

FULL REPORT OF TITLE

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

BUYER: N/A

ADDRESS: 1204 Chatham Heights Road, 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) Marcus A. Miles, married and Willie Mae Miles, married**

DATED: 03/16/2019

REC: 02/24/2022

Will Inst. No.: 202000163

DATED: 01/13/1999

REC: 02/09/1999

DB & PG: 268/602

THE PROPERTY LIES IN: City of Martinsville, Virginia

**LEGAL DESCRIPTION: Southeast side of Chatham Heights (State Route No. 57)
being all of Lot 1-C, Chatham Heights 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.: 000875100

TAX MAP NO.: 16 (07) 00 / 01C

RESTRICTIONS: None found

GRANTED EASEMENTS: None found

All matters as shown on PLAT OF SURVEY: for W. L. Wiseman, dated March 19, 1970, revised March 27, 1970 prepared by Marvin E. Scarce, CLS recorded in Map Book 11, Page 109 in the Martinsville Circuit Court Clerk's Office

BEGAN TITLE WITH: 01/09/1942

SEARCHED TO: 06/14/2022, computer

REPORT DATED: 06/16/2022

BY Leslie Turner



Martinsville

08/19/2021 13:25
1122ahan

CITY OF MARTINSVILLE
2021 LAND BOOK

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 DASLEY, COMMISSIONER OF REVENUE

TAXABLE PROPERTIES

BILL NO	CUST NO	JURIS	OWNER NAME AND ADDRESS	DEA/MAP #	LEGAL DESC	PROPERTY LOCATION	TOTAL ACRES	DEFER ACRES	NET ACRES	LAND VAL	BUILDING VAL	PERSONAL VAL	GROSS VAL	NET VAL	TOTAL TAX	DEFER TAX	NET TAX
CLASS																	
PARCEL ID	AFD CD	WILL BKPG															
LEND RSN																	
PLAT BKPG																	
DEED BKPG	LAND USE #						CHARGE	RATE	INST 1	INST 2	INST 3	INST 4	CHARGE	TOTAL	DEFER	NET	
							PER \$100										
405	5195	CITY	BALABANIS THEOFILOS G				0.988		5000	0	0	0	5000		51.99		
01			PO BOX 3565				0.000		0				0.00		0.00		
000439100			MARTINSVILLE, VA 24115-3565				0.988		5000				5000		51.99		
0073	N		73 (02)05 /55														
			LOT 55 BLOCK 5														
			HUNTING RIDGE ROAD														
DB 172/623	00		907 LOT HUNTING RIDGE RD				1.040		25.99	0.00	0.00	0.00	0.00		25.99		26.00
406	5195	CITY	BALABANIS THEOFILOS G				0.441		49900	70000	0	0	119900		1246.66		
04			PO BOX 3565				0.000		0				0.00		0.00		
000500500			MARTINSVILLE, VA 24115-3565				0.441		49900				119900		1246.66		
0073	N		33 (03)N /33														
			FRONT 87 FT														
			29 BROAD ST														
DB 196/295	00		29 BROAD ST				1.040		623.33	623.33	0.00	0.00	0.00		623.33		623.33
407	5195	CITY	BALABANIS THEOFILOS G				0.161		6000	22100	0	0	28100		292.17		
01			PO BOX 3565				0.000		0				28100		0.00		
000717300			MARTINSVILLE, VA 24115-3565				0.161		6000				28100		292.17		
0073	N		34 (03)C /01														
			LOT 1 FT 50														
			208 E/S STUART ST														
LR00/00752	00		208 STUART ST				1.040		146.08	146.09	0.00	0.00	0.00		146.08		146.09
408	5195	CITY	BALABANIS THEOFILOS G				0.572		28000	152100	0	0	180100		1872.59		
01			PO BOX 3565				0.000		0				180100		0.00		
000865700			MARTINSVILLE, VA 24115-3565				0.572		28000				180100		1872.59		
0073	N		68 (02)P /23														
			LOT 23 SEC P														
			1312 W/S ROOT TRAIL														
LR05/00920	00		1312 ROOT TR				1.040		936.29	936.30	0.00	0.00	0.00		936.29		936.30
409	10554	CITY	BALABANIS THEOFILOS G				0.107		6000	24000	0	0	30000		311.93		
03			PO BOX 3565				0.000		0				30000		0.00		
000875100			MARTINSVILLE, VA 24115-3565				0.107		6000				30000		311.93		
0073	N		16 (07)00 /01C														
			LOT 1C														
			1204 SES CHATHAM HGTS RD														
DB 268/602	00		1204 CHATHAM HGTS RD				1.040		155.96	155.97	0.00	0.00	0.00		155.96		155.97
410	1526025	CITY	BALABANIS THEOFILOS G &				0.346		15000	89400	0	0	104400		1085.50		
01			PO BOX 3565				0.000		0				104400		0.00		
000132200			MARTINSVILLE, VA 24115				0.346		15000				104400		1085.50		
N																	
			LOT 64 (02)37 /16A														
			LOT 16A SEC 37														
			700 CORN TASSEL TRAIL														
LR202000163	00		700 CORN TASSEL TR				1.040		542.75	542.75	0.00	0.00	0.00		542.75		542.75

