



Fidelity National Title Insurance Company

TM #s: 30 (11)00 /38 39, 34 (03)B /23, 33 (03)O /09, 16 (07)00 /01A & 16 (07)00 /01B

SCHEDULE A REVISION A – 11/7/2022

Title No. **PRO-22-4310W-95 to 99**

File No. **PRO-22-4310W-95 to 99**

1. Commitment Date: **June 14, 2022**
2. Policy or Policies to be issued: Amount of Insurance
 - (a) ALTA Owner's Policy (6-17-06) \$108,200.00

Proposed Insured:
THE THEOFILOS G. BALABANIS TRUST FUND F/B/O THE GEORGE T. AND ELIZABETH P. BALABANIS CHARITABLE FOUNDATION

 - (b)

Proposed Insured:
3. The 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 the Commitment is described as follows:
See continuation of Schedule A for legal description

Countersigned:

Professional Title Associates
1528 Narrow Passage Road
Buchanan, VA 24066

By: _____
Authorized Signatory



Fidelity National Title Insurance Company

TM #: 30 (11)00 /38 39, 34 (03)B /23, 33 (03)O /09, 16 (07)00 /01A & 16 (07)00 /01B

SCHEDULE A CONTINUED

Title No. **PRO-22-4310W-95 to 99**

File No. **PRO-22-4310W-95 to 99**

LEGAL DESCRIPTION

Located in the City of Martinsville, State of Virginia:

PARCEL 1: (634 Fayette St.) – TM # 30 (11)00 /38 39

All that certain tract or parcel of land lying in the City of Martinsville, Virginia, on the west side of Fayette Street, and being more particularly bounded and described as follows, to-wit:

Beginning at an iron stake in the west line of Fayette Street at the Southeast corner of Lot # 40, said stake being 100 feet in a southwesterly direction from the point of intersection of the western line of Fayette Street and the south line of Glenn Street; thence with the western line of Fayette street, south 23 degrees West 50.5 feet to an iron stake in same at the northeast corner of Lot #37; thence leaving Fayette street and with the division line between Lots #37 and #38, North 75 degrees 30 minutes West 133.5 feet to a stake in a back line; thence with said back line, North 14 degrees 30 minutes East 50 feet to an iron stake in the same at the southwest corner of Lot #40; thence with the division line between Lots #39 and #40, South 75 degrees 30 minutes East 138 feet to the point of beginning, and being Lots #38 and #39, as shown on Map #4 of the Annie W. James Property, said map being of record in the Henry County Circuit Court Clerk's office in Map Book #1, page 9.

PARCEL 2: (224 Pine St) – TM # 34 (03)B /23

All that certain lot or parcel of land situated on the Easterly side of Pine Street in the City of Martinsville, Virginia, being known and designated as lot No. 6, of the W. L. Pannill Subdivision as shown on map of record in Map Book 3, page 93, of the Henry County Circuit Court Clerk's Office.

PARCEL 3: (122 Maple) – TM # 33 (03)O /09

All that certain lot or parcel of land lying and being on the West side of Maple Street in the City of Martinsville, Virginia, bounded and described as follows

Beginning at the southwest (sic) corner of Lot B; thence with the line of that lot in a westerly direction 82 feet to a stake; thence in a southerly direction and parallel with Maple street 50 feet to a stake; thence in an easterly direction and parallel with the first mentioned line 82 feet to Maple street; thence with the western margin of Maple Street in a northerly direction 50 feet to the point of beginning, and the same being known and designated as Lot 'A', as shown on map of property made for the Estate of W.M. Peyton, Deceased, by T.S. Moore, Surveyor, dated February 4, 1921, and of record in the Henry County Circuit court Clerk's office in Map Book (sic - of Surveyors Book) 2, page 158;" See also Map Book 1, page 122 of the same Clerk's Office



Fidelity National Title Insurance Company

TM #s: 30 (11)00 /38 39, 34 (03)B /23, 33 (03)O /09, 16 (07)00 /01A & 16 (07)00 /01B

SCHEDULE A CONTINUED

Title No. **PRO-22-4310W-95 to 99**

File No. **PRO-22-4310W-95 to 99**

PARCEL 4: (1206 Chatham) - **TM #s 16 (07)00 /01A & 16 (07)00 /01B**

All that certain lot or parcel of land situated on the southeast side of State Route 57 (Chatham Road) and on the southwest side of A 20-foot alley in the City of Martinsville, Virginia, being known and designated as lots 1-A and 1- B, Section B, Chatham heights subdivision as shown on map of property of Philip E. Sprinkle, recorded in the Henry County Circuit Court Clerk's office in Map Book 2, At Page 104 and Map Book 2, At Page 34, and also shown on plat of survey for Judy L. Waller of record in the city of Martinsville Clerk's Office in Map Book 19, Page 109.



