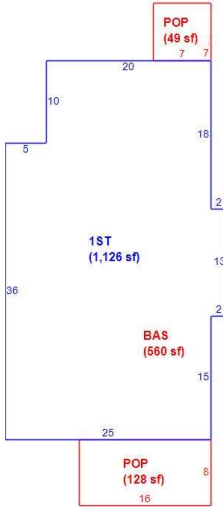



CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE		Q/U		SALE PRICE		VC	
TR PROPERTIES INC PO BOX 3565 MARTINSVILLE VA 24115-356				TR PROPERTIES INC KELLAM KATIE KELLAM MOYER &				LR12/01161 WB 084/149 DB 030/249		11-20-2012 04-25-1987 12-12-1952		Q Q U		30,000 20,000 0		2 2 0	
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION				PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR									
Description	Code	Appraised	Assessed	LOTS 38 39				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Building	100	28700	28,700					2021	100	28700	2020	100	26600	2019	100	26600	
Land	100	4000	4,000	BLDG DESCRIPTION					100	4000		100	4000		100	4000	
Total		32,700	32,700	1 ST BR				Total	32700			Total	30600			Total	30600
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION										COST / MARKET VALUATION			
# Of Parcels	2	Year Built	1934	SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate		70.00				
Plat Ref	SD-G-15	Classification	01:Single Family-	1ST	1st Floor	1,126	1,126	1,126	56.88	64,049	Rcn		77,666				
Land Acres	0.157	Zoning	C-C	BAS	Basement Unfinished	0	560	0	0.00	0	Net Other Adj		13,617				
Land SF	6,857	Prop Use	01:Residential	POP	Open Porch	0	177	0	0.00	0	AYB		1934				
Assoc. Parcel		District	21B4:Westend 1 Str B							Effective Year Built		1963					
										Condition		A					
										Remodel Rating							
										Year Remodeled							
										Eyb Dpr		53					
										Functional Obsol							
										Economic Obsol							
										Cost Trend Factor		1					
										Adjustment							
										Percent							
										Percent Good		47					
										RCNLD		36,500					
										% Good Ovr							
										% Good Ovr Comment							
										Misc Imp Ovr							
										Misc Imp Ovr Comment							
										Cost to Cure Ovr							
										Cost to Cure Ovr Comm.							
CONSTRUCTION DETAIL				OB - OUTBUILDING & YARD ITEMS(L) / EF - BUILDING EXTRA FEATURES(B)													
Element	Cd	Description															
Style	01	Residential															
Model	01	Residential															
Grade	D	FAIR															
Stories	1.00																
Foundation Type	04	C/B															
Exterior Wall 1	11	BRICK															
Roof Structure																	
Roof Cover	03	COMPOSITE SHINGLE															
Interior Wall 1	02	PLASTER															
Interior Floor 1	05	HARDWOOD															
Exterior Cond	05	Poor															
Central Heat	01	Yes															
Central AC	01	Yes															
Bedrooms	0																
Total Rooms	5																
Full Baths	1																
Half Baths	0																
Chimneys	1																
Fireplaces	1																
Exterior Wall 2																	
Interior Wall 2																	
Sketch Factor	01	Use Effective Area															
Basement Type	07	1/2 BSMT															
Living Area	1126.00																
Split Foyer	00	No															
Split Level	00	No															
PROPERTY FACTORS																	
PUB WATE	UG UTILITI	TOPO	SIDEWALK														
Y Yes	N No	0 Level-Slps	N No														
PUB SEWE	CURB & GU	SOIL															
Y Yes	N No	C Clay															
SEPTIC	VIEW	LOCATION															
N No	N No	G Good															

