

FULL REPORT OF TITLE

RECIPIENT: Fidelity National Title Insurance (Attention: Erin Spradling)

BUYER: N/A

ADDRESS: 208 Stuart Street, Martinsville, VA

VESTED IN: (1) Trustee of the Theofilos G. Balabanis Trust Fund under a trust agreement dated October 3, 2014; (2) Theofilos G. Balabanis

GRANTOR(S): (1) Theofilos G. Balabanis deceased 02/04/2022 Less Than 1 Year
(2) Landon J. Catron**

DATED: 03/16/2019

REC: 02/24/2022

Will Inst. No.: 202000163

DATED: 05/05/2000

REC: 05/18/2000

Inst. No.: 0000752

THE PROPERTY LIES IN: City of Martinsville, Virginia

LEGAL DESCRIPTION: East side of Stuart Street being Lot No. 1 of the E. A. and Lucy Lee Sale map of subdivision

DEEDS OF TRUST: None found

JUDGMENTS: None found

FINANCING STATEMENTS: None found

TAX INFORMATION:

DELINQUENT TAXES: None

TAXES PAID THROUGH: June 2022

TAXES A LIEN, BUT NOT YET DUE: December 2022

ACCOUNT NO.: 000717300

TAX MAP NO.: 34 (03) C / 01

RESTRICTIONS: None found

GRANTED EASEMENTS: None found

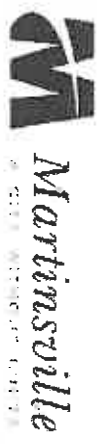
All matters as shown on PLAT OF SURVEY: for F. Donald & Mattie F. Slaydon, dated Oct. 21, 1949 prepared by J. A. Trent recorded in Map Book 2, Page 45 in the Martinsville Circuit Court Clerk's Office

BEGAN TITLE WITH: 10/25/1949

SEARCHED TO: 06/07/2022, computer

REPORT DATED: 06/13/2022

BY Leslie Turner



08/19/2021 13:25 CITY OF MARTINSVILLE
 1122aman 2021 LAND BOOK

TAXABLE PROPERTIES
 THE MARKET VALUE/USE VALUE OF LAND, LOTS, BUILDINGS AND LEVIES FOR THE FISCAL YEAR 2021-2022
 IN THE CITY OF MARTINSVILLE, VIRGINIA BY RUTH L EASLEY, COMMISSIONER OF REVENUE

BILL NO	CLASS	PARCEL ID	LEND RSN	PLAT BKPG	DEED BKPG	CUST NO	JURIS	OWNER NAME AND ADDRESS	TOTAL ACRES	DEFER ACRES	NET ACRES	LAND VAL	BUILDING VAL	PERSONAL VAL	GROSS VAL	NET VAL	TOTAL TAX	DEFER TAX	NET TAX	
406	04	000500500	N			5195	CITY	BALABANIS THEOFILOS G PO BOX 3565 MARTINSVILLE, VA 24115-3565	0.441	0.000	0.441	49900	0	0	119900	119900	1246.66	0.00	1246.66	
0073	N								0.441			49900								
DB 172/623	00								1.040			623.33	0.00	0.00	623.33	0.00	623.33	0.00	623.33	
									1.040			0.00	0.00	0.00	0.00	0.00	26.00	0.00	26.00	
407	01	000717300	N			5195	CITY	BALABANIS THEOFILOS G PO BOX 3565 MARTINSVILLE, VA 24115-3565	0.161	0.000	0.161	6000	0	0	28100	28100	292.17	0.00	292.17	
LR00/00752	00								0.161			6000								
									1.040			146.08	0.00	0.00	146.08	0.00	146.08	0.00	146.08	
									1.040			0.00	0.00	0.00	0.00	0.00	146.09	0.00	146.09	
408	01	000865700	N			5195	CITY	BALABANIS THEOFILOS G PO BOX 3565 MARTINSVILLE, VA 24115-3565	0.572	0.000	0.572	28000	0	0	180100	180100	1872.59	0.00	1872.59	
0073	N								0.572			28000								
LR05/00920	00								1.040			936.29	0.00	0.00	936.29	0.00	936.29	0.00	936.29	
									1.040			0.00	0.00	0.00	0.00	0.00	936.30	0.00	936.30	
409	03	000875100	N			10554	CITY	BALABANIS THEOFILOS G PO BOX 3565 MARTINSVILLE, VA 24115-3565	0.107	0.000	0.107	6000	0	0	30000	30000	311.93	0.00	311.93	
DB 268/602	00								0.107			6000								
									1.040			155.96	0.00	0.00	155.96	0.00	155.96	0.00	155.96	
									1.040			0.00	0.00	0.00	0.00	0.00	155.97	0.00	155.97	
410	01	000132200	N			1526025	CITY	BALABANIS THEOFILOS G & PO BOX 3565 MARTINSVILLE, VA 24115	0.346	0.000	0.346	15000	0	0	104400	104400	1085.50	0.00	1085.50	
LR202000163	00								0.346			15000								
									1.040			542.75	0.00	0.00	542.75	0.00	542.75	0.00	542.75	
									1.040			0.00	0.00	0.00	0.00	0.00	542.75	0.00	542.75	

