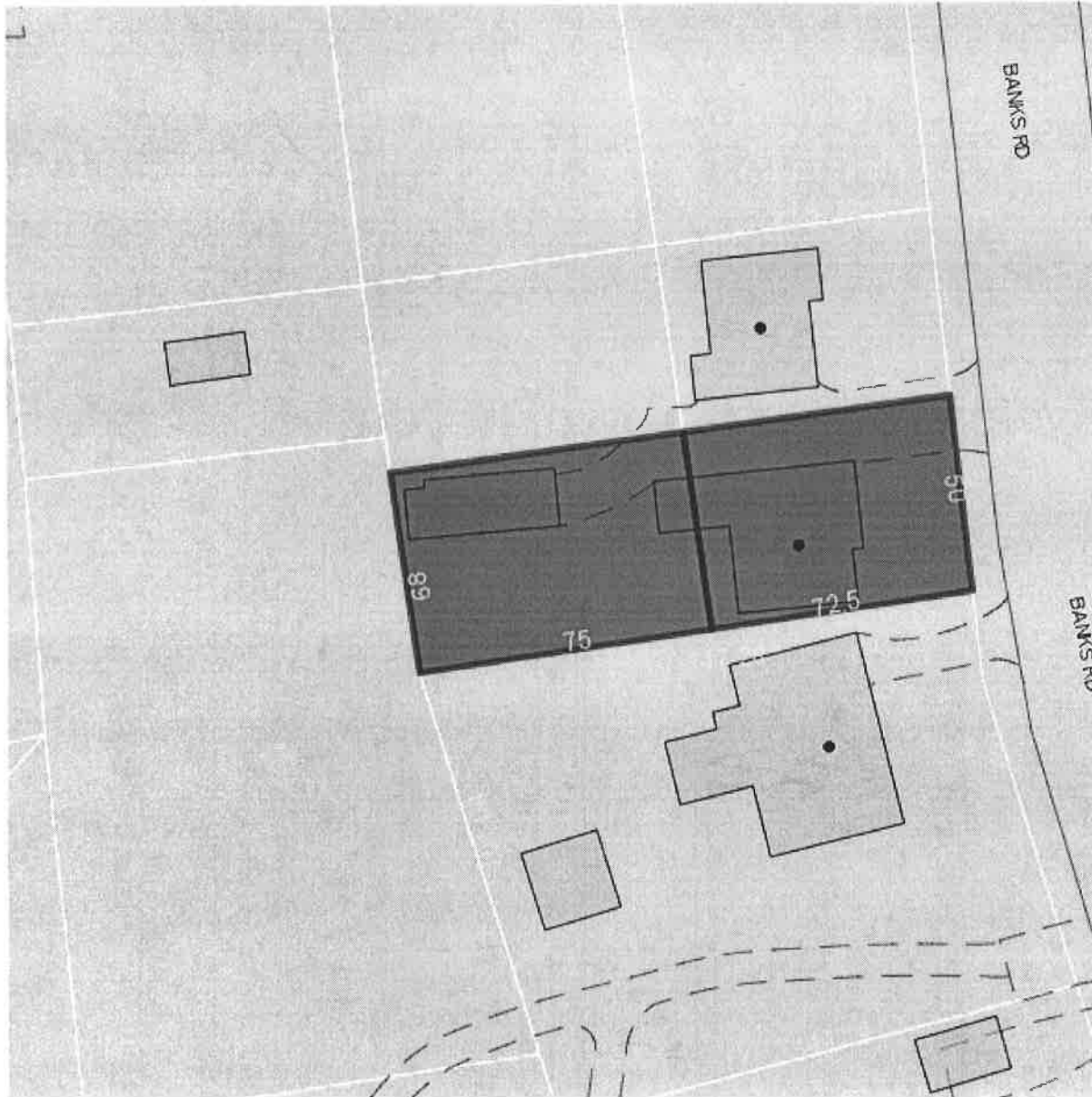


Property Report - City of Martinsville



Current Data:

Property ID: 000609100 **Tax Map Number:** 16 (07)00 /16B 17B
Owner: TR PROPERTIES INC
Address: PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA
Deed/Page: LR160001154 **Legal Description:** SO PART LOT 16 17
Aquired Date: NA **Consideration:** \$20000.00
Year Built: 1954 **Property Desc:** 1 STR VIN SID **Above Grade Sq Ft:** 1085
Acres: 1 **Zoning:** R-N
Land Value: \$6000.00 **Building Value:** \$28900.00 **Total Value:** \$34900.00

Previous Data:

Owner: CARTER CATHY PEGRAM & RUSSELL DEBORAH PEGRAM
Aquired Date: NA **Deed/Page:** WF13/00472 **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.

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

TITLE SEARCH REPORT

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

CASE NO: _____ CUSTOMER: _____

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

TR Properties, Inc.

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

☒ UNDER THE FOLLOWING DEED:

Grantor(s): Cathy Pegram Carter + Deborah Pegram Russell

Dated: 12-15-2016

Recorded: 12-15-2016

Deed Book & Pg./Inst. No: LR160001154

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

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

☐ UNDER THE WILL OF: _____

Date of Death: _____ Date of Probate: _____

Will Book & Pg./Inst. No: _____

☐ BY INHERITANCE FROM: _____

Date of Death: _____

Heirs determined by: _____

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: _____

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

BRIEF LEGAL DESCRIPTION:

South part Lot 16A, 17A per Survey, 902 Banks Road

() Use description on attached page(s) marked "description" in brackets "[]" Less O/C @ 50/446

(☒) Use description in Deed recorded in/as 160001154

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

DEEDS OF TRUST: (☒) None

1. Grantor(s): _____
Trustee(s): _____
Dated: _____ Deed Book & Pg./Inst. No: _____
Recorded: _____ Amount: \$ _____
Named Beneficiary: _____
Assignments, Subordination Agmts, etc.: _____

2. Grantor(s): _____
Trustee(s): _____
Dated: _____ Deed Book & Pg./Inst. No: _____
Recorded: _____ Amount: \$ _____
Named Beneficiary: _____
Assignments, Subordination Agmts, etc.: _____

3. Grantor(s): _____
Trustee(s): _____
Dated: _____ Deed Book & Pg./Inst. No: _____
Recorded: _____ Amount: \$ _____
Named Beneficiary: _____
Assignments, Subordination Agmts, etc.: _____

JUDGMENTS: (☒) None

Dated _____ docketed _____ in/as _____
rendered in favor of _____ against _____

Dated _____ docketed _____ in/as _____
rendered in favor of _____ against _____

Dated _____ docketed _____ in/as _____
rendered in favor of _____ against _____

() See additional judgments attached

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

LIENS FOUND:

UCC/FINANCING STATEMENTS:

☒ None

Filed _____ as Financing Statement No. _____

Debtor: _____

Secured Party: _____

☐ See additional Financing Statements attached

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

Assessed Owner: TR Properties Inc.