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 _____

OUTSALE

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 _____

Property Report - City of Martinsville

**Current Data:****Property ID:** 000406800 **Tax Map Number:** 30 (11)00 /38 39**Owner:** TR PROPERTIES INC**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA**Deed/Page:** LR12/01161 **Legal Description:** LOTS 38 39**Acquired Date:** NA **Consideration:** \$30000.00**Year Built:** 1934 **Property Desc:** 1 ST BR **Above Grade Sq Ft:** 1126**Acres:** 1 **Zoning:** C-C**Land Value:** \$4000.00 **Building Value:** \$28700.00 **Total Value:** \$32700.00**Previous Data:****Owner:** KELLAM KATIE**Acquired Date:** NA **Deed/Page:** WB 084/149 **Consideration:** \$20000.00



Real Estate

View Bill

[View bill image](#)

As of	6/22/2022
Bill Year	2021
Bill	8105
Owner	TR PROPERTIES INC
Parcel ID	000406800

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$170.00	\$170.00	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$170.00	\$170.00	\$0.00	\$0.00	\$0.00
TOTAL		\$340.00	\$340.00	\$0.00	\$0.00	\$0.00

T R PROPERTIES, INC.,
a Virginia Corporation

FROM: DEED

KATIE S. KELLAM,
Widow



This Deed was prepared by James
H. Ford, Attorney [Bar No. 07613],
without the benefit of a title
examination or current survey.

PIN NO.: 30(11)00 /38 39

When recorded return to James H.
Ford, Attorney, P. O. Box 1352,
Martinsville, VA 24114.

Actual consideration paid:
\$30,000.00

THIS DEED, made this 19th day of November, 2012, by
and between KATIE S. KELLAM, widow, 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, 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
that certain tract or parcel of land, together with all the im-
provements thereon located and appurtenances thereunto belonging,
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," and being the same property obtained by Moyer Kellam and Katie S. Kellam, husband and wife, by deed dated December 12, 1952, from Thelma Penn Barringer and Paul B. Barringer, her husband, recorded in Deed Book 30, page 249 of the Martinsville Circuit Court Clerk's Office. Moyer Kellam died intestate April 25, 1987, leaving the Grantor herein as his sole devisee (see Will Book 84, page 149 of the same Clerk's Office).

Reference is here made to the foregoing deed, map and the references therein contained, for a more particular description of the property hereby conveyed. This conveyance is subject to all off conveyances made for the improvement of Fayette Street and the relocation of utilities in connection therewith. See Deed Book 179, page 838, Deed Book 178, page 398, and Highway Plat Book 2, page 157D and related documents recorded in the City of Martinsville Circuit Court Clerk's Office.

This deed is being executed by Willie F. Kellam, Attorney-in-Fact for Katie S. Kellam pursuant to a Power of Attorney which has been duly recorded in the Martinsville Circuit Court Clerk's Office along with this deed and Willie F. Kellam, after being duly sworn by the notary public accepting his acknowledgment on this document, hereby states under oath that at the time of executing and delivering this deed he has not received actual knowledge or actual notice of the revocation or termination of the Power of Attorney given him by Katie S. Kellam by her death, disability or otherwise and has received no notice of any facts indicating that it may have been revoked.

IN WITNESS WHEREOF, Katie S. Kellam has caused this document to be signed and sealed in her behalf by her attorney-

in-fact as of the day and year first above written:

KATIE S. KELLAM

By: Willie F. Kellam (SEAL)
Willie F. Kellam, Attorney-in-Fact

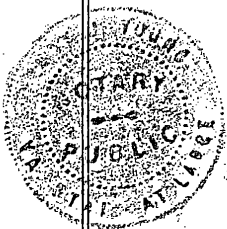
STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public
in the State and for the City aforesaid, do hereby certify that
Willie F. Kellam, Attorney-in-Fact for Katie S. Kellam, widow,
whose name is signed to the foregoing writing bearing date of the
19th day of November, 2012, after being duly sworn by me has
acknowledged the same before me within my City and State afore-
said and has confirmed under oath that he has no notice of the
revocation of his Power of Attorney as set forth in this document.

Given under my hand this 20th day of November,
2012.

My Commission expires: 12-31-13.