pd June 2022



Real Estate

View Bill

[View bill image](#)

As of

6/13/2022

Bill Year

2021

Bill

407

Owner

BALABANIS THEOFILOS G TRUST

Parcel ID

000717300

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$146.08	\$146.08	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$146.09	\$146.09	\$0.00	\$0.00	\$0.00
TOTAL		\$292.17	\$292.17	\$0.00	\$0.00	\$0.00

Property Report - City of Martinsville

**Current Data:**

Property ID: 000717300 **Tax Map Number:** 34 (03)C /01
Owner: BALABANIS THEOFILOS G TRUST
Address: 1312 ROOT TRL **City/State/Zip:** MARTINSVILLE VA
Deed/Page: WF202200055 **Legal Description:** LOT 1 FT 50
Aquired Date: NA **Consideration:** \$0.00
Year Built: 1950 **Property Desc:** 1 STR + BRICK **Above Grade Sq Ft:** 951
Acres: 1 **Zoning:** R-N
Land Value: \$6000.00 **Building Value:** \$22100.00 **Total Value:** \$28100.00

Previous Data:

Owner: BALABANIS THEOFILOS G
Aquired Date: NA **Deed/Page:** LR00/00752 **Consideration:** \$16000.00

CURRENT OWNER

BALABANIS THEOFLOS G TRUST
1312 ROOT TRL
MARTINSVILLE VA 24112

RECORD OF OWNERSHIP

BALABANIS THEOFLOS G TRUST
BALABANIS THEOFLOS G
BALABANIS THEOFLOS G &

DEED BOOK

WF202200055
LR00/00752
DB 194/155

SALE DATE

02-24-2022 U
05-18-2000 U
07-01-1990 U

QU SALE PRICE VC

0 1
16,000 0
29,000 0

ASSESSMENT EFFECTIVE 7/1/2021

Description	Code	Appraised	Assessed
Building	100	22,100	22,100
Land	100	6,000	6,000
Total		28,100	28,100

LEGAL DESCRIPTION

LOT 1 FT 50
BLDG DESCRIPTION
1 STR + BRICK

PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR

Year	Code	Assessed	Year	Code	Assessed
2021	100	22,100	2020	100	22,100
Total		28,100	Total		28,100

SUPPLEMENTAL DATA

Of Parcels 1 Year Built 1950
Plat Ref MB 2-37HC Classification 01:Single Family-
Land Acres 0.161 Zoning R-N
Land SF 7,013 Prop Use 01:Residential
Assoc. Parcel District 41B4:Eastend 1 Str Br

BUILDING SUB-AREA SUMMARY SECTION

SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprc Val	Base Rate
1ST	1st Floor	951	951	951	58.60	55,732	70.00
Total		951	951	951			55,732