Assessed Description: So part Lot 16, 17

Tax Map/ID# 16(07)00/16B, 17B

Bill # 000609100

Land \$ 6000

Improvements \$ 28900

Total \$ 34900

Annual Amt \$ 181.44

Taxes Payable on:

12-5-2022 & 6-5-2023

Taxes Paid Thru: 1/2 2022 (June)

Delinquent Taxes: \$

Taxes a Lien, Not Yet Due: 1/2 2022 (December)

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: _____

Property Address (not warranted): 902 Banks Rd

RESTRICTIONS AND/OR DECLARATIONS: ☐ None

Dated: 8-1-1938

Recorded: 9-3-1938

Deed Book & Pg./Inst. No: Hen. Co. NB 62, 244

Amendments at: none

Contain Reverter: ☐ Yes ☒ No

Contain Easements (not shown on subd. plat): ☐ Yes ☒ No

Contain Minimum Building Line not shown on subd. plat: ☐ Yes ☒ No

Contain Assessments: ☐ Yes ☒ No

Party Walls: ☐ Yes ☒ No

DEEDED EASEMENTS:

☒ NONE

From: _____

To: _____ Location: _____

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

From: _____

To: _____ Location: _____

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

From: _____

To: _____ Location: _____

From: _____

To: _____

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

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as MB 3 p. 74: () None

1. _____

2. _____

3. _____

4. _____

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

1. Plat recorded as _____ showing: _____

2. Plat recorded as _____ showing: _____

ACCESS:

() Public street(s) named: Banks Road

() Appurtenant easement created by Deed Book & Pg./Inst. No.: _____

() Road Maintenance Agreement in Deed Book & Pg./Inst. No.: _____

OTHER MATTERS: () None

(1) Lease + except 9% to City of Martinsville rec. DB 50 p. 446

(2) Joint driveway agmt rec. DB 36 p. 26

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

BACK TITLE INFO RELIED UPON IS Policy/Case # 8122546 - 210475262. Items to be picked up from this policy affecting the property listed on page 1 are as follows: included

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

SEARCHER: John P. Hance

THIS REPORT CONSISTS OF 4 PAGES, excluding document copies, adverse sheets, etc

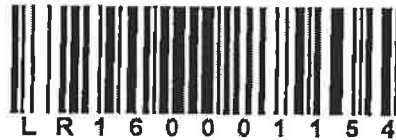
Tax ID Number: 16(07)00/16B, 17B

Purchase Price: \$ 20,000.00

Assessed Value: \$ 39,400.00

Property Address: 902 Banks Road, Martinsville, Virginia 24112

Grantee Address: 25 Broad Street, Martinsville, Virginia 24112



TR PROPERTIES, INC.
A Virginia Corporation

After Recording Return To:

John P. Hance

P.O. Box 1068

Martinsville, VA 24114

VA Bar No. 32665

FROM: DEED

CATHY PEGRAM CARTER, Widow,
and DEBORAH PEGRAM RUSSELL, Married
SOLE DEVISEES OF DOROTHY H. PEGRAM,
Deceased

THIS DEED, made and entered into this 15th day of December, 2016, by and between CATHY PEGRAM CARTER, widow, and DEBORAH PEGRAM RUSSELL, married, Sole Devisees of DOROTHY H. PEGRAM, deceased, Grantors, and TR PROPERTIES, INC., A Virginia Corporation, Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, cash in hand paid by the Grantee unto the Grantors, the receipt of which is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the said TR PROPERTIES, INC., A Virginia Corporation, in fee simple with general warranty and English Covenants of title, all of that certain lot or parcel of real estate situated in the City of Martinsville, Virginia, which is more particularly described as follows, to-wit:

BEGINNING at a point which is S. 0° 30' E. 253 feet from where the West line of Banks Road intersects State Highway No. 57, and running from said beginning point

PREPARED BY:
John P. Hance
ATTORNEY AT LAW
MARTINSVILLE, VIRGINIA

and off from said Banks Road, S. 89° 30' W. 150 feet to a point in the rear line; thence with said rear line; S. 0° 30' E. 50 feet to a point; thence N. 89° 30' E. 150 feet to Banks Road; thence with Banks Road, N. 0° 30' W. 50 feet to the point of beginning, being the South one-half of Lot 16A and 17A as shown on the Paul J. Mason, et als Map of Subdivision, see Map Book 3, page 79 of the City of Martinsville Circuit Court Clerk's Office.

LESS AND EXCEPT that certain parcel of land conveyed unto the City of Martinsville, recorded in the aforesaid Clerk's Office in Deed Book 50, page 446.

AND BEING the same property conveyed unto Aubrey L. Pegram and Dorothy H. Pegram, husband and wife, deed dated June 1, 1954, and recorded in the aforesaid Clerk's Office in Deed Book 36, page 194; thereafter, the said Aubrey L. Pegram departed this life on March 26, 2010 and pursuant to his Last Will and Testament recorded in the aforesaid Clerk's Office as Instrument Number WF1000218, he devised the rest and residue of his estate, of which the above described property constitutes of part of unto Dorothy H. Pegram; thereafter, the said Dorothy H. Pegram departed this life of November 20, 2013 and pursuant to her Last Will and Testament recorded in the aforesaid Clerk's Office as Instrument Number WF1300472, she devised the rest and residue of her estate, of which the above described property constitutes of part of unto Cathy Pegram Carter and Deborah Pegram Russell, to which deed, wills and map reference is here had for a more particular description of the property hereby conveyed.

