

FULL REPORT OF TITLE

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

BUYER: N/A

ADDRESS: 112 Maple 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, her husband; (3) Theofilos G. Balabanis and Janet M. Balabanis

GRANTOR(S): (1) Theofilos G. Balabanis deceased 02/04/2022** Less Than 1 Year
(2) Janet Marlowe Balabanis (who is one and the same as Janet M. Balabanis); (3) Central Enterprise, Inc., a Virginia corporation

DATED: 03/16/2019

REC: 02/24/2022

Will Inst. No.: 202000163

DATED: 08/06/1976

REC: 09/27/1977

DB & PG: 124/627

DATED: 08/10/1972

REC: 08/20/1972

DB & PG: 107/117

THE PROPERTY LIES IN: City of Martinsville, Virginia

LEGAL DESCRIPTION: Per new survey: Northwest side of Maple Street; Being All of "Parcel 5" Which Theofilos G. Balabanis Acquired from Jane Marlow Balabanis In DB 124 – Pg. 627, and Part of the Abandoned Alley Space, All Now Designated Lot "4"

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.: 000118500

TAX MAP NO.: 33 (03) O / 04R

RESTRICTIONS: None found

GRANTED EASEMENTS:

TO: Alley Way Agreement

DATED: 10/24/1936

DB & PG: 2/353

All matters as shown on PLAT OF SURVEY: for Theofilos G. Balabanis, dated April 11, 1991 prepared by J. A. Gustin & Associates, PE & LLS recorded in Map Book 20, Page 126 in the Martinsville Circuit Court Clerk's Office

**BEGAN TITLE WITH: 07/31/1936
SEARCHED TO: 06/14/2022, computer
REPORT DATED: 06/17/2022**

BY Leslee Turner



Martinsville

08/19/2021 13:25 CITY OF MARTINSVILLE
1122ahan 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 EASLEY, COMMISSIONER OF REVENUE

IP 73
lvalndbk

BILL NO	CUST NO	JURIS	OWNER NAME AND ADDRESS	DBA/MAP #	LEGAL DESC	PROPERTY LOCATION	CHARGE PER \$100	TOTAL ACRES DEFER NET	LAND VAL DEFER NET	BUILDING VAL	PERSONAL VAL	GROSS VAL NET VAL	TOTAL TAX DEFER NET
399	5954	CITY	BALABANIS TED & RUBY					0.195	6000	14500	0	20500	213.15
01			BALABANIS RUBY					0.000	0			20500	0.00
000128700			PO BOX 3565					0.195	6000			20500	213.15
0073 N			MARTINSVILLE, VA 24115-3565										
DB 212/579	00		33 (03) P /05					1.040	106.57	0.00	0.00	0.00	106.57
			LOT 9 FRONT 50 FT					1.040	0.00	106.58	0.00	0.00	106.58
			1109 MAPLE ST										
			1109 MAPLE ST										
400	5195	CITY	BALABANIS THEOFILOS G					0.795	25000	129800	0	154800	1609.53
01			PO BOX 3565					0.000	0			154800	0.00
000025000			MARTINSVILLE, VA 24115-3565					0.795	25000			154800	1609.53
0073 N			73 (02)05 /56										
DB 124/627	00		LOT 56 BLOCK 5					1.040	804.77	0.00	0.00	0.00	804.77
			907 HUNTING RIDGE ROAD					1.040	0.00	804.76	0.00	0.00	804.76
			907 HUNTING RIDGE RD										
401	5195	CITY	BALABANIS THEOFILOS G					5.582	11200	0	0	11200	116.45
01			PO BOX 3565					0.000	0			11200	0.00
000050800			MARTINSVILLE, VA 24115-3565					5.582	11200			11200	116.45
0073 N			04 (01)00 /02R										
DB 198/126			5.582 ACRES ONEIDA ST					1.040	58.23	0.00	0.00	0.00	58.23
			WS FIGSBORO ROAD					1.040	0.00	58.22	0.00	0.00	58.22
			828 LOT ONE 1/2A ST										
402	5195	CITY	BALABANIS THEOFILOS G					0.256	7500	22500	0	30000	311.93
03			PO BOX 3565					0.000	0			30000	0.00
000118500			MARTINSVILLE, VA 24115-3565					0.256	7500			30000	311.93
0073 N			33 (03)0 /04R										
DB 124/627	00		LOT 4 & 1/2 ALLEY					1.040	155.96	0.00	0.00	0.00	155.96
			112 MAPLE ST					1.040	0.00	155.97	0.00	0.00	155.97
			112 MAPLE ST										
403	5195	CITY	BALABANIS THEOFILOS G					0.076	16600	94900	0	111500	1159.32
04			PO BOX 3565					0.000	0			111500	0.00
000204800			MARTINSVILLE, VA 24115-3565					0.076	16600			111500	1159.32
0073 N			33 (03)N /34										
DB 152/002	00		FRONT 50 FT APT HOUSE					1.040	579.66	0.00	0.00	0.00	579.66
			25 BROAD ST					1.040	0.00	579.66	0.00	0.00	579.66
			25 BROAD ST										
404	5195	CITY	BALABANIS THEOFILOS G					0.440	5900	14100	0	20000	207.95
03			PO BOX 3565					0.000	0			20000	0.00
000213500			MARTINSVILLE, VA 24115-3565					0.440	5900			20000	207.95
0073 N			59 (03)00 /13										
DB 110/801	00		LOT 13					1.040	103.98	0.00	0.00	0.00	103.98
			1413 RIVERMONT HEIGHTS					1.040	0.00	103.97	0.00	0.00	103.97
			1413 RIVERMONT HGTS										