CONSTRUCTION DETAIL

Element	Cd	Description
Style	01	Residential
Model	01	Residential
Grade	D	FAIR
Stories	1,00	C/B BRICK
Foundation Typ	04	COMPOSITE SHINGLE
Exterior Wall 1	11	PLASTER
Roof Structure	03	HARDWOOD
Interior Wall 1	05	Good
Interior Floor 1	03	No
Exterior Cond	00	No
Central Heat	00	No
Central AC	0	
Bedrooms	5	
Total Rooms	1	
Full Baths	0	
Half Baths	0	
Chimneys	0	
Fireplaces	0	
Exterior Wall 2	00	Use Story Factor
Interior Wall 2	00	NONE
Sketch Factor	00	
Basement Type	951.00	
Living Area	00	
Split Foyer	00	
Split Level	00	

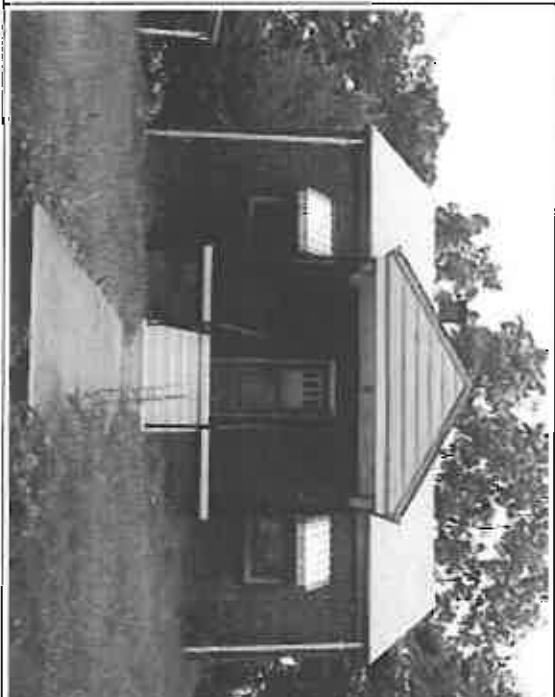
PROPERTY FACTORS

PUB WATE	UG UTILITI	TOPO	SIDEWALK
Y	N	0	N
PUB SEWE	CURB & GU	SOIL	
Y	Y	C	
SEPTIC	VIEW	LOCATION	
N	N	G	

OB - OUTBUILDING & YARD ITEMS / EF - BUILDING EXTRA FEATURES (B)

Code	Description	La	Size	Rate	%	Dep	Qu	Adj	Apprais Val	Cost / Market Valuation
179	EF-PORCH OPEN	B	72	18.00	45	1.00	22	1.00	600	45
182	EF-PORCH SCREENED	B	49	24.00	45	1.00	22	1.00	500	25,100
138	EF-ATTIC UNFINISHED	B	951	3.00	45	1.00	22	1.00	1,300	
Total										

1ST
(951 sq)





THEOFILOS G. BALABANIS
FROM: DEED OF ASSUMPTION
LONDON J. CATRON

This Deed of Assumption
was prepared by James H.
Ford, Attorney.

THIS DEED OF ASSUMPTION, made this 5th day of May,
2000, by and between Landon J. CATRON, party of the first part
and Grantor herein, and Theofilos G. BALABANIS, party of the
second part and Grantee herein:

WITNESSETH: That for and in consideration of the sum
of One Hundred Dollars (\$100.00) cash in hand paid to the Grantor
by the Grantee and other good and valuable consideration, the re-
ceipt of all of which is hereby acknowledged, and the assumption
of the hereinafter described debt secured by a Deed of Trust lien
on the property herein conveyed, the Grantor does hereby bargain,
sell, grant and convey, in fee simple with general warranty and
English covenants of title, subject to the assumption of the
hereinafter mentioned Deed of Trust, easements and restrictions,
unto the Grantee, "all that certain lot or parcel of land, together
with improvements thereon, situated, lying and being on the east
side of Stuart Street in the City of Martinsville, Virginia, and
being Lot No. 1 as shown on map of property of F. Donald and Mattie
F. Slaydon, situated in the City of Martinsville, Virginia, being
Lot No. 1 of the E. A. and Lucy Lee Sale map of subdivision, said
map being recorded in the Henry County Circuit Court Clerk's
Office, Henry County, Virginia, in-Map Book No. 2, page 37, said
recent map of F. Donald and Mattie F. Slaydon being prepared by J.
A. Trent, C. L. S., dated October 21, 1949, and being recorded in
the City of Martinsville Circuit Court Clerk's Office,
Martinsville, Virginia, in the Current Map Book.