This conveyance is made subject to any and all easements, restrictions, and rights-of-way properly of record and affecting the said property, without the reimposing or regranteeing of the same.

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

Cathy Pegram Carter (SEAL)
CATHY PEGRAM CARTER

Deborah Pegram Russell (SEAL)
DEBORAH PEGRAM RUSSELL

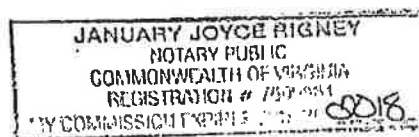
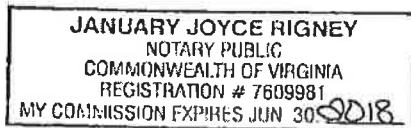
COMMONWEALTH OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

The foregoing instrument was acknowledged before me by Cathy Pegram Carter, widow, and Deborah Pegram Russell, married, Sole Devisees of Dorothy H. Pegram, deceased, Grantors, on this 15th day of December, 2016.

My commission expires: 6/30/2018

January Joyce Rigney
NOTARY PUBLIC



INSTRUMENT #160001154
RECORDED IN THE CLERK'S OFFICE OF
MARTINSVILLE ON
DECEMBER 15, 2016 AT 10:02AM
\$39.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$19.75 LOCAL: \$19.75

- 3 -

ASHBY R. PRITCHETT, CLERK
RECORDED BY: JCC



Real Estate

All Bills

Parcel ID 000609100

Location 902 BANKS RD

Real Estate

Bill	Type	Year	Owner	Paid	
6211	REGULAR/ORIGINAL	1999	PEGAM AUBREY L ET UX	Paid	View Bill
15074	REGULAR/ORIGINAL	2000	PEGAM AUBREY L ET UX	Paid	View Bill
6244	REGULAR/ORIGINAL	2001	PEGAM AUBREY L ET UX	Paid	View Bill
15131	REGULAR/ORIGINAL	2002	PEGAM AUBREY L ET UX	Paid	View Bill
6240	REGULAR/ORIGINAL	2003	PEGAM AUBREY L ET UX	Paid	View Bill
6224	REGULAR/ORIGINAL	2004	PEGAM AUBREY L ET UX	Paid	View Bill
6209	REGULAR/ORIGINAL	2005	PEGAM AUBREY L ET UX	Paid	View Bill
6205	REGULAR/ORIGINAL	2006	PEGAM AUBREY L ET UX	Paid	View Bill
6204	REGULAR/ORIGINAL	2007	PEGAM AUBREY L ET UX	Paid	View Bill
6205	REGULAR/ORIGINAL	2008	PEGAM AUBREY L ET UX	Paid	View Bill
6471	REGULAR/ORIGINAL	2009	PEGAM DOROTHY H	Paid	View Bill
6461	REGULAR/ORIGINAL	2010	PEGAM DOROTHY H	Paid	View Bill
6456	REGULAR/ORIGINAL	2011	PEGAM DOROTHY H	Paid	View Bill
6463	REGULAR/ORIGINAL	2012	PEGAM DOROTHY H	Paid	View Bill
6457	REGULAR/ORIGINAL	2013	CARTER CATHY PEGAM &	Paid	View Bill
1146	REGULAR/ORIGINAL	2014	CARTER CATHY PEGAM &	Paid	View Bill
1148	REGULAR/ORIGINAL	2015	CARTER CATHY PEGAM &	Paid	View Bill
1157	REGULAR/ORIGINAL	2016	TR PROPERTIES INC	Paid	View Bill
8130	REGULAR/ORIGINAL	2017	TR PROPERTIES INC	Paid	View Bill
8128	REGULAR/ORIGINAL	2018	TR PROPERTIES INC	Paid	View Bill
8104	REGULAR/ORIGINAL	2019	TR PROPERTIES INC	Paid	View Bill
8104	REGULAR/ORIGINAL	2020	TR PROPERTIES INC	Paid	View Bill
8108	REGULAR/ORIGINAL	2021	TR PROPERTIES INC	Paid	View Bill



Real Estate

[View Bill](#)[View bill image](#)

As of

6/16/2022

Bill Year

2021

Bill

8108

Owner

TR PROPERTIES INC

Parcel ID

000609100

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$181.44	\$181.44	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$181.43	\$181.43	\$0.00	\$0.00	\$0.00
TOTAL		\$362.87	\$362.87	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.

Teste: *J. C. Maulewz* Clerk.

62 p. 244

Paul J. Mason et al
From Deed #1101
D. H. Pannill et al

THIS DEED, made this 1st. day of August, 1938, by and between D. H. Pannill and Grayson L. Pannill, his wife, T. M. Ford and Dorothy E. Ford his wife, parties of the first part and Paul J. Mason and Doris Dodson Mason, parties of the second part, WITNESSETH: That for and in consideration of the sum of Three Hundred (\$300.00) Dollars, cash in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, before the sealing and delivery of this deed, the said parties of the first part, doth hereby grant, bargain, sell and convey, unto the parties of the second part, with general warranty of title, all that certain lot or parcel of land, lying and being on the south side of the Martinsville-Chatham Highway, near Martinsville, Henry County, Virginia, and being known and designated as Lot No. 17, Section "B", as shown on map of the subdivision of D. H. Pannill and T. M. Ford property, known as "Chatham Heights", and recorded in Henry County Circuit Court Clerk's Office in Map Book No. 2, Page 34. Said lot fronting 75 feet on the said Highway, and running back on the west side, with the dividing line of Lot No. 16, a distance of 304.8 feet, and running back on the east side, with a 30 foot street, a distance of 303. feet, and being 75 feet in the rear, and being a part of the land acquired by the male grantors herein from Annie W. James' Substituted Trustee by deed dated June 1, 1938, and recorded in said Clerks Office in Deed Book No. 62, page 9, As a further consideration for this conveyance the parties of the second part expressly covenants for themselves, their heirs or assigns, that the City of Martinsville, Virginia, may at any time enter upon said premises with or without consent and tap, construct, relocate or any other act deemed necessary to the Water main or pipe lines passing through said premises and that no building will be erected nearer than 45 feet from the south line of said highway, that No dwelling house costing less than \$2000.00 will be erected on said premises, that the property will not be used for any other purpose than as a lot for a dwelling house, or its appurtenances that is to say, residential rights on said property is reserved for a period of ten years.