paid June 2022



Real Estate

[View Bill](#)

[View bill image](#)

As of

6/17/2022

Bill Year

2021

Bill

402

Owner

BALABANIS THEOFILOS G TRUST

Parcel ID

000118500

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: 000118500 **Tax Map Number:** 33 (03)O /04R
Owner: BALABANIS THEOFILOS G TRUST
Address: 1312 ROOT TRL **City/State/Zip:** MARTINSVILLE VA
Deed/Page: WF202200055 **Legal Description:** LOT 4 & 1/2 ALLEY
Aquired Date: NA **Consideration:** \$0.00
Year Built: 1937 **Property Desc:** 2 ST BR (3 UNITS) **Above Grade Sq Ft:** 2424
Acres: 2 **Zoning:** R-C
Land Value: \$7500.00 **Building Value:** \$22500.00 **Total Value:** \$30000.00

Previous Data:

Owner: BALABANIS THEOFILOS G
Aquired Date: NA **Deed/Page:** DB 124/627 **Consideration:** \$0.00

*Mailed 10-13-77
Ford & Swery
P.O. Box 1352 City*

THEOFILOS G. BALABANIS

FROM:

771

JANET MARLOWE BALABANIS

THIS DEED made this 6th day of August, 1976, by and between Janet Marlowe Balabanis (who is one and the same as Janet M. Balabanis), party of the first part and Grantor herein, and Theofilis G. Balabanis, her husband, party of the second part and Grantee herein:

WITNESSETH: That pursuant to the terms of that certain Separation Agreement entered between the parties hereto dated the 14th day of July, 1976, and for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee and other good and valuable considerations as set forth in the aforesaid Separation Agreement, the receipt of all of which is hereby acknowledged, the Grantor hereby bargains, sells, grants and conveys in fee simple with general warranty and English covenants of title, all of her undivided right, title and interest in and to the following lots or parcels of land located in the City of Martinsville, Virginia, and the County of Henry, Virginia:

PARCEL 1. All that certain tract or parcel of land situated in the Horsepasture District of Henry County, Virginia, containing approximately 13 acres located on the northern line of Highway #609 leading to Fieldale, Virginia, as shown by a survey thereof prepared by C.G. Maradith, C. L. S., May 27, 1948, and as more particularly bound and described in the deed from Henry County Restaurants, Inc. to the parties herein, dated December 6, 1969, recorded in the Henry County Circuit Court Clerk's Office in Deed Book 219, Page 886.