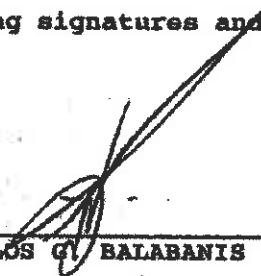

"The Lot No. 1 herein conveyed according to said maps
is bounded and described as follows:

"BEGINNING at an iron stake situated on the east side of
Stuart Street at the concrete monument at the intersection of the
east side of Stuart Street with the north side of a 12-foot alley;

thence off the iron stake at the point of beginning and continuing along the east side of Stuart Street, North 7 degrees 30 minutes West 50 feet to an iron stake at the intersection of the dividing line between Lots Nos. 1 and 2; thence off said last-mentioned stake on the east side of Stuart Street and continuing with the dividing line between Lots Nos. 1 and 2, North 82 degrees 23 minutes East 140 feet to a stake on the rear line; thence continuing with said rear line which is the dividing line between Lots Nos. 1 and 21, South 7 degrees 30 minutes East 50 feet to a stake on the north side of said 12-foot alley; thence off said last-mentioned stake on said rear line and continuing with the north side of said alley, South 82 degrees 23 minutes West 140 feet to the concrete monument at the point of BEGINNING on the east side of Stuart Street and being all of Lot No. 1," and being the same property acquired by the Grantors herein by deed dated July 31, 1990, from Juanita S. Harding, et als, recorded in Deed Book 194, page 155 of the Martinsville Circuit Court Clerk's Office.

The Grantee joins in this Deed for the purpose of assuming the payment of the remaining unpaid balance as of the date hereof on that certain promissory note secured by a Deed of Trust recorded in Deed Book 194, page 159 of the Martinsville Circuit Court Clerk's Office, which note was originally in the amount of \$29,000.00 and was executed by Theofilos G. Balabanis and Landon J. Catron, dated July 31, 1990, payable to Patrick Henry National Bank, the Trustees in the Deed of Trust being Worth Harris Carter, Jr. and James H. Ford, as fully and completely as if the terms and conditions of the aforesaid Deed of Trust and Note were set out herein verbatim, and the Grantee covenants to save harmless the Grantor, his heirs, successors and assigns, in regard to the same.

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


_____(SEAL)
THEOFILOS G. BALABANIS

_____(SEAL)
LANDON J. CATRON

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 Theofilos G. Balabanis, whose name is signed to the foregoing writing bearing date of the 5th day of May, 2000, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 12th day of May, 2000.

My Commission expires: 12-31-2000.



Notary Public

(SEAL)

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 Landon J. Catron, whose name is signed to the foregoing writing bearing date of the 5th day of May, 2000, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 12th day of May,

2000.

My Commission expires: 12-31-2000.