(SEAL)

py/11

Peggy J. Young
Notary Public
NRN: 206299



TAX MAP 30(11)00/38 39

120004280

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KATIE S. KELLAM, who reside in MARTINSVILLE, VIRGINIA, do by these presents hereby make, constitute and appoint WILLIE F. KELLAM, of MARTINSVILLE, VIRGINIA, as my true and lawful attorney, for me and in my name, place and stead, to ask, demand, receive, collect and hold any and all moneys, securities, personal and real property, of any nature whatsoever, belonging to me or in which I may have any interest; to deal generally and in all respects, without restriction, in and with any property, both real and personal, or mixed, of any nature whatsoever, in which I may have any interest: to carry bank accounts for me and in my name in such bank as my said attorney may deem best, and to make deposits of money belonging to me in such accounts; to make disbursements of moneys belonging to me, in such manner, at such times and for such purposes as my said attorney may, in his sole unrestricted discretion and judgment, deem best for maintenance, upkeep, repair or any other purposes in connection with any real estate or personal property owned by me; to operate, manage, control and lease any and all real estate owned by me and to collect, demand and receive the rents, issues, incomes and profits derived there from and to exercise in all respects general control and supervision over any real estate owned by me, for such price and on such terms as my said attorney in his sole unrestricted discretion, may deem best, and for me and in my name, to make execute, acknowledge and deliver good and sufficient deeds and conveyances for the same; to exercise general supervision and control over any securities and other personal property of any nature whatsoever belonging to me, and to collect dividends, profits or accruals therefrom and thereon, and to make sale and disposition of the same as my said attorney may, in his sole and unrestricted discretion and judgment, deem best; to use generally any moneys and property belonging to me for my general proper support, maintenance, care and attention, as my said attorney, in his sole unrestricted judgment and discretion, may deem best; to exercise in all respects as full management, control and power, including sale and disposition, with respect to all of my property, real and personal, or mixed, as I myself could do; to liquidate any assets of mine and to make such investments of any moneys belonging to me, as my said attorney, in his sole unrestricted judgment and discretion, may deem best; to demand and receive, sue for and recover any and all moneys or rights, of nature whatsoever and from whatever source derived, that may now and to give in all respects proper receipts, releases and acquittances therefor, with no liability on the part of any obligor making payments to attorney to see to the application of the proceeds of such payments or collections, hereby giving and granting unto my said attorney full power and authority to do and

NOV 8 2012 PG0102

perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do if acting personally.

And I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof.

This Power Of Attorney shall not be terminated on disability, incompetence or incapacity of the principal; this Power Of Attorney is to be deemed to incorporate all of the applicable provisions of Section 11-9.1 of the Code of Virginia 1950, as amended.

WITNESS the following signature and seal this 4th day of APRIL, 2012.

Katie S. Kellam (SEAL)

STATE OF VIRGINIA

TO-WIT:

CITY OF MARTINSVILLE

I the undersigned, a Notary Public in and for the State Of Virginia, do hereby certify that **KATIE S. KELLAM**, whose name is signed to the foregoing writing bearing the date of the 4th day of APRIL, 2012, has acknowledged the same before me in my City and State aforesaid.

Given under my hand and seal this 4TH day of APRIL, 2012.