PARCEL 2. All that certain lot or parcel of land known and designated as Lot #43 of Block H, as shown on "Plat of Survey for Jimmy Ray Ingram and Ramona B. Ingram - showing property situated on the east side of Beaver Road, Martinsville District, Henry County, Virginia", which map was prepared by J. A. Gustin, C. L. S., dated April 17,

1968, recorded in the current map book of the Henry County Circuit Court Clerk's Office, which property consists of Lot #43, Block H, and a portion of Lot #41, Block H of the Villa Heights Corporation property according to map by J. A. Gustin, C. E., dated July 26, 1957, recorded in Map Book 11, Page 93 of the aforesaid Clerk's Office, all of said property being more particularly bound and described in the deed from John D. Spencer to the parties herein, dated June 18, 1970, recorded in the aforesaid Clerk's Office in Deed Book 223, Page 49.

PARCEL 3. All those two certain lots or parcels of land, together with the improvements thereon, situated, lying and being on Westover Road, Collinsville, Virginia, in the Martinsville District of Henry County, Virginia, and being known and designated as Lots #5 and 6 of Block 2, shown on a map entitled "Stratford Hills Subdivision - Jeryl Martin property, Collinsville, Henry County, Virginia," which map was prepared by C. G. Meredith, C. L. S., dated June 26, 1958, recorded in the aforesaid Clerk's Office in Map Book 12, Page 20, and as more particularly described in the deed to the parties herein from Central Enterprise, Inc., dated August 10, 1972, recorded in Deed Book 237, Page 779 of the aforesaid Clerk's Office.

PARCEL 4. All that certain lot or parcel of land and, together with improvements thereon located, lying on the east side of Hunting Ridge Road in the City of Martinsville, Virginia, known and designated as Lot #56, Block 5, of the Druid Hills Subdivision of Lanier Farm, Inc., showing the development of Hunting Ridge Road, Dundee Lane, Dove Lane and Dundee Court, prepared by J. A. Gustin & Associates, C. E. & L. S., dated May 24, 1966, revised June 26, 1967, recorded in the City of Martinsville Corporation Court Clerk's Office in Map Book 10, Page 176, and as more particularly described in the deed to the parties herein from Lanier Farm, Inc., dated February 18, 1969, recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 94, Page 832.



PARCEL 5. All that certain lot or parcel of land, together with all improvements thereon, lying and being on the west side of Maple Street, in the City of Martinsville, Virginia, as more particularly bound and described in the deed to the parties herein from Central Enterprise, Inc., dated August 10, 1972, recorded in the City of Martinsville Circuit Court Clerk's Office in Deed Book 107, Page 117.

PARCEL 6. All of her undivided interest in any real estate acquired by her, individually or jointly with her husband, the Grantee herein, located in the City of Martinsville, Virginia, or Henry County, Virginia, since the date of their marriage. The Grantee herein shall pay as a part of the consideration for this conveyance, pursuant to the terms of the aforesaid Separation Agreement, all liens currently against any of the aforesaid properties to the extent that they are valid claims against either of the parties hereto.

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

Janet Marlowe Balabanis (SEAL)
Janet Marlowe Balabanis

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Betsy Bryant Lambert, a Notary Public in the State and for the City aforesaid, do hereby certify that Janet Marlowe Balabanis, whose name is signed to the foregoing deed, bearing date of August 6, 1976, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 11 day of August,

1976.

My Commission expires: 12/16/79



Betsy Bryant Lambert
Notary Public

in the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this instrument is admitted to record at 4:30 o'clock P.M. Sept. 27, 1977 and with the certificate of acknowledgment thereto attached.