Peggy J. Young
Notary Public

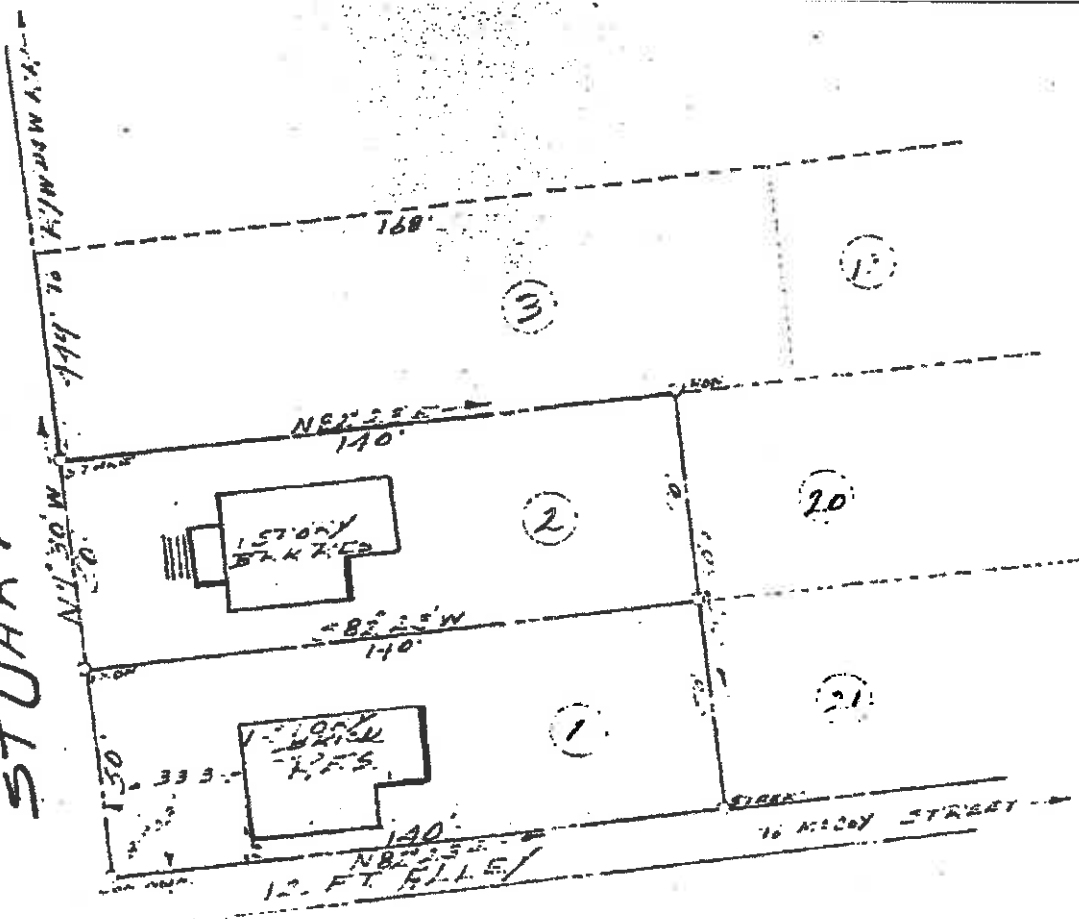
(SEAL)

INSTRUMENT #0000752
RECORDED IN THE CLERK'S OFFICE OF
MARTINSVILLE ON
MAY 18, 2000 AT 12:44PM
\$8.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$4.00 LOCAL: \$4.00
ASHEY R. PRITCHETT, CLERK

BY: EL. [Signature] (DC)

MAGNETIC
NORTH

STUART STREET



In the Clerk's Office of the Circuit Court for the City of
 Martinsville, Virginia, this instrument is returned to record at
 9:55... o'clock A.M. November 14, 1949

 Clerk

PROPERTY OF
F. DONALD & MATTIE F. SLAYDON

SITUATED IN THE CITY OF MARTINSVILLE, VIRGINIA
 BEING LOT NO. 1 OF E.A. & LUCY LEE SALE MAP
 OF SUBDIVISION SEE MAP BOOK 2 PAGE 57
 HENRY COUNTY CLERK'S OFFICE
 SCALE 1" = 30'

OCT. 21, 1949

J. R. Dent, C. L. S.
Martinsville, Virginia

(2-45)

208 Stuart St.
Martinsville, VA

Date Searched 6-10-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee Theofilos G Babbanis

(Estate conveyed)

0000752
P

from: DEED OF ASSUMPTION-DEED-WILL

Book

Grantor Landon J. Catron

Date Written 5-5-00 Consideration 100 Warranties GEC

Date Recorded 5-18-00 Acknowledged? 5-12-00

Property Conveyed: MB 2-37(HC)

E/ side Stuart St.
Lot No. 1

F Donald Slaydon
10-21-49

Source: 194-155

(2-45MC) *

II. ADVERSE CONVEYANCES

5-5-00 to 6-7-22

194-159 DT Assumed Pd 7-8-02 (0201354) ✓

Deed 194-155

D 7-31-90

A 7-31-90

R 7-31-90

C 100 GEC

10-25-49 18-121

Will 53-60 (57-82)

Matthie F. Slaydon dec 3-5-89

G Theofilos G. Babbanis homme sole Landon J. Catron homme sole dt
G Juanita + Glenn Harding w/h Evelyn + Albert Beane Jr. wh