L. Veronica F. Musgrove
Notary Public

L. VERONICA F. MUSGROVE
Notary Public
Commonwealth of Virginia
Reg. # 7160803
My Commission Expires Sep. 30, 2012

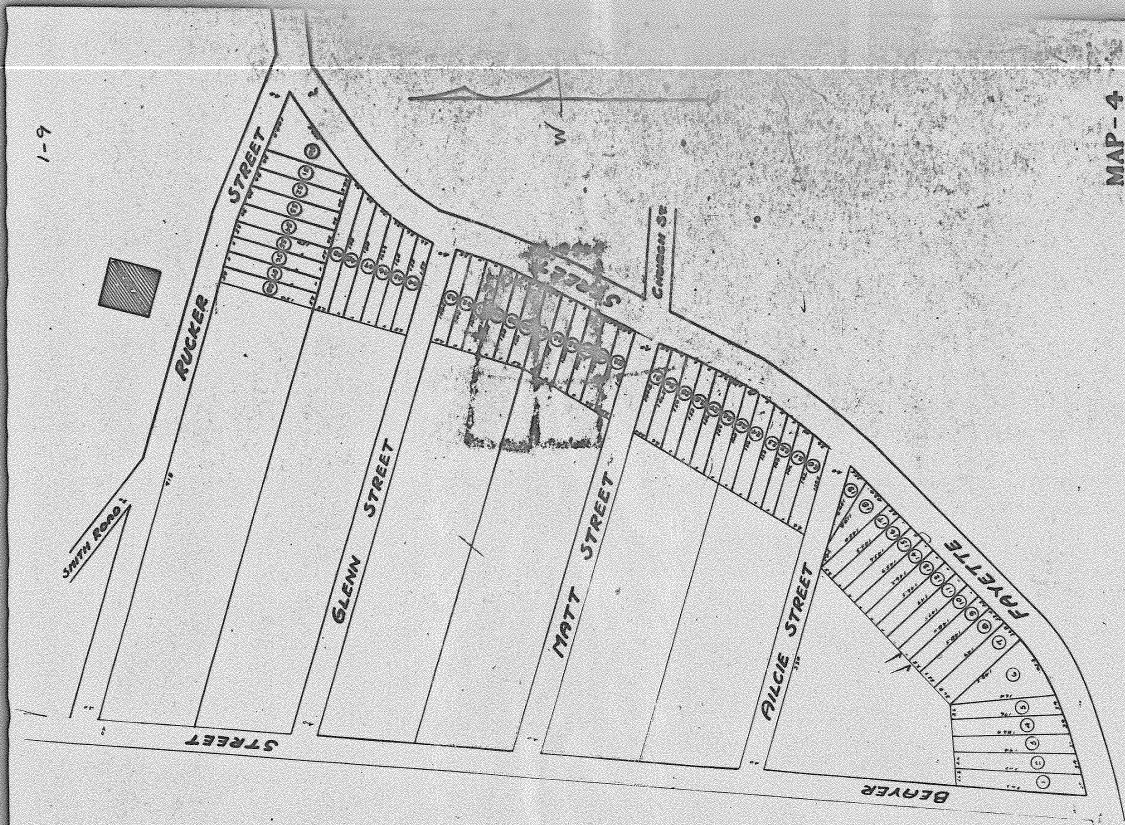
My Commission expires: September 30, 2012

INSTRUMENT #120004280
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF HENRY ON
NOVEMBER 8, 2012 AT 02:48PM

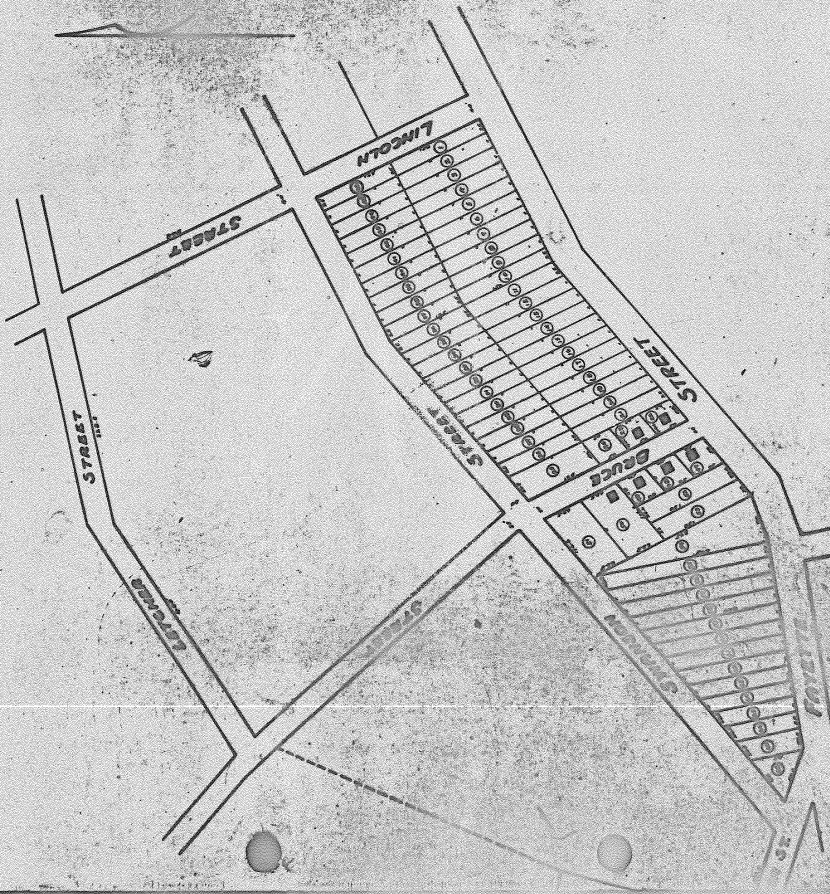
VICKIE S. HELMSTUTLER, CLERK
RECORDED BY: LBH