Witness the following signatures and seals the day and year first above written.
Revenue Stamp: \$0.50

D. H. Pannill	(SEAL)
Grayson L. Pannill	(SEAL)
T. M. Ford	(SEAL)
Dorothy E. Ford	(SEAL)

State of Virginia

City of Martinsville,

I, Dewey H. Hurd, a Notary Public in and for the City and State aforesaid, do hereby certify that Pannill, and Grayson L. Pannill, his wife, T.M. Ford and Dorothy E. Ford, his wife, whose names are signed to the foregoing and annexed writing bearing date on the 1st day of August, 1938, have each personally appeared before me and acknowledged the same, within my said City and State. Given under my hand this 6th day of August, 1938. My Commission Expires on the 1st day of April 1941.

Dewey H. Hurd, Notary Public.

Virginia,

In Henry County Circuit Court, Clerk's Office, Sept. 3rd, 1938, This Deed was this day received in the office, and upon the annexed certificate of acknowledgment admitted to record at 3:00 o'clock P.

Teste: J.C. Maulews cle

*Mined
5-1-39*

Commonwealth of Virginia

From Deed #702

L.D. Hairfield et al

THIS DEED, Made this 18th day of November, 1937, by and between L.D. Hairfield and Minnie D. Hairfield, his wife; and Industrial Bank of Danville, Va. of Henry County, Virginia, hereinafter designated as grantor (even though more than one), and the COMMONWEALTH OF VIRGINIA, Grantee: WITNESSETH: In consideration of the benefits accruing or to accrue to the said grantor, by reason of the location and construction, or other improvement of part of Route No. 108 and Project No. 1170-A between 0.586 Mi. N. of N.C.L. Martinsville and 3.433 Mi. N. of N.C.L. Martinsville State Highway System, along, through, or over the lands of the grantor, and for further consideration paid by the grantee to the grantor, receipt of which is hereby acknowledged, the said grantor hereby grants and conveys unto said grantee ~~to the grantor, receipt of which is hereby acknowledged, the said grantor hereby grants and conveys~~ unto said grantee with general warranty of title, a strip or parcel of land over the lands of the grantor needed for the location and construction or other improvement of said road, the said strip or parcel of land being as shown on a plat and survey of the said road, along, through or over said lands, on file in the office of the Department of Highways at Richmond, Virginia, identified as Sheet No. 7 & 8, Project No. 1170-A, Route No. 108, the said strip or parcel of land being in Henry County, Virginia, and described as follows: Beginning at a point on the centerline of Rt. 108, between 0.586 Mi. N. of N.C.L. Martinsville and 3.433 Mi. N. of N.C.L. Martinsville, shown on plans as Sta. 204/94, adjoining the Rorer James, Jr. Estate; thence with a 3° curve to the left, 279.9 ft. to Sta. 207/73.9; thence with a tangent N. 18° 00' W., 354.2 ft. to Sta. 211/28.1; thence to the right with a 6° curve, 291.9 ft. to the point of digression, being Sta. 214/20. Also beginning at Sta. 217/70, adjoining the lands of L.D. Hairfield; thence with a 6° curve to the right, 152.5 ft. to Sta. 219/22.5; thence with a tangent N. 29° 40' E., 686.9 ft. to Sta. 226/09.4; thence with a 6° curve to the left, 415.6 ft. to Sta. 230/25, being end of project. The land conveyed hereunder being a strip or parcel of varying width, lying on the West (left) side of and adjacent to the hereinabove described centerline, being 25 ft. wide at Sta. 204/94 and continuing 25 ft. wide to Sta. 206/00, thence to Sta. 208/00, thence to Sta. 210/00, thence to Sta. 212/00, thence to Sta. 214/20.

to 55-64, inclusive, of the Code of Virginia, 1950, as amended, and is subject to all provisions thereof and of this deed of trust upon default.

WITNESS the following signature and seal:

WRAY PARK CORP RATIFI:



By William B. Muse, Jr.
President

Secretary

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, to wit:

I, M. J. Harkston a Notary Public in and for the City of Martinsville, in the State of Virginia, do hereby certify that William B. Muse, Jr., President of Wray Park Corporation, whose name as President is signed to the foregoing deed of trust, bearing date of March 10, 1958, has acknowledged the same before me in my city and state aforesaid.

My commission expires on April 26, 1958

Given under my hand this 11th day of March, 1958

M. J. Harkston

Notary Public

NOTED: in the Clerk's Office of the Circuit Court for the City of Martinsville. This instrument, with the certificate of acknowledgment thereto annexed, is admitted to record at 12:30 o'clock P.M. on March 11, 1958.

Tell: James D. Clift Clerk

Delivered
March 20, 1958
Kyle Rung
City

CITY OF MARTINSVILLE, VIRGINIA

FROM: **182**

PAUL J. MASON & DORIS D. MASON, HIS WIFE;
W. J. PEGRAM AND FRANCES A. PEGRAM, HIS WIFE;
A. L. PEGRAM & DOROTHY H. PEGRAM, HIS WIFE;
H. L. BOAZ & BROOKSIE M. BOAZ, HIS WIFE; R. L. STOWE & ESTELLE S. STOWE, HIS WIFE; C. J. SIZEMORE & MAE C. SIZEMORE, HIS WIFE; V. B. KESNER & IRIS M. KESNER, HIS WIFE; J. W. SLAUGHTER & MADELINE K. SLAUGHTER, HIS WIFE; E. F. PEGRAM & GLORIA W. PEGRAM, HIS WIFE; G. L. FOLEY & ELSIE H. FOLEY, HIS WIFE; M. D. MOORE & LINDA P. MOORE, HIS WIFE; AND H. L. ROBERTSON, SINGLE