7-31-90 to 5-18-00

194-159 DT Pd. 7-8-02 (0201354) ✓

0000752 DA 5-18-00 Deed Out ✓

III. TAXES

000717300

34 (03) C/01

IV. U. C. C.
(Since 1966)

Will 57-82

D 7-8-69

A 7-8-69

R 3-16-89

to hus then daugh.
G Evelyn Slaydon Beane + Juanita Slaydon Bottoms (Harding)

G Matthie Foley Slaydon dec 3-5-89

3-16-89 to 7-31-90

194-155 Deed 7-31-90 Deed Out ✓

V. JUDGEMENTS

I. CHAIN OF TITLE

Grantee Mattie Foley Slaydon

(Estate conveyed)

53 - 60
P

from: DEED OF ASSUMPTION-DEED-WILL

Book

Grantor Frederick Donald Slaydon dec 1-26-87

Date Written 7-8-69 Consideration _____ Warranties _____

Date Recorded 2-10-87 Acknowledged? 7-8-69

Property Conveyed: all to wife

Source: (18-121)

II. ADVERSE CONVEYANCES

2-10-87 to 3-16-89

III. TAXES

Deed 18-121
D 10-25-49
A 11-11-49
R 11-12-49
C 1000 Gen
G F. Donald + Mattie F. Slaydon + w JT
G WB + Grace DeShazo his wife
10-25-49 to 2-10-87

(5)

18-125 DT Pdv
71-355 DT Pdv
94-230 DT Pdv

IV. U. C. C.
(Since 1966)

V. JUDGEMENTS



WF202200055

LAST WILL AND TESTAMENT
OF
THEOFILOS G. BALABANIS

I, Theofilos G. Balabanis, of Martinsville, Virginia, make this my will. I revoke any other wills or amendments to wills made by me. I am married to Ruby G. Balabanis ("my wife"). References to "my children" are limited to Georgeanna Lee B. Butler, Elizabeth Ann B. Murphy, Chris S. Rorrer, and Rebecca Katherine B. Yow.

ARTICLE I

Distribution of My Estate

A. I may have left a memorandum indicating my wishes as to the disposition of certain items of my tangible personal property, and I direct my Executor to abide by this expression of my wishes.

B. I give the remainder of my tangible personal property to my wife, if she survives me. If my wife does not survive me, I give my tangible personal property to my children, provided, however, that my Executor may sell any articles of my tangible personal property that my Executor deems inappropriate for distribution in kind and add the proceeds to the residue of my estate. The term "tangible personal property" does not include money or stock certificates or other evidences of intangible rights or interests, nor does it include property that, in my Executor's opinion, is held by me for business or investment purposes.

* C. I give to my wife if she survives me all my interest in the residence that serves as my principal home at my death, including all adjoining lands and any related casualty insurance.

* D. I give the residue of my real and personal estate to the Trustee of the Theofilos G. Balabanis Trust Fund under a trust agreement made by me dated October 3, 2014, as subsequently amended and restated, with myself and Landon J. Catron together as Trustee, as an addition to the trust under its terms in effect at my death.

ARTICLE II

Payment of Debts and Other Charges

I direct my Executor to pay my judicially enforceable debts and my funeral and burial expenses (including the cost of a monument or marker over my grave). My Executor shall not

Initialed for Identification 
TGB

seek contribution from my wife on our joint debts. Notwithstanding these provisions, my Executor shall have sole discretion to choose not to pay any secured debt. The estate, inheritance and similar taxes assessable on my death (including taxes on assets not passing under this will) shall also be paid as a cost of administering my estate, and my Executor shall not request any beneficiary to pay any part of such tax.

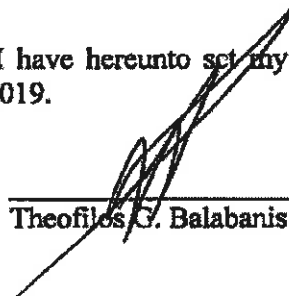
ARTICLE III

Executor

A. I name Landon J. Catron; he shall have authority to name a successor. Should he fail or cease to act, I name my wife. Should all fail or cease to act, I name American National Bank and Trust Company. I request that no security be required of any Executor named herein. References in my will to my "Executor" are to the one acting at the time.