INSTRUMENT #1201160
RECORDED IN THE CLERK'S OFFICE OF
MARTINSVILLE ON
NOVEMBER 20, 2012 AT 04:33PM

ASHBY R. PRITCHETT, CLERK
RECORDED BY: BEW



MAP-3



This map/plot 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.

LIST OF HEIRS/REAL ESTATE AFFIDAVIT

VA CODE § 64-1-15

CITY OF MARTINSVILLE, Virginia. Circuit Court

MOYER KELLAM

NAME OF DECEDENT

APRIL 25, 1987

DATE OF DEATH

KATIE S. KELLAM, 634 Fayette Street, Martinsville, VA 24112

NAME AND ADDRESS OF SUBSCRIBER

☒ I have an interest as widow of Moyer Kellam and joint owner
in the real property of

OR:

☐ I qualified in _____ as
NAME OF COURT

the personal representative of

the above named intestate decedent, who, at the time of death, was seized of real property in this
county/city. briefly described as

Lots 38 and 39, Map #4, Map of Property Belonging to Annie W. James, prepared by
T. S. Moore, Surveyor, dated July 1924, recorded in the Clerk's Office of the Circuit
Court of Henry County in Map Book 1, page 9, known as 634 Fayette Street, City of
Martinsville, VA, Less and except that certain strip or parcel conveyed to the
Commonwealth of Virginia by deed dated March 17, 1988, of record in the Clerk's Office
of the Circuit Court of the City of Martinsville in Deed Book 179, page 838.
The name and last known addresses of decedent's heirs are:

NAMES OF HEIRS

ADDRESSES

KATIE S. KELLAM

634 Fayette St., Martinsville, VA 24112

VALIDATE CASE PAPERS

PCPT : 95000003431

DATE : 06/19/95 TIME: 16:08

CASE : 6800WF2561495

ACCT : KELLAM, MOYER

AMT. : \$14.00

State of Virginia,
City of Danville, to-wit:

Acknowledged, subscribed and sworn to before me on

Katie S. Kellam
SIGNATURE OF SUBSCRIBER

June 14, 1995
DATE

Nancy G. Philpott
NOTARY PUBLIC

XXXXXX

My commission expires: 4-30-96 by _____, Deputy Clerk

FORM CC-1612 (1-53) (11-4-93) (3/94)

BOOK 0084 PAGE 149

MOYER KELLAM, ET UX

FROM: DEED #1180

THELMA PENN BARRINGER, ET VIR

RECEIVED THE
ORIGINAL DEED
March 3, 1962
Moyer Kellam
Katie S. Kellam
DEPUTY CLERK

THIS DEED, made this the 12th day of December, 1952, by and between Thelma Penn Barringer and Paul B. Barringer, her husband, parties of the first part, and Moyer Kellam and Katie S. Kellam, husband and wife, parties of the second part,