THIS DEED, made this 31st day of January, 1958, by and between Paul J. Mason and Doris D. Mason, his wife; W. J. Pegram and Frances A. Pegram, his wife; A. L. Pegram and Dorothy H. Pegram, his wife; H. L. Boaz and Brooksie M. Boaz, his wife; R. L. Stowe and Estelle S. Stowe, his wife; C. J. Sizemore and Mae C. Sizemore, his wife; V. B. Kesner and Iris M. Kesner, his wife; J. W. Slaughter and Madeline K. Slaughter, his wife; E. F. Pegram and Gloria W. Pegram, his wife; G. L. Foley and Elsie H. Foley, his wife; M. D. Moore and Linda P. Moore, his wife; and H. L. Robertson, single,

parties of the first part, and City of Martinsville, Virginia,
party of the second part:

WITNESSETH: That for and in consideration of the City of
Martinsville constructing curb and gutters along the West margin
of South Banks Road, in the City of Martinsville, the said parties
of the first part do hereby bargain, sell, grant and convey in fee
simple title to the City of Martinsville, the following described
strip of property 2.5 feet wide running along the Western edge of
South Banks Road and over the lots of the parties of the first
part where the same joins said street and described as follows:

BEGINNING at a point on the South side of Chatham Road and
the West side of South Banks Road at the point of their inter-
section at the Northeast corner of the lot belonging to P. J. and
Doris D. Mason; thence S. 2° 30' E. with the West margin right of
way line of South Banks Road and the aforesaid lot, 203 feet;
thence continuing said course and said right of way line with Lot
17A belonging to W. J. and Frances A. Pegram, 50 feet; continue
said course and right of way line with Lot 17B belonging to A. L.
Pegram and Dorothy H. Pegram, 50 feet; continue, right of way line as
aforesaid, with Lot 71 belonging to H. L. Boaz, S. 9° 20' E. 100
feet; thence continue right of way line, S. 13° 36' E. with Lot 1
of R. L. and Estelle S. Stowe, 55 feet; continue same course with
Lot 2 belonging to C. J. Sizemore, 60 feet; continue same course
with Lot 3 belonging to V. B. Kesner and Iris M. Kesner, 60 feet;
continue with Lot 4 belonging to J. W. and Madeline K. Slaughter,
60 feet; continue with Lot 5 belonging to E. F. and Gloria W.
Pegram, 60 feet; continue with Lot 6 belonging to G. L. Foley and
Elsie H. Foley, 60 feet; continue with Lot 7 belonging to M. D.
and Linda P. Moore, 78.30 feet, the total distance of said line
for the last mentioned course being 433.3 feet; thence continue
with said right of way line, S. 5° 11' E., with Lot 74A belonging
to H. L. Boaz, 76.15 feet; thence continue with said right of way
line, S. 0° 22' W. with the line of H. L. Robertson, Lot 74B,
99.4 feet and continue with said Robertson lot and right of way
line, S. 16° 03' W. 37.3 feet to a point; thence leaving said
street right of way line and with the South line of the aforesaid
Robertson lot, N. 50° 24' W. 2.73 feet to a point in said Robertson's
south line; thence a line parallel with the aforementioned right
of way line 2.5 feet West of said right of way line and running
across all of the aforementioned lots to Chatham Road, being a
total distance of 1,047.22 feet in all to said point on Chatham
Road in the line of the said P. J. and Doris D. Mason lot, which

LEGAL DEPARTMENT
CITY OF MARTINSVILLE
VIRGINIA

LEGAL DEPARTMENT
CITY OF MARTINSVILLE

MB5187

LEGAL DEPARTMENT
CITY OF MARTINSVILLE
VIRGINIA

point is 2.5 feet from the point of beginning; thence with the said Mason line and the South right of way line of the Chatham Road 2.5 feet to the point of beginning, all of which is shown on the map of the property abutting on South Banks Road, prepared by the Engineering Department of the City of Martinsville, dated January 21, 1958, to be recorded in the Circuit Court Clerk's Office of the City of Martinsville for a more particular description of the property herein referred to.

This conveyance represents a strip of land 2.5 feet wide running across the lots of owners hereinabove mentioned to be used as additional street surface and curb and gutter surface in connection with South Banks Road. It is understood that the parties warrant the title to such property to the extent of their ownership therein.

Reference is here made to the following sources of title to the property owned by the parties to this conveyance:

- (1) Paul J. & Doris Dodson Mason from T. M. Ford & Dorothy E. Ford & D. H. Pannill & Greyson L. Pannill, dated August 1, 1938, of record in the Henry County Circuit Court Clerk's Office in Deed Book 62, page 244. (Lot 17)
- (2) William J. & Frances A. Pegram from T. G. Finney & Lottie M. Finney, dated May 5, 1954, of record in the City of Martinsville Circuit Court Clerk's Office in Deed Book 36, page 25. (Lot 17A)
- (3) Aubrey L. & Dorothy H. Pegram from Brooks R. Leavitt & Frances S. Leavitt, dated June 1, 1954, of record in the said City Clerk's Office in Deed Book 36, page 194. (Lot 17B)
- (4) Harry L. Boaz from T. M. Ford & D. H. Pannill's Heirs, dated March 15, 1942, of record in the said County Clerk's Office in Deed Book 72, page 114. (Lot 71)
- (5) Robert Lee & Estelle S. Stowe from C. M. Finney & T. G. Finney Company, dated December 12, 1956, of record in the said City Clerk's Office in Deed Book 46, page 157. (Lot 1)
- (6) Clifford J. Sizemore from Samuel R. Underwood & Winifred G. Underwood, dated March 6, 1952, of record in the said City Clerk's Office in Deed Book 27, page 242. (Lot 2)
- (7) Virgil Buren & Iris M. Kesner from Virginia Home Builders, Incorporated, dated May 10, 1956, of record in the said City Clerk's Office in Deed Book 44, page 185. (Lot 3)
- (8) James W. & Madeline K. Slaughter from Dudley H. Robertson & Zella P. Robertson, dated January 11, 1952, of record in the said City Clerk's Office in Deed Book 28, page 193. (Lot 4)
- (9) Elmer F. & Gloria W. Pegram from S. E. Fishel &