pd June 2022



Real Estate

[View Bill](#)

[View bill image](#)

As of	6/16/2022
Bill Year	2021
Bill	409
Owner	BALABANIS THEOFILOS G TRUST
Parcel ID	000875100

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$155.96	\$155.96	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$155.97	\$155.97	\$0.00	\$0.00	\$0.00
TOTAL		\$311.93	\$311.93	\$0.00	\$0.00	\$0.00

Property Report - City of Martinsville

**Current Data:**

Property ID: 000875100 **Tax Map Number:** 16 (07)00 /01C
Owner: BALABANIS THEOFILOS G TRUST
Address: 1312 ROOT TRL **City/State/Zip:** MARTINSVILLE VA
Deed/Page: WF202200055 **Legal Description:** LOT 1C
Aquired Date: NA **Consideration:** \$0.00
Year Built: 1939 **Property Desc:** 2 ST ASB/SH DUPLEX **Above Grade Sq Ft:** 1680
Acres: 1 **Zoning:** R-N
Land Value: \$6000.00 **Building Value:** \$24000.00 **Total Value:** \$30000.00

Previous Data:

Owner: BALABANIS THEOFILOS G
Aquired Date: NA **Deed/Page:** DB 268/602 **Consideration:** \$25235.00

CURRENT OWNER

BALABANIS THEOFLOS G TRUST
 1312 ROOT TRL
 MARTINSVILLE VA 24112

RECORD OF OWNERSHIP

BALABANIS THEOFLOS G TRUST
 BALABANIS THEOFLOS G
 MILES MARCUS A &
 BALABANIS THEOFLOS G &

DEED BOOK

WF202200055
 DB 268/602
 DB 251/365
 DB 212/287

SALE DATE

02-24-2022
 02-09-1999
 08-06-1997
 01-28-1993

QU SALE PRICE VC

U 0
 U 25,235
 U 34,250
 U 115,000

ASSESSMENT EFFECTIVE 7/1/2021

Description	Code	Appraised	Assessed
Building	200	24000	24,000
Land	200	6000	6,000
Total		30,000	30,000

LEGAL DESCRIPTION

LOT 1C
 BLDG DESCRIPTION
 2 ST ASB/SH DUPLEX

PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR

Year	Code	Assessed	Year	Code	Assessed
2021	200	24000	2020	200	24000
Total		30000	Total		30000

SUPPLEMENTAL DATA

Of Parcels 1 Year Built 1939
 Plat Ref Classification 03:Multiple Famil
 Land Acres 0.107 Zoning R-N
 Land SF 4,661 Prop Use 03-2:Multi-Family
 Assoc. Parcel District M-FCH:Multi-Family Co

BUILDING SUB-AREA SUMMARY SECTION

SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val
1ST	1st Floor	840	840	840	53.03	44,545
FUS	Finished Upper Story	840	840	732	46.21	38,818
PEN	Enclosed Porch	0	30	0	0.00	0
Total		1,680	1,710	1,572		

