


CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE		Q/U		SALE PRICE		VC									
TR PROPERTIES INC				TR PROPERTIES INC				LR12/00332		03-28-2012		U		15,000		0									
PO BOX 3565				REYNOLDS E WAYNE ESTATE				WF11/00106		03-09-2011		U		0		0									
MARTINSVILLE VA 24115-356				REYNOLDS E WAYNE				WF07/00538		12-27-2007		U		0		0									
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION				PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR																	
Description		Code	Appraised	Assessed	FRONT 50 FT				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
Building		100	23800	23,800	BLDG DESCRIPTION				2021	100	23800	2020	100	23800	2019	100	23800								
Land		100	6000	6,000																					
Total			29,800	29,800							1 STR BRICK						Total		29800	Total		29800	Total		29800
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION										COST / MARKET VALUATION											
# Of Parcels 1 Year Built 1938				SUB	Description			LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate				70.00								
Plat Ref SD-P-28 Classification 01:Single Family-				1ST	1st Floor			900	900	900	59.11	53,197	Rcn				53,197								
Land Acres 0.172 Zoning R-N													Net Other Adj				0								
Land SF 7,492 Prop Use 01:Residential													AYB				1938								
Assoc. Parcel District 41B4:Eastend 1 Str Br													Effective Year Built				1964								
													Condition				A								
													Remodel Rating												
													Year Remodeled												
													Eyb Dpr				52								
													Functional Obsol												
													Economic Obsol				15								
													Cost Trend Factor				1								
													Adjustment												
													Percent												
													Percent Good				48								
													RCNLD				21,700								
													% 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		Code	Description		La	Size	Rate	%	Dep	Qu	Adj	Apprais Val										
Style		01	Residential		144	EF-BASEMENT UNFINISHED		B	450	20.00	100	1.00	22	1.00	7,700										
Model		01	Residential		179	EF-PORCH OPEN		B	104	18.00	100	1.00	22	1.00	1,600										
Grade		D	FAIR																						
Stories		1.00																							
Foundation Typ		04	C/B																						
Exterior Wall 1		11	BRICK																						
Roof Structure																									
Roof Cover		03	COMPOSITE SHINGLE																						
Interior Wall 1		02	PLASTER																						
Interior Floor 1		11	UNKNOWN																						
Exterior Cond		07	Fair																						
Central Heat		01	Yes																						
Central AC		00	No																						
Bedrooms		2																							
Total Rooms		4																							
Full Baths		1																							
Half Baths		0																							
Chimneys		1																							
Fireplaces		1																							
Exterior Wall 2																									
Interior Wall 2																									
Sketch Factor		00	Use Story Factor																						
Basement Type		07	1/2 BSMT																						
Living Area		900.00																							
Split Foyer		00	No																						
Split Level		00	No																						
PROPERTY FACTORS																									
PUB WATE		UG UTILITI		TOPO		SIDEWALK																			
Y		N		O		N																			
PUB SEWE		CURB & GU		SOIL																					
Y		Y		C																					
SEPTIC		VIEW		LOCATION																					
N		N		G																					

1ST
(900 sf)



BORROWER TR Properties
REFERENCE # 10553947-1

ADDRESS 224 Pine St
COUNTY Martinsville
EFFECTIVE DATE 6/24/22(LR/JD) 6/22/22(WF)

TAX MAP NO. 000020100 AMOUNT \$154.93/hf LAST PAID 6/6/2022
DELINQUENT 0 YEARS _____
ASSESSED VALUE \$29800.00 LV \$6000.00 IV \$23800.00
PAID semi NEXT DUE 12/5/22(1st hf 2022-23)

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 John P Hance, Exec of Estate of E Wayne Reynolds, deceased
GRANTEE TR Properties Inc
DATED 3/22/2012 RECORDED 3/28/2012 BK/PG/INST # 12-332
CONSIDERATION \$10.00
LEGAL Parcel 1: Lot 6 "W L Pannill Subd" (MB 3/93)