Frances G. Fishel, dated July 11, 1955, of record in the said City Clerk's Office in Deed Book 40, page 388. (Lot 5)

(10) Gene L. & Elsie H. Foley from Victor A. Lester & Louise R. Lester, dated January 20, 1949, of record in the said City Clerk's Office in Deed Book 15, page 73. (Lot 6)

(11) Marvin Dewey & Linda Puckett Moore from Victor A. Lester and Louise R. Lester, dated October 12, 1950, of record in the said City Clerk's Office in Deed Book 21, page 361. (Lot 7)

(12) Harry L. Boaz from T. M. Ford & D. H. Pannill's Heirs dated March 15, 1942, of record in the said County Clerk's Office in Deed Book 72, page 114. (Lot 74A)

(13) H. L. Robertson from H.M. & Louise R. Robertson, his wife, dated Nov. 18, 1957, of record in the said City Clerk's Office in Deed Book 49, page 558. (Lot 74B)

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

LEGAL DEPARTMENT
CITY OF NANTHESVILLE
VIRGINIA

Paul J. Mason (SEAL)
Paul J. Mason

Doris D. Mason (SEAL)
Doris D. Mason

W. J. Pegram (SEAL)
W. J. Pegram

Frances A. Pegram (SEAL)
Frances A. Pegram

A. L. Pegram (SEAL)
A. L. Pegram

Dorothy M. Pegram (SEAL)
Dorothy M. Pegram

H. L. Boaz (SEAL)
H. L. Boaz

Brooksie M. Boaz (SEAL)
Brooksie M. Boaz

R. L. Stowe (SEAL)
R. L. Stowe

Estelle S. Stowe (SEAL)
Estelle S. Stowe

C. J. Sizemore (SEAL)
C. J. Sizemore

Mae C. Sizemore (SEAL)
Mae C. Sizemore

V. B. Kesner (SEAL)
V. B. Kesner

Iris M. Kesner (SEAL)
Iris M. Kesner

J. W. Slaughter (SEAL)
J. W. Slaughter

Madeline K. Slaughter (SEAL)
Madeline K. Slaughter

G. L. Foley (SEAL)
G. L. Foley

Elsie H. Foley (SEAL)
Elsie H. Foley

LEGAL DEPARTMENT
CITY OF MARTINSVILLE
VIRGINIA

M. D. Moore (SEAL)
M. D. Moore
Linda P. Moore (SEAL)
Linda P. Moore
H. L. Robertson (SEAL)
H. L. Robertson
E. F. Pegram (SEAL)
E. F. Pegram
Gloria W. Pegram (SEAL)
Gloria W. Pegram

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, TO-WIT:

I, Harry L. Spence, Clerk, Circuit Court, a Notary Public, in the State and for the City aforesaid, do hereby certify that Paul J. Mason, Doris D. Mason, W. J. Pegram, Frances A. Pegram, A. L. Pegram, Dorothy H. Pegram, H. L. Boaz, Brooksie W. Boaz, R. L. Stowe, Estelle S. Stowe, V. B. Kesner, Iris M. Kesner, J. W. E. F. Pegram, Gloria W. Pegram, Linda P. Moore, Slaughter, Madeline K. Slaughter, G. L. Foley, Elsie H. Foley, and M. D. Moore whose names are signed to the foregoing writing dated January 31, 1958, have personally appeared and acknowledged the same before me in my City aforesaid.

Given under my hand this 11th day of March, 1958.

My Commission expires on the day of , 1958.

Harry L. Spence, Clerk, Circuit Court

STATE OF VIRGINIA,

COUNTY OF BRUNSWICK, TO-WIT:

I, Ulla W. McDonald, a Notary Public, in the State and for the County aforesaid, do hereby certify that C. J. Sizemore and Mae C. Sizemore, whose names are signed to the foregoing writing dated January 31, 1958, have personally appeared and acknowledged the same before me in my County aforesaid.

Given under my hand this 17th day of March, 1958.

My Commission expires on the 14th day of March, 1959.

Ulla W. McDonald
NOTARY PUBLIC

LEGAL DEPARTMENT
CITY OF MARTINSVILLE
VIRGINIA

VIRGINIA: In the Clerk's Office of the Circuit Court for the City of Martinsville. This instrument with the certificate of acknowledgment therein executed, is submitted to record at 11:00 a.m. on March 17, 1958.

James H. Bliff, Clerk

*certified
print is used*

The grantors herein warrant generally the title to the land hereby conveyed; that they have the right to convey the said land; that they will execute such further assurances of said land as may be requisite; that they have done no act to encumber the same, and that the grantees shall have quiet possession of said land.

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

Revenue Stamps \$1.10

T. G. Finney (SEAL)

Lottie M. Finney (SEAL)

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, TO-WIT:

I, Willys C. Davis, a Notary Public; in the State and for the City aforesaid, do hereby certify that T. G. Finney and Lottie M. Finney, whose names are signed to the foregoing writing bearing date of May 5th, 1954, have personally appeared and acknowledged the same before me in my City aforesaid.

Given under my hand this 15 day of May, 1954.

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

Willys C. Davis, Notary Public

VIRGINIA

In City of Martinsville Circuit Court, Clerk's Office May 15, 1954. This Deed was this day received in this office, and upon the annexed certificate of acknowledgment admitted to record at 11:50 o'clock A. M.