Fidelity National Title Insurance Company

TM #s: 30 (11)00 /38 39, 34 (03)B /23, 33 (03)O /09, 16 (07)00 /01A & 16 (07)00 /01B

SCHEDULE B I REQUIREMENTS

Title No. **PRO-22-4310W-95 to 99**

File No. **PRO-22-4310W-95 to 99**

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
 - a. **Duly authorized Deed from T R Properties, Inc. to THE THEOFILOS G. BALABANIS TRUST FUND F/B/O THE GEORGE T. AND ELIZABETH P. BALABANIS CHARITABLE FOUNDATION.**
 - b. **Duly authorized Deed from THE THEOFILOS G. BALABANIS TRUST FUND F/B/O THE GEORGE T. AND ELIZABETH P. BALABANIS CHARITABLE FOUNDATION to (TO BE DETERMINED).**
4. 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.
5. Receipt of satisfactory executed "Owners (sellers) Affidavit as to Mechanics' Liens and Possession."
6. Receipt by the Company of satisfactory Notice of Availability of Owner's Coverage.
7. No recorded deed of trust or mortgage on the Land was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the Land intended by the mortgagee, lender or noteholder to be paid with closing proceeds.
8. Proof, satisfactory to this Company that seller/borrower is a valid and subsisting corporation in its state of incorporation and that execution and delivery of the document(s) required herein is/are pursuant to a valid resolution of its board of directors, or such must be certified as proper by approved attorney.
9. Examination of the appropriate public records in the name(s) of the unnamed purchasers of the land to be insured and described in this title commitment, and disclosure to the Company of all United States liens thereby revealed. Unless released of record or otherwise disposed of to the satisfaction of the Company, judgments in favor of the United States will appear as exceptions in Schedule B of the final policy.

OR

Certification of Approved Attorney that there are no docketed federal judgment liens against the purchasers.
10. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.

NOTE: THIS COMPANY MAY TAKE OTHER REQUIREMENTS AND/OR EXCEPTIONS UPON RECEIPT AND REVIEW OF THE ABOVE-LISTED DOCUMENTS.



Fidelity National Title Insurance Company

SCHEDULE B – PART I CONTINUED

Title No. **PRO-22-4310W-95 to 99**

File No. **PRO-22-4310W-95 to 99**

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.



Fidelity National Title Insurance Company

TM #s: 30 (11)00 /38 39, 34 (03)B /23, 33 (03)O /09, 16 (07)00 /01A & 16 (07)00 /01B

SCHEDULE B II

EXCEPTIONS

Title No. **PRO-22-4310W-95 to 99**

File No. **PRO-22-4310W-95 to 99**

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

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
 1. Those taxes becoming due and payable subsequent to the date of the policy.
 2. Rights of tenants or parties in possession.
 3. 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.

AS TO PARCEL 1: (634 Fayette)

4. Setback lines, easements, rights of way and all terms and conditions set forth on the plats recorded in Map Book 1, page 9.
5. Easements granted to:
 - a. City of Martinsville, Virginia by instrument dated February 26, 1988, recorded in Deed Book 178, Page 398.
 - b. Commonwealth of Virginia by instrument dated March 17, 1988, recorded in Deed Book 179, Page 838.

AS TO PARCEL 2: (224 Pine)

6. Setback lines, easements, rights of way and all terms and conditions set forth on the plat recorded in Map Book 3, Page 93.

AS TO PARCEL 3: (122 Maple)

7. Setback lines, easements, rights of way and all terms and conditions set forth on the plat recorded Map Book 1, Page 122.

AS TO PARCEL 4: (1206 Chatham)

8. Setback lines, easements, rights of way and all terms and conditions set forth on the plat recorded in Map Book 19, Page 109.