COST / MARKET VALUATION

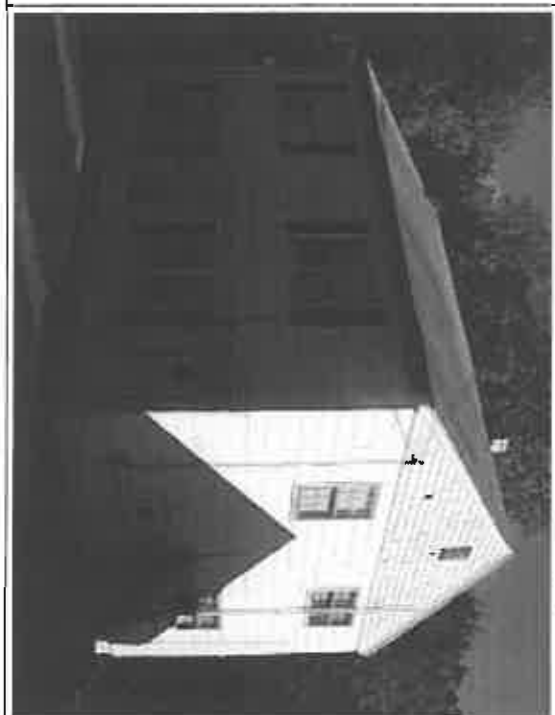
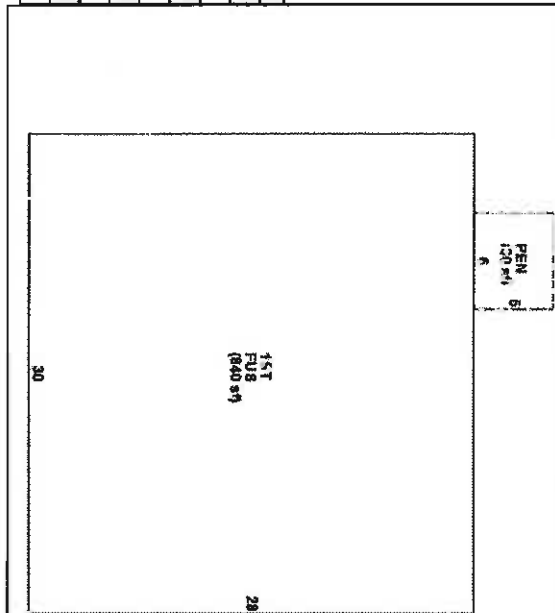
Base Rate	57.00
Ron	85,963
Net Other Adj	2,600
AYB	1939
Effective Year Built	1980
Condition	E
Remodel Rating	
Year Remodeled	
Eyb Dpr	0
Functional Obscd	
Economic Obscd	
Cost Trend Factor	1
Adjustment	
Percent	0
Percent Good	100
RCNLD	24,000
% Good Ovr	100
% Good Ovr Comment	100
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comm.	

CONSTRUCTION DETAIL

Element	Code	Description
Style	03-2	Multi-Family Duplex
Model	03	Multi-Family
Grade	F-V	FLAT VALUE
Stories	2.00	
Foundation Typ	04	C/B
Exterior Wall 1	09	ASBESTOS SHINGLE
Roof Structure	03	COMPOSITE SHINGLE
Roof Cover	02	PLASTER
Interior Wall 1	05	HARDWOOD
Interior Floor 1	06	Very Poor
Exterior Cord	00	No
Central Heat	00	No
Central AC	00	No
Bedrooms	0	
Total Rooms	10	
Full Baths	2	
Half Baths	0	
Chimneys	0	
Fireplaces	0	
Exterior Wall 2		
Interior Wall 2	01	Use Effective Area
Sketch Factor	00	NONE
Basement Type	00	
Living Area	1680.00	
Split Foyer	00	No
Split Level	00	No

PROPERTY FACTORS

Property Factor	Code	Value
PUB WATE	UG UTILITI	TOPD
PUB SEWE	CURB & GU	SOIL
SEPTIC	VIEW	LOCATION



Theofilos G. BALABANIS

253

From: Deed of Assumption

Marcus A. MILES
Willie Mae MILES

THIS DEED OF ASSUMPTION, made this 13th day of January 1999, between Marcus A. MILES, married, and Willie Mae MILES, married, Grantors, Theofilos G. BALABANIS, Grantee, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MARTINSVILLE, Noteholder, party of the third part.

WITNESSETH: That for and in consideration of the sum of Five Dollars (\$5.00) and other valuable and sufficient consideration in cash paid unto Grantors by Grantee, at and before the sealing and delivery of this deed, the receipt of all of which is hereby acknowledged, and the ASSUMPTION of that certain indebtedness as hereinafter set forth, Grantors do hereby bargain, sell, grant and convey unto Grantee, with general warranty and English Covenants of title, all the following parcel of real estate being bounded and described according to prior deed as follows to-wit:

"All that certain lot or parcel of land as shown on 'Record Plat W. L. Wiseman, located on Chatham Heights, City of Martinsville, Virginia, prepared by Marvin E. Scearce, CLS, March 27, 1970, to be recorded in the City of Martinsville Corporation Court Clerk's Office in Current Map Book, and being more particularly described according to said map as follows:

BEGINNING at a point on the Southeast side of Chatham Heights (State Route No. 57) in the City of Martinsville marking the dividing line between Lots 1-C and 1-B, as shown on the aforesaid map, and running from said beginning point and with said dividing

BOOK 268 PAGE 602

ROBERT W. HALEY
ATTORNEY AT LAW
POST OFFICE BOX 1864
3371 HARRISTON PARK HIGHWAY
BASSETT, VIRGINIA 24005

(11-109)

line, South 43 deg. 30 min. East 97.21 feet to an iron pipe in a common line for a tier of lots; thence South 44 deg. 54 min. West 49.05 feet to an iron pipe; thence North 43 deg. 04 min. West 98.92 feet to an iron pipe on the Southeast side of Chatham Heights, and thence with Chatham Heights, North 46 deg. 54min. East 48.27 feet to the point of BEGINNING, and being all of Lot 1-C as shown on map aforesaid," and being the same land conveyed Grantors by Theofilos G. Balabanis, et ux, by deed dated August 6, 1997 of record in the City of Martinsville Circuit Court Clerk's Office in Deed Book 251 page 365. Reference to said map and deed is here made for a more particular description of the land hereby conveyed.

Grantee hereby ASSUMES the unpaid balance of that certain indebtedness evidenced by note and deed of trust to First Federal Savings and Loan Association of Martinsville, dated August 6, 1997, of record in the City of Martinsville Circuit Court Clerk's Office in Deed Book 251, page 368, in the principal sum of \$25,700.00 and a present balance of \$25,235.39. Grantee, by his execution hereof, (i) assumes and agrees to perform all of the obligations of Marcus A. Miles and Willie Mae Miles, Grantors under the note and deed of trust, and (ii) agrees to indemnify and hold the Grantors harmless from and against all loss, damage, cost and expense (including reasonable attorney fees) incurred by the Grantors as a result of a failure by the Grantee to fulfill his obligations under the note and deed of trust and conditions of said note and deed of trust.

First Federal Savings and Loan Association of Martinsville, Noteholder, executes this deed for the sole purpose of evidencing its knowledge of and consent to the herein described assumption.


ROBERT W. HALP
ATTORNEY AT LAW
POST OFFICE BOX 854
3371 FAIRBORNE PARK HIGHWAY
BASSETT, VIRGINIA 24065

ROBERT W. JAMES
ATTORNEY AT LAW
POST OFFICE BOX 244
3371 FAIRSTONE PARK HIGHWAY
BASSETT, VIRGINIA 24005

First Federal Savings and Loan Association of Martinsville, Noteholder, executes this deed for the sole purpose of evidencing its knowledge of and consent to the herein described assumption.

The property herein conveyed is subject to any lawful existing easements or restrictions of record.


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



Theofilos G. Balabanis (SEAL)
THEOFILOS



Marcus A. Miles (SEAL)



Willie Mae Miles (SEAL)

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF MARTINSVILLE

BY 


Roger P. Hornsby, President and CEO (SEAL)

State of Virginia,

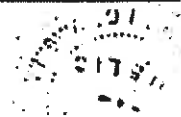
County of Henry, to-wit:

The foregoing instrument was acknowledged before me this 9th day of February 1999 by THEOFILOS G. Balabanis.

My commission expires March 31, 2001.



Notary Public



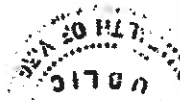
State of Virginia,

County of Henry, to-wit:

The foregoing instrument was acknowledged before me this 8th day of February ~~January~~, 1999 by Willie Mae Miles.

My commission expires March 31, 2001.

Sharon L. Adams
Notary Public



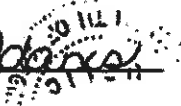
State of Virginia,

County of Henry, to-wit:

The foregoing instrument was acknowledged before me this 8th day of February ~~January~~, 1999 by Marcus A. Miles.

My commission expires March 31, 2001.

Sharon L. Adams
Notary Public



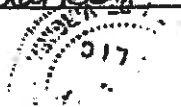
State of Virginia,

County of Henry, to-wit:

The foregoing instrument was acknowledged before me this 9th day of February ~~January~~, 1999 by Roger P. Hornsby, President and CEO of First Federal Savings and Loan Association of Martinsville, a Federally Chartered Savings and Loan Institution, on behalf of said institution.

My commission expires March 31, 2001.