Teste: *James S. Bliff* Clerk

Verified

5-21-1954

BROOKS R. LEAVITT, ET UX

FROM: INDENTURE #442

WILLIAM J. PEGRAM, ET UX

THIS INDENTURE, made this 15th day of May, 1954, by and between William J. Pegram and Frances A. Pegram, his wife, parties of the first part, and Brooks R. Leavitt and Frances S. Leavitt, his wife, parties of the second part:

WITNESSETH: THAT WHEREAS, the parties of the first part and parties of the second part own all of Lot 17A, which fronts 100 feet on the West side of Banks Road in the City of Martinsville, Virginia, and

WHEREAS, the said parties hereto have each contemplated building a house on said lot, that is to say, the parties of the first part own the Northern one-half of Lot 17A, and the parties of the second part own the Southern one-half of Lot 17A, and each desires to create a 12 foot automobile driveway for the common use of the parties hereto, their heirs and assigns and do hereby grant as follows:

The said parties of the first part dedicate six feet off of the extreme South one-half of the North one-half of Lot 17A, and the parties of the second part

dedicate six feet off of the extreme North one-half of the South one-half of Lot 17A, that is to say, they create a twelve foot automobile driveway between their said lots.

Now, therefore, the parties to these presents have covenanted and agreed, and by these presents do confirm the same, that the aforesaid twelve foot strip, lying one-half on the parties of the first part's side of said boundary line and one-half on the parties of the second part's side of said boundary line, shall be and forever remain an automobile driveway for the use and benefit of the aforesaid contracting parties, unto each and all of them, their heirs and assigns, forever. And the aforesaid contracting parties do by these presents each for himself and his heirs and assigns covenant with and confirm unto the other, his heirs and assigns, forever, the said respective strips of land to have and to hold the same according to the conditions of the aforesaid covenant.

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

William J. Pegram	(SEAL)
Frances A. Pegram	(SEAL)
Brooks R. Leavitt	(SEAL)
Frances S. Leavitt	(SEAL)

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, TO-WIT:

I, Willys C. Davis, a Notary Public, in the State and for the City aforesaid, do hereby certify that William J. Pegram, Frances A. Pegram, Brooks R. Leavitt, and Frances S. Leavitt, whose names are signed to the foregoing writing bearing date of May 15th, 1954, have personally appeared and acknowledged the same before me in my City aforesaid.

Given under my hand this 15 day of May, 1954.

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

Willys C. Davis, Notary Public

VIRGINIA

In City of Martinsville Circuit Court, Clerk's Office May 15, 1954. This Easement was this day received in this office, and upon the annexed certificate of acknowledgment admitted to record at 11:55 o'clock A.M.

Tests: *James D. Bliff* Clerk

Verified

5-21-1954

Satisfied in full this the 26
day of April, 1969

Jefferson Standard

By *Wm. F. Stone*

Tests: *Christine R. Rogers*

See Letter File 7/1969

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 26 day of April, 1969

JEFFERSON STANDARD LIFE INSURANCE COMPANY

FROM: TRUST DEED #443

WILLIAM J. PEGRAM, ET UX

THIS DEED, Made this 8th day of May in the year 1954 between William J. Pegram and Frances A. Pegram, his wife, parties of the first part, and HOWARD HOLDERNESS and Wm. F. Stone, Trustees parties of the second part:

WITNESSETH, that the said parties of the first part do grant and convey, with General Warranty, unto the said parties of the second part, certain real estate in the State of Virginia, particularly described as follows:

SELECTED SEARCH CRITERIA

Jurisdiction: 690 - Martinsville Circuit Court 06/08/2022 04:24PM

	From Date	To Date
Available: Deeds and Land Records	7/1/1971	6/7/2022

Detail Search

Search:

T R PROPERTIES INC

TR PROPERTIES

TR PROPERTIES INC

~~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

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

~~Description: LR1400556~~

~~File: 1 Change: 0~~

~~Name Type: Grantee~~

~~Reverse Party: AMERICAN NATIONAL BANK &~~

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

Description: LR1100422

File: 1 Change: 0

Name Type: Grantee

Reverse Party: AMERICAN NATIONAL BANK & TRUST

Book: Page:

Pin or Map: 000468200

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

Description: LR1100422

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 000468200

LR 202000415 Type: CS 5/12/2020 Pages: 1

Description: LR1100423

File: 1 Change: 0

Name Type: Grantor

Reverse Party: T R PROPERTIES INC

Book: Page:

Pin or Map: 000468200

LR 202000415 Type: CS 5/12/2020 Pages: 1

Description: LR1100423

File: 1 Change: 0

Name Type: Grantee

Reverse Party: AMERICAN NATIONAL BANK & TRUST

Book: Page:

Pin or Map: 000468200

LR 202000210 Type: CS 3/2/2020 Pages: 1

Description: LR1400804

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BLUE RIDGE BANK NA

Book: Page:

Pin or Map: 000990306

LR 202000210 Type: CS 3/2/2020 Pages: 1

Description: LR1400804

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000990306

LR 202000055 Type: CS 1/16/2020 Pages: 1

Description: LR1100924

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000204800

LR 202000055 Type: CS 1/16/2020 Pages: 1

Description: LR1100924

File: 1 Change: 0

Name Type: Grantee

Reverse Party: BRANCH BANKING AND TRUST COMPANY

Book: Page:

Pin or Map: 000204800

LR 202000037 Type: CS 1/13/2020 Pages: 1

Description: LR1500682

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: LR1500682

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000498400

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: LR1500681

File: 1 Change: 0

Name Type: Grantor

Reverse Party: TR PROPERTIES INC

Book: Page:

Pin or Map: 000498400

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 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 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 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

Book: Page:

Pin or Map: 000468200

320 Comm

1515 E. Church St Ex 12

25 Rivington Terr
Danville Pa

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 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

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

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 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

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 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

1 deed in

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

*another
deed in*

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 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

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

OWNER'S POLICY OF TITLE INSURANCE – SCHEDULE A

File No.: **SVS16-468**

Policy No.: **8122546-210475262**

Address Reference: **902 Banks Road, Martinsville, Virginia 24112**

Amount of Insurance: **\$20,000.00**

Premium: **\$200.00**

Date of Policy: **December 15, 2016 at 10:02 a.m.** in Instrument **#LR160001154**

1. Name of Insured:

TR Properties, Inc., A Virginia Corporation

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

TR Properties, Inc., A Virginia Corporation

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

All of that certain lot or parcel of real estate situated in the City of Martinsville, Virginia, which is more particularly described as follows, to-wit:

BEGINNING at a point which is S. 0 deg. 30' E. 253 feet from where the West line of Banks Road intersects State Highway No. 57, and running from said beginning point and off from said Banks Road, S. 89 deg. 30' W. 150 feet to a point in the rear line; thence with said rear line, S. 0' deg. 30' E. 50 feet to a pint; thence N. 89 deg. 30' E. 150 feet to Banks Road; thence with Banks Road, N. 0 deg. 30 min. W. 50 feet to the point of beginning, being the South one-half of Lot 16A and 17A as shown on the Paul J. Mason et als Map of Subdivision, see Map Book 3 page 79 of the City of Martinsville Circuit Court Clerk's Office.