B. In addition to the powers granted by law, I grant my Executor the powers set forth in §64.2-105 of the Code of Virginia, and I incorporate that Code section in my will by this reference. My Executor may distribute tangible personal property passing to a minor to any adult person with whom the minor resides, and that person's receipt shall be a sufficient voucher in my Executor's accounts.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to my will on the 6th day of March, 2019.



Theofilos G. Balabanis (SEAL)

Signed and acknowledged by Theofilos G. Balabanis, being of sound mind, as and for his last will and testament, in the presence of us, who, in his presence and at his request, and in the presence of each other, have hereunto subscribed our names as witnesses on this 6th day of March, 2019.



Witness



Witness

STATE OF VIRGINIA)
) to-wit:
CITY OF ROANOKE)

Before me, the undersigned Notary Public, on this day personally appeared Theofilos G. Balabanis, Charles E. Troland, Jr. and Landon J. Cabran, known to me to be the Testator and witnesses, respectively, whose names are signed to the foregoing instrument and, all of these persons being by me first duly sworn, Theofilos G. Balabanis, the Testator, declared to me and to the witnesses in my presence that said instrument is his last will and testament and that he had willingly signed and executed it in the presence of said witnesses as Testator's free and voluntary act for the purposes therein expressed; that said witnesses stated before me that the foregoing will was executed and acknowledged by the Testator as his last will and testament in the presence of said witnesses who, in Testator's presence and at Testator's request, and in the presence of each other, did subscribe their names thereto as attesting witnesses on the day of the date of said will, and that the Testator, at the time of the execution of said will, was over the age of eighteen (18) years and of sound and disposing mind and memory.



Theofilos G. Balabanis

Charles E. Troland, Jr.
Witness

Landon J. Cabran
Witness

Subscribed, sworn to and acknowledged before me by Theofilos G. Balabanis, the Testator, and subscribed and sworn to before me by Charles E. Troland, Jr. and Landon J. Cabran, the witnesses, this the 6th day of March, 2019.

Shannon Lee Honaker
Notary Public
Registration No. 7592417

My Commission expires: 11/30/2022

VIRGINIA
IN THE CLERK'S OFFICE OF
MARTINSVILLE CIRCUIT COURT
FEBRUARY 24, 2022 AT 02:42 PM
WILLS/FIDUCIARY
INSTRUMENT #202200055 WAS RECORDED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD.
THE FEE AND TAX OF \$7168.47 IMPOSED
BY LAW HAVE BEEN PAID (RCPT 22000000785)
TESTE: ASHBY R. PRITCHETT, CLERK

RECORDED BY: ERH

City of Martinsville Parcel Nos

000865700
000025000
000439100
000132200
000833800
000213500
000717300
000726700
000336200
000500500
000204800
000128700
000332900
000118500
000875100
000050800

County of Henry Parcel Nos:

53.1(004)000 /005C
28.9(076)002 /005 ,6
16.5(002)000 /083
16.5(037)001 /025
16.5(037)001 /039 ,44,45
16.5(037)001 /040 ,41
16.5(037)001 /063
10.4(000)000 /002
10.4(000)000 /003A
10.4(000)000 /005
21.8(005)000 /001
21.8(005)000 /002
21.8(005)000 /003
21.8(005)000 /004
21.8(005)000 /005

21.8(005)000 /006
33.1(000)000 /002J
45.7(000)000 /009K
14.5(003)000 /007
15.4(004)000D/000B
15.4(004)000D/021
,22,29A,30
41.2(005)000M/015
41.2(013)000H/043
29.9(000)000 /087A
39.1(000)000 /044
52.5(037)000 /003A
41.2(000)000 /019B



WF202200057

VIRGINIA: IN THE CIRCUIT COURT OF MARTINSVILLE

COURT FILE NO. 22-016

IN RE: THEOFILOS G. BALABANIS, Deceased

PROBATE OF WILL AND
QUALIFICATION OF EXECUTOR

A paper writing purporting to be the Last Will and Testament of Theofilos G. Balabanis, deceased, was this day presented to the Clerk by Charles E. Troland Jr, the proponent of the writing, and offered for probate.