OUTSALES 0

DOT
TYPE none
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 0
NAMES CHECKED TR Properties Bertha Reynolds
E Wayne Reynolds Kathleen Reynolds
Wayne Reynolds

EASEMENTS FOUND IN SEARCH PERIOD 0 HOA no
AGREEMENTS FOUND IN SEARCH PERIOD 0
ESTATES FOUND 2

CHAIN OF TITLE

LINK 2

GRANTORS E Wayne Reynolds, deceased, testate, 1/30/2011

GRANTEES Exec: John P Hance to liquidate

DATED 12/12/2007 RECORDED 3/9/2011 BK/PG/INST WF 11-106

CONSIDERATION

LINK 3

GRANTORS Kathleen C Reynolds, deceased, testate, 11/11/2007

GRANTEES Husband: E Wayne Reynolds

DATED 6/2/2000 RECORDED 12/27/2007 BK/PG/INST#

CONSIDERATION

LINK 4

GRANTORS Ira Elwood Asbury Jr & Judy R Asbury (HW)

GRANTEES Wayne Reynolds & Bertha Kathleen Reynolds (HWTBERS)

DATED 10/11/1974 RECORDED 10/15/1974 BK/PG/INST # 114/669

CONSIDERATION \$10.00 *Assumed DOT satisfied 4/6/1995 in DB 231/515

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:** 000020100 **Tax Map Number:** 34 (03)B /23**Owner:** TR PROPERTIES INC**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA**Deed/Page:** LR12/00332 **Legal Description:** FRONT 50 FT**Acquired Date:** NA **Consideration:** \$15000.00**Year Built:** 1938 **Property Desc:** 1 STR BRICK **Above Grade Sq Ft:** 900**Acres:** 1 **Zoning:** R-N**Land Value:** \$6000.00 **Building Value:** \$23800.00 **Total Value:** \$29800.00**Previous Data:****Owner:** REYNOLDS E WAYNE ESTATE**Acquired Date:** NA **Deed/Page:** WF11/00106 **Consideration:** \$0.00



Real Estate

View Bill

[View bill image](#)

As of	6/27/2022
Bill Year	2021
Bill	8104
Owner	TR PROPERTIES INC
Parcel ID	000020100

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$154.92	\$154.92	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$154.93	\$154.93	\$0.00	\$0.00	\$0.00
TOTAL		\$309.85	\$309.85	\$0.00	\$0.00	\$0.00

Tax ID Number: 34 (03)B/23 and 43 (07) 00/15

TR PROPERTIES, INC.,
A Virginia Corporation

After Recording Return To:
James H. Ford
P.O. Box 1352
Martinsville, VA 24114

FROM: DEED

JOHN P. HANCE
EXECUTOR OF THE ESTATE OF
E. WAYNE REYNOLDS, deceased



THIS DEED, made and entered into this 22nd day of March, 2012, by and between JOHN P. HANCE, Executor of the Estate of E. WAYNE REYNOLDS, deceased, Grantor, and TR PROPERTIES, INC. A Virginia Corporation, Grantee;

W I T N E S S E T H :

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 Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the said TR PROPERTIES, INC., A Virginia Corporation, in fee simple with special warranty and English Covenants of title, all of the following described property to-wit:

PARCEL 1: "All that certain lot or parcel of land, together with all improvements thereon and appurtenances thereto appertaining, 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;"

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

AND BEING the same property conveyed unto Wayne Reynolds and Bertha Kathleen Reynolds, by a deed of assumption dated October 11, 1974, from Ira Elwood Asburry, Jr. and Judy R. Asburry, and recorded in the Martinsville City Circuit Court Clerk's Office in Deed Book 114, page 670; thereafter, the said Kathleen C. Reynolds, departed this life on November 11, 2007, and pursuant to the survivorship language in the aforementioned deed, full fee simple vested in E. Wayne Reynolds; thereafter, the said E. Wayne Reynolds, departed this life on January 30, 2011, and pursuant to his Last Will and Testament, recorded in the aforesaid Clerk's Office as Instrument No. WF11-015, he authorized his executor to sell property of the estate, of which the above described property constitutes a part thereof, to which deed, will and map reference is here had for a more particular description of the property herein conveyed.