LESS AND EXCEPT that certain parcel of land conveyed unto the City of Martinsville, recorded in the aforesaid Clerk's Office in Deed Book 50 Page 446.

SOUTHERN VIRGINIA SETTLEMENTS, LLC

By:

ALISA L. GRINDSTAFF, AGENT

ALTA Owner's Policy
Schedule A (Rev 6/06)
Form 1190-134C



Policy No.: 8122546-210475262

File No.: SVS16-468

SCHEDULE B

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:

1. Taxes for the first half of the year 2017, a lien not yet due and payable, and subsequent years.
2. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any encroachment, encumbrance, easement, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate/current and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
4. Rights of parties in possession under unrecorded leases.
5. Standard utility, roadway and drainage easements common to Martinsville and Henry County, Virginia.
6. Joint driveway agreement of record in Deed Book 36 Page 26.
7. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in Deed Book 62 Page 244; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.

**ALTA Owner's Policy
Schedule B (6/06)**

Policy No.: 130467-1-SVS16-468-2016.8122546-210475262

OWNER'S POLICY OF TITLE INSURANCE

Issued by

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska company (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

Form Code: 8122546

Form Description: ALTA Owners Policy Arb Deleted 06_225_VA

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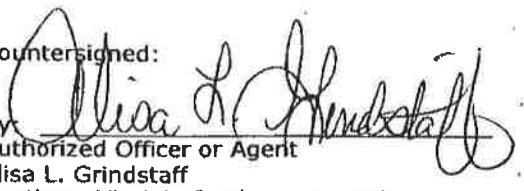
Page 1 of 5



The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

Countersigned:

By: 
Authorized Officer or Agent
Alisa L. Grindstaff
Southern Virginia Settlements, LLC
25 W Church St
Martinsville, VA 24112-6203
Tel: 276-632-2145
Fax: 276-632-3564



COMMONWEALTH LAND TITLE INSURANCE COMPANY

By:



President

Attest:



Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the

Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1 DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of

Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs,

Form Code: 8122546

Form Description: ALTA Owners Policy Arb Deleted 06_225_VA

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CH: Andrew L. Pegram,
dec'd

M'ville
WF1000218
LW & T

to

Dorothy H. Pegram aka
Dorothy Hall Pegram

DOD: 3-26-2010

Third: all my estate to wife

A/C: Her death as her charn: 11-20-2013

EB: ✓

J's: ✓
Note: Case settled.

CH: Dorothy L. Pegram,
dec'd

M.V. 1/6
WF 1300472
LW & T

to

Cathy Pegram Carter,
Deborah Pegram Russell

DOD: 11.20.2013

Third: all my estate to my children

PL: LR1600256 Haiston 716 Beechnut Ln.
LR1600497 G's for 12-1186
Kathy ok'd by index description
LR1408824 Nesdon 1204 Corn Island Dr.
LR1401019 G's for 08-737

PLS. ✓

JS: (61, 208) - see copy - Need Aff!
58, 477 PTB v. Catherine V. 228-70-8126
JD1002104 IRS v. Katherine S. XXX-XX-2822

CH: Brooks R. Leavitt &
Frances S. Leavitt, Jr
w

to

Aubrey L. Pegram &
Dorothy W. Pegram, Jr
< no tenancy >

5 1/2 Lt 16A + 17A Paul S. Mason et al 1/5 m83.79
m 15 Banks Rd. 35.44

(Note) Reatr. 62p.244

(Note) Jt. driveway agmt 36p.26

A/c: 36p.196 1/4 Jefferson St. Sub by M.R. 6-13-63
(50p.446 1/4) City of M.Ville 1-31-58 Lt 17A
51p.378 1/4 Red for May 50p.444
Aubrey's death as his Charn: 3-26-2010

M.Ville
36p.194
Rec'd
6-1-1954
#15

age
GW + E/C
SSS
Rec: 6-17-1954

SUMMARY OF TITLE EXAMINATION

FILE NAME & NUMBER: 16(07)00/16B, 17B TR RE16

F.S.M. OWNER(S): Cathy Pegram Carter + Deborah Pegram Russell

VESTED: W & T of Dorothy H. Pegram, dec'd

LEGAL DESCRIPTION:

Southern 1/2 Lt 16A + 17A Paul J. Mason et al 3/10 M²⁰ Borden Rd,
City of M²⁰ville, VA len off.com to City of M²⁰ville 50 p. 446

TAXES: () DESCRIBED AS FOLLOWS:

000609100

DEEDS OF TRUST: (Ø) DESCRIBED AS FOLLOWS:

Please verify

RESTRICTIONS: (1) DESCRIBED AS FOLLOWS:

(1) rec'd HC 62 p. 244 Violated: _____

Setbacks: _____ Forf/Rev: _____

PER (✓) SUBDIVISION PLAT OR () SURVEY: (Ø) DESCRIBED AS FOLLOWS:

MB 3 p. 79

EASEMENTS: (1) DESCRIBED AS FOLLOWS:

(1) Standard utility, roadway & drainage easements common
to Martinsville & Henry County, VA.

JUDGMENTS: (Ø) DESCRIBED AS FOLLOWS:

But need affidavit for Cathy re: 6/p. 208

OTHER MATTERS: (1) DESCRIBED AS FOLLOWS:

(1) 36 p. 26 joint driveway agmt

SEARCH PERIOD: 6-17-1954 TO 12-1-2016 at 4:00