It appearing that the decendent resided at 907 Hunting Ridge Road Martinsville VA 24112, in the City of Martinsville, Virginia, within the jurisdiction of this Court, and died on February 4, 2022; and the paper writing dated March 6, 2019, consisting of three (3) typewritten pages, having been executed and witnessed as provided by Sec. 64.2-452 or 64.2-453, Code of Virginia, it is ESTABLISHED and ADJUDGED to be the true Last Will and Testament of Theofilos G. Balabanis, deceased, and is ORDERED to be recorded as such.

Landon J. Catron, nominated in sad Will as Executor, declined the nomination and named as successor executor the law firm of Glenn, Feldman, Darby & Goodlatte, under paragraph A of Article III of said Will.

Thereupon Charles E. Troland, Jr., a principal of Glenn, Feldman, Darby and Goodlatte, of Roanoke Virginia, asked permission to qualify as Executor and such permission was GRANTED. Charles E. Troland Jr. made oath as the law directs and entered into and acknowledged before the Clerk a bond in the penalty of \$11,000,000.00, without surety, the Will requesting that none be required. This bond, being payable and conditioned according to law, is ORDERED to be recorded.

Certificate is GRANTED the Executor for obtaining a probate of the Will of Theofilos G. Balabanis , deceased, in due form.

The statement of responsibilities required by Sec. 64.2-507, Code of Virginia, and the written notice of probate and the affidavit referred to in Sec. 64.2-508, Code of Virginia, were given to the Executor.


Clerk
February 24, 2022

LIST OF HEIRS
COMMONWEALTH OF VIRGINIA VA. CODE § 64.2-509

Court File No.: 22-016

Martinsville Circuit Court

Theofilos G. Balabanis
NAME OF DECEDENT

February 4, 2022
DATE OF DEATH

I/We, the undersigned, hereby state under oath that the following are all of the heirs of the Decedent:

NAMES OF HEIRS	ADDRESSES	RELATIONSHIP	AGE
Ruby Balabanis	1312 Root Trail Martinsville, VA 24112	Wife	66
Georgeanna Lee Butler	100 Pinewood Road Unit 122 Virginia Beach, VA 23451	Daughter	49
Elizabeth Ann Murphy	1141 S Birdneck Road Virginia Beach, VA 23451	Daughter	53
Rebecca Katherine Yow	700 Corn Tassel Trail Martinsville, VA 24112	Daughter	27

[] This LIST OF HEIRS is filed in addition to the LIST OF HEIRS previously filed with this Court on
DATE

I/we am/are (please check one):

- Proponent(s) of the will (no qualification)
- Personal representative(s) of the decedent's estate
- Heir-at-law of intestate decedent (no qualification within 30 days following death)

Given under my/our hand this twenty fourth day of February, 2022
DATE

Charles E. Troland Jr

On behalf of Gleim Feldmann Darby & Goodlatte

State of Virginia

City/County of Martinsville,

to-wit:

Subscribed and sworn to before me this twenty fourth day of February, 2022 by Charles E. Troland Jr .

(X) Charles E. Troland, Jr
SIGNATURE OF SUBSCRIBER



WF202200061

ER HANCOCK
[] CLERK [x] DEPUTY CLERK [] NOTARY PUBLIC

My commission expires

Registration No.

VIRGINIA: In the Clerk's Office of the Martinsville Circuit Court this twenty fourth day of February, 2022 the foregoing LIST OF HEIRS was filed and admitted to record.

VIRGINIA

IN THE CLERK'S OFFICE OF
MARTINSVILLE CIRCUIT COURT
FEBRUARY 24, 2022 AT 02:42 PM
WILLS/FIDUCIARY

Teste: Ashby R. Pritchett
CLERK

by: ER HANCOCK, Deputy Clerk

INSTRUMENT #202200055 WAS RECORDED
UPON CERTIFICATION OF ACKNOWLEDGEMENT
THERE TO ANNEXED, ADMITTED TO RECORD.
THE FEE AND TAX OF \$7168.47 IMPOSED
BY LAW HAVE BEEN PAID (RCPT 22000000785)
TESTE: ASHBY R. PRITCHETT, CLERK

RECORDED BY: ERH