WITNESSETH: That for and in consideration of the sum of Fifty-six Hundred (\$5,600.00) Dollars, cash in hand paid by the said parties of the second part unto the said parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby give, grant, bargain, sell and convey unto the said Moyer Kellam and Katie S. Kellam, in fee simple with general warranty of title, all that certain tract or parcel of land, together with all the improvements thereon located and the appurtenances thereunto belonging, 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 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, and being the same property conveyed unto Thelma Penn Barringer (who is one and the same person as Thelma Barringer), by deed from the Atlantic Building and Loan Association, Inc., dated May 4, 1932, and recorded in the Henry County Circuit Court Clerk's Office in Deed Book #52, page 344, to which deed and map reference is here had for a more particular description of the property hereby conveyed.

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

Revenue Stamps \$6.60

Thelma Penn Barringer (SEAL)

Paul B. Barringer (SEAL)

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, to-wit:

I, Owen R. Easley, a Notary Public, in and for the City of Martinsville, in the State of Virginia, do hereby certify that Thelma Penn Barringer and Paul B. Barringer, her husband, whose names are signed to the foregoing instrument, bearing date on the 12th day of December, 1952, have each personally acknowledged the same before me, within my City and State aforesaid.

Given under my hand this the 12th day of December, 1952.

My commission expires Sept. 28, 1954.

Owen R. Easley, Notary Public

VIRGINIA

In City of Martinsville Circuit Court Clerk's Office December 17, 1952. This Deed was this day received in this office, and upon the annexed certificate of acknowledgment admitted to record at 11:00 o'clock A. M.

Verified

12-18-1952

Teste:

Jesse D. Bliff

Clerk

*Maple
Deed for 1952
Recorded
12-20-52*

APPALACHIAN ELECTRIC POWER COMPANY

FROM: DEED #1183

CHARLES D. WEAVER, JR., ET UX

THIS DEED, made this 17th day of December, 1952, by and between Charles D. Weaver, Jr. and Martha T. Weaver, his wife, parties of the first part, and the Appalachian Electric Power Company, party of the second part:

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the parties of the first part by the party of the second part, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant and convey with general warranty of title unto the party of the second part, all those certain pieces or parcels of land lying and being in the City of Martinsville, in the State of Virginia, and described as follows, to-wit:

PARCEL NO. 1 - BEGINNING at a concrete monument in the northerly line of that part of Chatham Heights Subdivision, subdivided by The Ford's, Incorporated, which concrete monument marks the corner common to the Tract "B" and Tract "C" as shown on Map of J. W. Stultz lands filed with the Chancery Cause (Case No. 1636) of G. B. Stultz, et als, versus Johnson W. Stultz, et als; thence with the dividing line between said Tract "B" and said Tract "C", which dividing line is the boundary line between the lands of Charles D. Weaver, Jr., et ux, and the lands now or formerly owned by M. C. Hairston, N. 22° 00' W., passing at 205.58 feet a concrete monument and running in all a distance of 650.00 feet to a concrete monument in the southerly line of lands now or formerly owned by G. G. Hairston, et al, which concrete monument marks the northwesterly corner of said Tract "B"; thence with the northerly line of said Tract "B" which is the boundary line between the lands of Charles D. Weaver, Jr., et ux, and said lands now or formerly owned by G. G. Hairston, et al, N. 45° 30' E. 603.07 feet to a concrete monument marking a corner to said Tract "B" and Tract "A" as shown on the aforesaid map of J. W. Stultz lands; thence, with the dividing line between said Tract "B" and Tract "A" which dividing line is the boundary line between said lands of Charles D. Weaver, Jr., et ux, and the lands now or formerly owned by H. P. Eggleton, S. 21° 45' E. 650.86 feet to a concrete monument in the northerly line of that part of Chatham Heights Subdivision subdivided by D. H. Pannill and T. M. Ford, which concrete monument marks the southeasterly corner of said Tract "B"; thence, with the northerly line of Chatham Heights Subdivision, part of which Chatham Heights Subdivision was subdivided by D. H. Pannill and T. M. Ford, and part of which was subdivided by The Ford's Incorporated, S. 45° 30' W., passing at

This Deed made this 26 day of February, 1988
by and between Katie S. Kellam, widow

of Martinsville, Virginia, party of the first part, and the CITY
OF MARTINSVILLE, VIRGINIA, of the second part, hereinafter called the City.