PARCEL 2: All that certain lot of land with the improvements thereon, situate in the City of Martinsville, Virginia, being known and designated as Lot 15, block 7, as shown on Plat of Survey titled "Survey to Map of Property Belonging to the Martinsville Land and Improvement Co." dated June, 1923 and recorded in the Henry County Circuit Court Clerk's Office in Map Book 1, page 51, and more particularly described as follows:

"BEGINNING at a stake on the East side of Princeton Street, one hundred feet South from Virginia Street, thence with Princeton Street in a Southerly direction 50 feet to a stake; thence off in an easterly direction 215.7 feet to a stake; thence in a Northerly direction parallel with Princeton Street 50 feet to a stake; thence in a Westerly direction parallel with Virginia Street 215.7 feet to the point of beginning;"

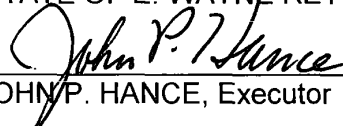
AND BEING the same property conveyed unto E. Wayne Reynolds and Kathleen C. Reynolds, his wife by a deed dated September 26, 1970, from James L. Clark,

Executor, and recorded in the Martinsville City Circuit Court Clerk's Office in Deed Book 100, page 523; thereafter, the said Kathleen C. Reynolds, departed this life on November 11, 2007, and pursuant to the survivorship language in the aforementioned deed, full fee simple vested in E. Wayne Reynolds; thereafter, the said E. Wayne Reynolds, departed this life on January 30, 2011, and pursuant to his Last Will and Testament, recorded in the aforesaid Clerk's Office as Instrument No. WF11-015, he authorized his Executor to sell property of the estate, of which the above described property constitutes a part thereof, to which deed, will and map reference is here had for a more particular description of the property herein conveyed.

This conveyance is made subject to any and all easements, restrictions, reservations and rights-of-way properly of record and affecting said property.

This deed was prepared without the benefit of a current survey or a current title examination being done by the Law Office of John P. Hance. John P. Hance has not examined any public records with respect to the property conveyed in this instrument or with respect to the parties thereto, therefore, John P. Hance makes no representation or warranty regarding title to the described property, the existence of any encumbrance, nor the true identity or legal capacity of any part.

WITNESS the following signature and seal this the day and year first above written.

ESTATE OF E. WAYNE REYNOLDS, deceased
By:  (SEAL)
JOHN P. HANCE, Executor

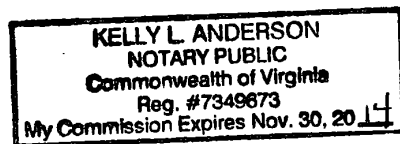
COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF Martinsville, TO-WIT:

The foregoing instrument was acknowledged before me by John P. Hance,
Executor of the Estate of E. Wayne Reynolds, deceased, Grantor, on this 28th day of
March, 2012.