Sharon L. Adams
Notary Public



ROBERT W. JAMES
ATTORNEY AT LAW
POST OFFICE BOX 884
3071 FAULTSTONE PARK HIGHWAY
BASSETT, VIRGINIA 24005

JV

INSTRUMENT #9900253
RECORDED IN THE CLERK'S OFFICE OF
MARTINSVILLE ON
FEBRUARY 9, 1999 AT 01:05PM
ASHBY R. PRITCHETT, CLERK

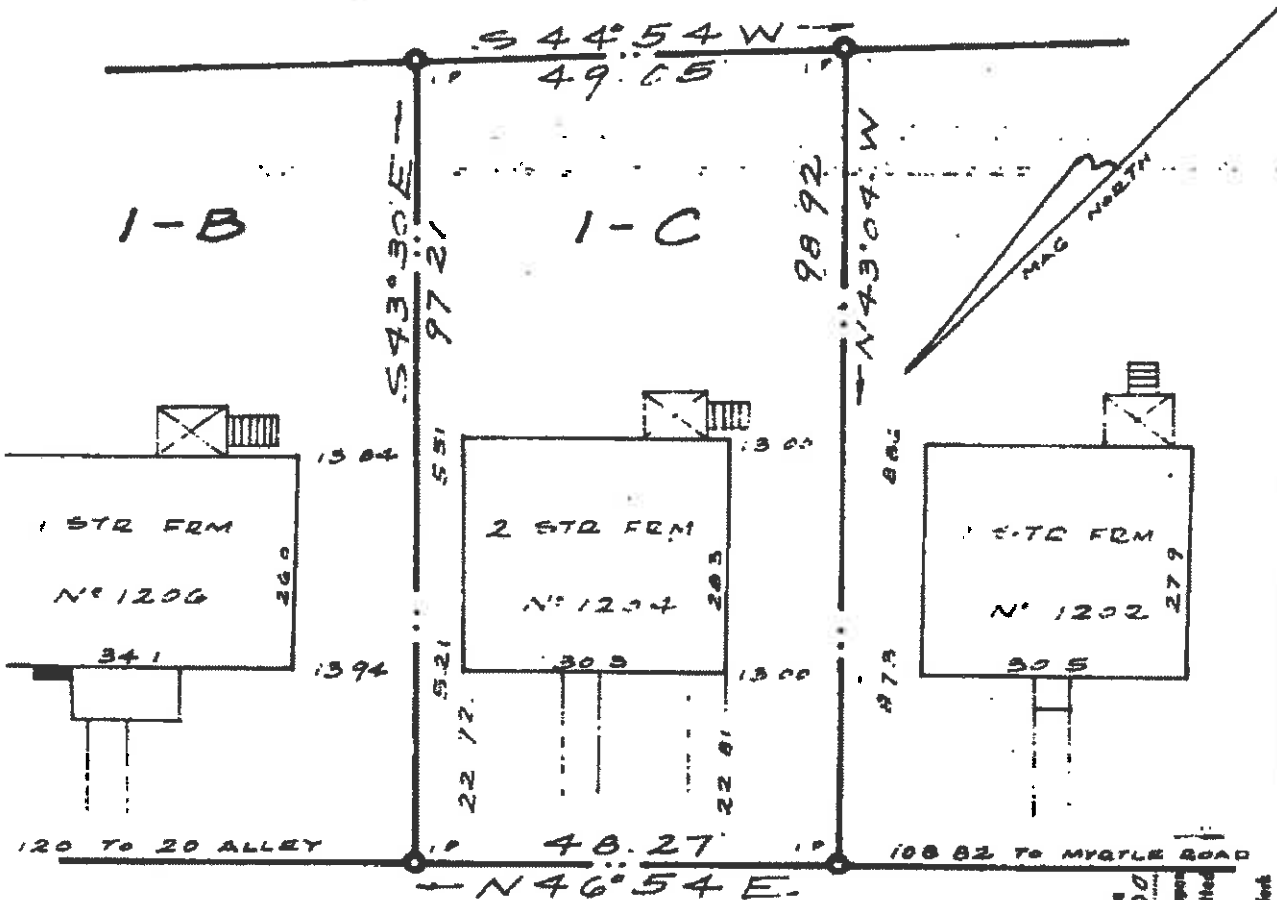
4

BY: Charles A. Stille (DC)

BOOK 268 PAGE 605

2

SECTION 'B'



CHATHAM HEIGHTS

STATE ROUTE NO. 57 S.W. 21/4

FINAL APPROVAL
BY CITY PLANNING COMMISSION

James R. McMiller
PLANNING COMMISSIONER

DATE: 4/8/70

Approval applicable to Lot 1-C

RECORD PLAT

W. L. WISEMAN

LOCATED ON CHATHAM HEIGHTS IN THE CITY OF MARTINSVILLE, VIRGINIA. BEING A REVISION OF LOT NO. 1, SECTION "B", CHATHAM HEIGHTS SUB-DIVISION

LEGAL REFERENCE: D.B. 70, P. 567 H.C.C.C.C.C.
M.B. 2, P. 34 H.C.C.C.C.C.