WITNESSETH: In considerations of the benefits accruing or to accrue to the said party of
the first part by reason of the location and construction or other improvements of

electric power lines, poles, anchors and other necessary fixtures

Sometimes herein referred to as a project or project(s) as the case may be, along or over the
lands of the party of the first part, and for the further consideration of _____

_____, paid by the said City to the parties of the first part, receipt of
which is hereby acknowledged, the said parties of the first part hereby grant and convey
unto the said City, with general warranty of title, a perpetual easement and right-of-way
over or along the lands of the parties of the first part needed for the construction of the said

electric power lines as shown on a plat and survey of said electric power lines

on file in the office of the City Engineer at Martinsville, Virginia, identified as project
220-7220-120-101, RW-201, Sheet 4 & 6 said parcel of land being in the
City of Martinsville, Virginia, and further described as follows:

Whereas, due to the construction of the aforesaid project, it is necessary to
locate electric power poles, lines, anchors, guys, and other necessary fixtures
outside the street rights of way on private property the grantor herein grants and
conveys unto the City of Martinsville a ten (10) foot wide easement parallel and
adjacent to the new proposed right-of-way line of the above referenced project.
The location of said poles, lines and other necessary fixtures shall be as shown
on a copy of said plans and kept on file in the City of Martinsville Engineering
Division.

It is expressly understood that the City, its assigns or successors shall have the
right of ingress and egress to erect, maintain, replace and inspect the electric
power poles, lines and fixtures including the right to trim tree limbs and branches
that may interfere with or create a hazardous condition in connection with said
electrical facilities.

The easement herein granted is located on property situated on the West side of
Fayette Street and being designated as Parcel 004 of the aforementioned
plans, said property belonging to Moyer Kellam and Katie S. Kellam.
For source of title see Conveyance in Deed Book 30, Page 249 of record in the City of
Martinsville Circuit Court Clerk's office. Moyer Kellam died April 25, 1937.

It is further agreed that the said City will at its expense construct and maintain the herein referred to project or projects as the case may be. The City will at its expense restore to the elevation existing immediately prior to the construction of the herein referred to project(s) all ground areas that are disturbed as a result of the construction of the project(s). The City agrees to reseed all areas wherein grass is destroyed as a result of construction.

It is further agreed that the City shall have the right of ingress and egress to the herein referred to easement, for the purpose of construction, maintenance, and inspection of the project(s) along said easement. It is further agreed that the City will have the right of ingress and egress for the purpose of making connections to project(s) that may be constructed along said easement.

It is further agreed that the City shall have the right to utilize its forces and equipment beyond the ten (10) foot wide easement during the period of construction of the project(s) along the herein referred to easement.

It is further agreed all policies, regulations and charges of the City now prevailing or hereafter established governing connections to or use of the project(s) of the City shall be applicable.

The part _____ of the first part covenant _____ and agree _____ for himself, (themselves) (itself) his heirs, successors and assigns, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation and damages by reason of the location, construction and maintenance of said project or projects as the case may be.

It is further agreed between the parties to this agreement that should the section of project(s) as herein described be not constructed, this instrument shall be null and void.

Witness the following signatures and seals.

Patricia S. Kulkarni

STATE OF VIRGINIA,

CITY OF MARTINSVILLE, To-wit:

I, R. G. MORRIS, a Notary Public, in and for the City aforesaid, in the State of Virginia, do certify that _____

and _____ whose names are signed to the foregoing writing, bearing date on the 26TH day of FEBRUARY, 19 88, have each acknowledged the same before me in my State and City aforesaid.

Given under my hand this 9TH day of MARCH, 19 88

R. G. Morris
Notary Public

My commission expires FEBRUARY 10, 1987

In the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this instrument is admitted to record at 9:56 o'clock A M. March 16, 19 88 and with the certificate of acknowledgement thereto annexed.