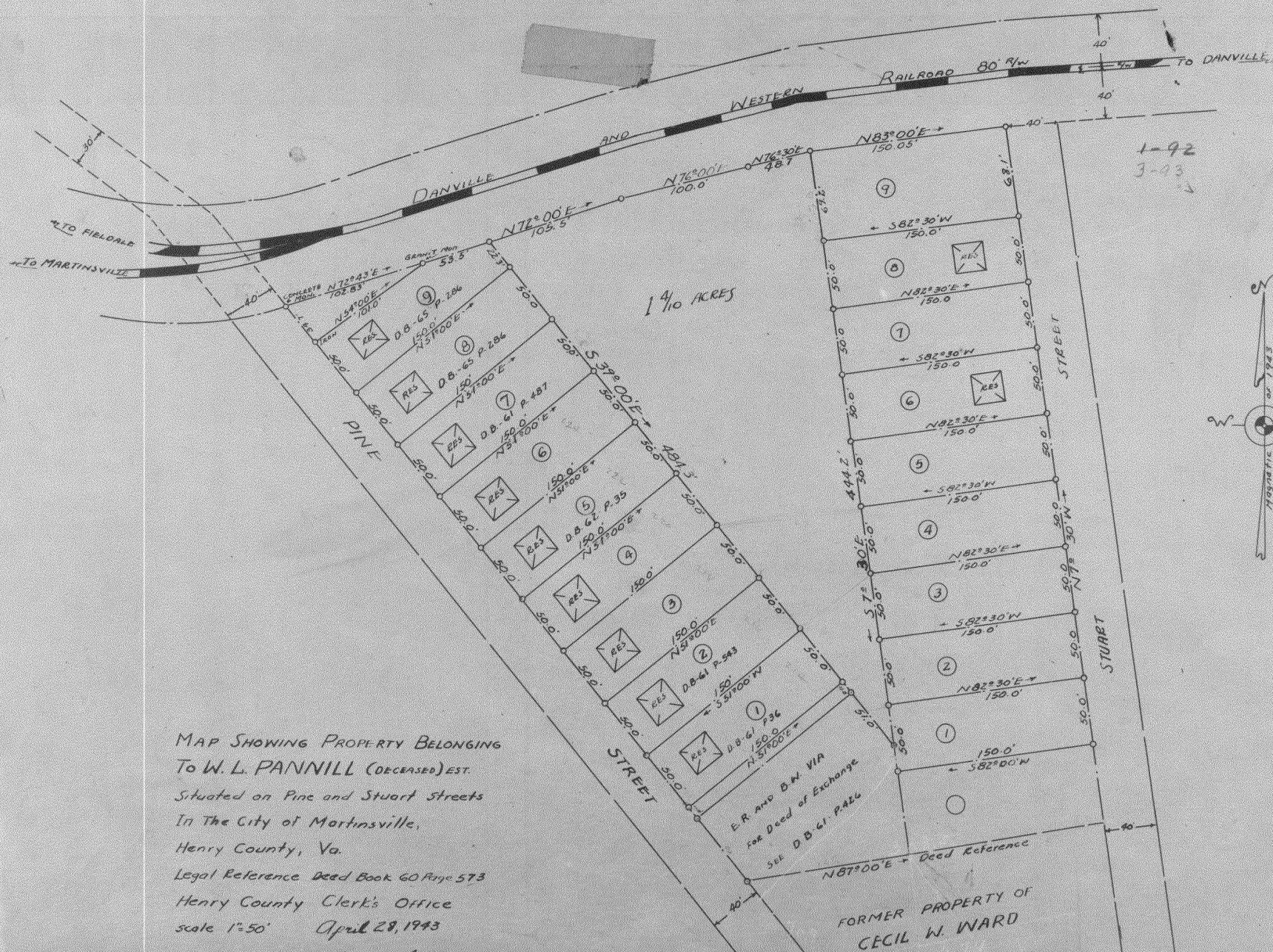
My commission expires: 11-30-2014


NOTARY PUBLIC



INSTRUMENT #1200332
RECORDED IN THE CLERK'S OFFICE OF
MARTINSVILLE ON
MARCH 28, 2012 AT 04:35PM
\$58.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$28.00 LOCAL: \$28.00

ASHBY R. PRITCHETT, CLERK
RECORDED BY: PAM



MAP SHOWING PROPERTY BELONGING
TO W. L. PANNILL (DECEASED) EST.

Situated on Pine and Stuart Streets
In The City of Martinsville,

Henry County, Va.

Legal Reference Deed Book 60 Page 573

Henry County Clerk's Office

scale 1"=50' April 28, 1943

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.