SCALE: 1" = 20'

MARCH 19, 1970

REVISED MARCH 27, 1970

MARVIN E. SCARCE

VIRGINIA In City of Martinsville, Commission, Clerk's Office

This Map was this day received in this office, and upon examination of the same, it is certified that the same conform to the requirements of the laws of this State relating to the recording of maps.

April 24, 1970

Treas.: *James R. McMiller* Clerk

(11-109)

1204 Chatham Heights Rd.
Martinsville, VA

Date Searched 6-16-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee Theofilos G. Balabanis

(Estate conveyed)

268 - 602 from: DEED OF ASSUMPTION - DEED - WILL FFS+L 3rd part Consents
Book Grantor Marcus A. Miles married Willie Mae Miles married
Date Written 1-13-99 Consideration 5 Warranties GEC
Date Recorded 2-9-99 Acknowledged? 2-9-99

Property Conveyed: Lot 1-C Chatham Heights s/d

Source: 251-365

II. ADVERSE CONVEYANCES

1-13-99 to 6-14-22

251-368 DT 8-6-97 Assumed Pd. 6-7-02 (0201117)

III. TAXES

000875100
16 (07) 00/01C

Deed 251-365

(2)

D 8-6-97
A 8-6-97
R 8-6-97
C 5 GEC

Lot 1-C
212-287

G Marcus A. Miles married + Willie Mae Miles married T & UROS
G Theofilos + Ruby Balabanis HW

8-6-97 to 2-9-99

251-368 DT 8-6-97 Pd. 6-7-02 (0201117) ✓

251-375 DT 8-6-97 Pay 9-1-00 Expired ✓

268-602 DWA 2-9-99 Deed out ✓

Deed 212-287

(3)

D 1-26-93
A 1-28-93
R 1-28-93
C 100 GEC

Parcel 3 Lot 1-C
98-831

G Theofilos + Ruby Balabanis HW J & UROS
G W.L. + Virginia Wiseman HW

1-26-93 to 8-6-97

212-292 DT 1-28-93 Pd. 2-22-02 (0200366) ✓

251-365 D 8-6-97 Deed out ✓

Deed 98-831

(4)

D 4-16-70
A 4-24-70
R 4-24-70
C 10 Gen

Lot 1-C

70-567 (HC)
PE Sprinkle dec 9-15-62
10-470 Will

G W.L. Wiseman

G Margaret M. Sprinkle widow

4-16-70 to 1-28-93

DT Pd ✓

212-287 Deed 1-28-93 Deed out ✓

V. JUDGEMENTS

Date Searched _____

By _____

Page 5

Searched For _____

I. CHAIN OF TITLE

Grantee Margaret M. Sprinkle (Estate conveyed)

10 - 470 from: DEED OF ASSUMPTION-DEED-WILL dec 9-15-62

Book Grantor Philip E. Sprinkle + Margaret M. Sprinkle H & W

Date Written 11-5-57 Consideration _____, Warranties _____

Date Recorded 10-1-62 Acknowledged? 11-5-57

Property Conveyed:

Source:

II. ADVERSE CONVEYANCES

10-1-62 to 4-24-70

98-831 Deed 4-24-70 Deed out

Deed 70-567 (Henry County)

D 1-9-42

A 1-14-42

R 1-15-42

C 1500 Gen

G P.E. + Margaret M. Sprinkle

G T.M. Ford et als

Lot 1 Sec B

10-2-42 (MC)
1-9-42 to 10-1-62

III. TAXES

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.

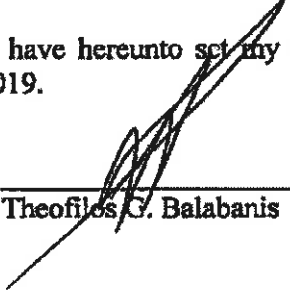
ARTICLE III

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

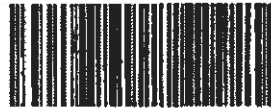
City of Martinsville Parcel Nos

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 said 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