Osby R. Pitchett Clerk

(Corporate Acknowledgement)
State of Virginia

City of _____

I, _____, a Notary Public, for the city in the state aforesaid do certify that _____ whose name as president of _____ is signed to the foregoing writing dated _____ personally appeared before me in my said city and acknowledged the same as the act of said corporation, 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 _____ day of _____, 19 _____

Notary Public

My commission expires the _____ day of _____, 19 _____

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

R/W-16
Revised 2-86

730

This Deed, Made this 17th day of March, 1988,
by and between Katie S. KELLAM, widow

hereinafter designated as Grantor (even though more than one), and the COMMONWEALTH
OF VIRGINIA, Grantee:

Witnesseth: In consideration of the sum of \$ 1,200.00 paid by the grantee
to the grantor, receipt of which is hereby acknowledged, the said grantor hereby
grants and conveys unto said grantee in fee simple, with general warranty, the
land located in _____ Magisterial District, in
City of Martinsville ~~County~~, and described as follows:

Being as shown on Sheet 4 of the plans for Route 220, State Highway Project
7220-120-101, RW201 and lying on the northwest (left) side of the Fayette Street
centerline and adjacent to the northwest existing right of way line of present
Fayette Street from the lands of Benton S. Blackard opposite approximate Station
11+75 to a point in the lands of the grantor opposite approximate Station 12+00,
and containing 59 square feet, more or less, land; and being a part of the same
lands acquired by the grantor from Thelma Penn Barringer, et vir, by deed dated
December 12, 1952 and recorded in Deed Book 30, page 249 in the office of the
Clerk of the Circuit Court of the City of Martinsville.

For a more particular description of the land herein conveyed, reference is
made to photocopy of said Sheet 4, showing outlined in RED the land conveyed in
fee simple, which photocopy is hereto attached as a part of this conveyance and
recorded simultaneously herewith in the State Highway Plat Book Number
2, page 145.

The grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect his property have been fully explained to him or his authorized representative.

The said grantor covenants that he is seized of the land in fee simple herein conveyed; that he has the right to convey the said land to the grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the land, free from all encumbrances, and that he will execute such further assurances of the said land as may be requisite.

The said grantor covenants and agrees for himself, his heirs, successors and assigns, that the consideration hereinabove mentioned and paid to him shall be in lieu of any and all claims to compensation for land, and for damages, if any, to the remaining lands of the grantor which may result by reason of the use to which the grantee will put the land to be conveyed, including such drainage facilities as may be necessary.

WITNESS the following signatures and seals:

Katie S. Kellam [SEAL]
____ [SEAL]
____ [SEAL]
____ [SEAL]
____ [SEAL]
____ [SEAL]
____ [SEAL]

R/W-16
Revised 2-86

730

STATE OF VIRGINIA,

City of Martinsville, To-wit:

I, Mary E. Zimmerman, a Notary Public in and for the State of Virginia, at large, do certify that Katie S. Kellam and _____, whose names ^{is} are signed to the foregoing writing, bearing date on the 17th day of March, 1988, have each acknowledged the same before me in the County aforesaid.

My term of office expires Jan. 8, 1989.

Given under my hand this 1st day of June, 1988.

Mary E. Zimmerman
Notary Public

STATE OF VIRGINIA,

County of _____, To-wit:

I, _____, a Notary Public in and for the State of Virginia, at large, do certify that _____ and _____, whose names are signed to the foregoing writing, bearing date on the _____ day of _____, 19____, have each acknowledged the same before me in the County aforesaid.

My term of office expires _____.

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

Notary Public

I, Clerk of the Court, have received the City of _____, and this instrument is submitted to record 3:00 P.M. June 1, 1988 and with the certificate of acknowledgment thereto annexed. The taxes imposed by S. 58 1-802 of the Code amounting to \$0 have been paid.

Ashby R. Pritchett Clerk

R/W-16
Revised 2-86