-3-

James D. Clift Clerk

FORD, SWEZEY & BECK
ATTORNEYS AT LAW
4 HOGAN SQUARE
MARTINSVILLE, VA. 24110

BOOK 124 PAGE 629

BROAD STREET - 46' R/W

To Memorial Boulevard

Reference Meridian - M.B. 20-Pg. 64, M.C.C.C.O.

Clyde K. England
D.B. 124-Pg. 62, M.C.C.C.O.

Mary W. Blair
D.B. 180-Pg. 66, M.C.C.C.O.

PARCEL "M"
51,321 Sq. Ft.

I, The Undersigned, Hereby Certify That The Sub-Division Of Property Shown On This Plat Is With My Consent And Is In Accordance With My Desires. I Certify I Currently Own This To The Property As Noted On This Plat.

Theofilos G. Balabanis

Refer To "Plat Of Survey For Department Of Motor Vehicles", Dated April 2, 1991, As Prepared By J.A. Gustin And Associates.

NOTES:

This Plat Represents A Current Survey By J.A. Gustin And Associates.

City Of Martinsville's Tax Map Designation = 93 - 3 - 4

LOT "4"
11,169 Sq. Ft.

316° 07' 05" W - 78.74'

Railroad Spike Set In Asphalt Drive

+282' To Market Street

MAPLE STREET - 30' R/W

FINAL APPROVAL
BY CITY PLANNING COMMISSION

Karin B. Reed
PLANNING COMMISSION AGENT

DATE: April 16, 1991

PLAT OF SURVEY
FOR

In and to the S. Court of Law Circuit Court for the City of Martinsville, Virginia, this map is admitted to record at 2:49 p.m. 6-25-91
Nobley R. Pritchett Clerk

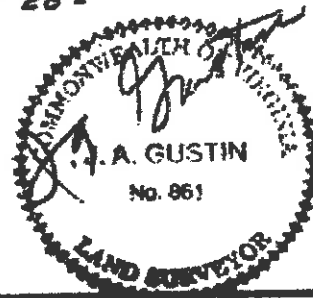
THEOFILOS G. BALABANIS

Showing Property Situated On The Northwest Side Of Maple Street, City Of Martinsville, Virginia; Being All Of "Parcel 5" Which Theofilos G. Balabanis Acquired From Janet Marlowe Balabanis In D.B. 124 - Pg. 627, M.C.C.C.O., And Part Of The Abandoned Alley Space, All Now Designated Lot "4".

Additional Reference: City Council Minute Book 28 - Page 65

Scale: 1" = 50'
April 11, 1991

Prepared By
J. A. GUSTIN & ASSOCIATES
Professional Engineer & Licensed Land Surveyor
Martinsville, Virginia



(20-126)

THEOFILOS G. BALABANIS
& JANET M. BALABANIS, H/W

FROM: DEED OF ASSUMPTION

CENTRAL ENTERPRISE, INC., a
Virginia corporation

*rec'd
J. M. Balabanis
927 Shiloh Ridge Rd.
City 9-12-72*

755

THIS DEED OF ASSUMPTION, made this 10th day of August, 1972, by and between CENTRAL ENTERPRISE, INC., a Virginia corporation, party of the first part, and THEOFILOS G. BALABANIS and JANET M. BALABANIS, husband and wife, parties of the second part:

WITNESSETH: That for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other valuable consideration, cash in hand paid by the parties of the second part unto the party of the first part, receipt of all of which is hereby acknowledged, and for the further consideration that the parties of the second part hereby assume the unpaid balance on a note due to the Charles B. Keesee Educational Fund, Inc., dated the 12th day of March, 1968, secured by a deed of trust on the hereinafter described property and other properties, in the face amount of Nine Thousand Dollars (\$9,000.00), said deed of trust and note executed by Virgie Mae J. Wade in favor of Charles B. Keesee Educational Fund, Inc., and which said deed of trust is of record in the City of Martinsville Corporation Court Clerk's Office in Deed Book 91, at Page 381; for all of which consideration the said party of the first part does hereby grant, bargain, sell and convey, in fee simple and with general warranty of title, and with English Covenants of Title, save for the aforementioned deed of trust, unto the parties of the second part herein as tenants by the entireties, with survivorship as at common law, with the share of the one first dying to belong to the other, all of that certain lot or parcel of land, together with all improvements thereon, lying and being on the west side of MAPLE STREET, in the CITY OF MARTINSVILLE, VIRGINIA, and being more particularly bounded and described as follows:

BEGINNING at the northeast corner of the lot now owned by Carl B. and Zelda Williams Burgess, which point and corner is 160

107-117
107-117

feet from the East margin of Broad Street and located in the line of Nannie M. Williamson lot; thence with the Southeast boundary line of the said Burgess lot, South 14 deg. West 73 feet to the Southeast corner of the said Burgess lot; thence South 76 deg. East 140 feet to a point and stake; thence North 14 deg. East 73 feet to a point in the line of the said Nannie M. Williamson lot; thence with the line of the said Nannie M. Williamson lot, ^{N.}76 deg. West 140 feet to the point of BEGINNING, being all of that same property acquired by the grantor herein by deed of assumption from Globe Enterprise, Inc., a Virginia corporation, which said deed of assumption is dated November 23, 1970 and is of record in aforesaid Clerk's Office in Deed Book 101, at Page 217; to which said deed of assumption and deed of trust reference is here had for a more particular description of the property hereby conveyed and the debt hereby assumed.

The parties of the second part enter into the execution of this deed of assumption for the purpose of acknowledging their assumption of the payment of the unpaid balance due on said note secured by the aforementioned deed of trust, and to save harmless the party of the first part herein.

IN WITNESS WHEREOF, Central Enterprise, Inc. has caused its name to be signed hereunto by Charlie M. Finney, its President, and its corporate seal to be hereunto affixed and attested by Anne G. Darnell, its Secretary; and

WITNESS the following signatures and seals of the parties of the second part, all this the day and year first above written.



CENTRAL ENTERPRISE, INC.

By Charlie M. Finney
President

Anne G. Darnell
Secretary

Theofilos G. Balabanis (SEAL)

Janet M. Balabanis (SEAL)

107 118

STATE OF VIRGINIA

COUNTY OF HENRY, TO-WIT:

I, Pat W. Mason, a Notary Public in and for the State of Virginia at Large, my commission expiring on the 29th day of March, 1976, do hereby certify that Charlie M. Finney and Anne G. Darnell, President and Secretary, respectively, of Central Enterprise, Inc., and Theofilos G. Balabanis and Janet M. Balabanis, husband and wife, whose names are signed as such to the foregoing deed of assumption bearing date on the 10th day of August, 1972, have each acknowledged the same before me in said County and State.

GIVEN under my hand this 16th day of August, 1972.

Pat W. Mason
Notary Public

For the Clerk's Office of the Corporation Court for the City of
Richmond, Virginia, this instrument is admitted to record at
11:30 a.m. on August 17, 1972 and with
signature of acknowledgment thereto signed. The taxes imposed
by § 58-54.1 of the Code amounting to \$2.55 have been paid.
Jesse H. Clark Clerk

Virginia,

In City of Martinsville Circuit Court, Clerk's Office December 16, 1944 This Trust Deed was this day received in this office, and upon the annexed certificate of acknowledgment admitted to record at 3:05 o'clock P.M.

Verified
11-29-1944.

Teste: *Jesse D. Collett* Clerk.

Della Wade

From Agreement #424

Nannie M. Williamson

AGREEMENT, made in duplicate this 14th day of October 1936, between Nannie M. Williamson, party of the first part, and Della Wade, party of the second part,

WITNESSETH: Whereas, Nannie M. Williamson is the owner of certain real estate on Broad Street, Martinsville, Virginia., which she purchased from John H. Brown and wife, January 24th 1889, the deed thereto being recorded in Henry County Circuit Clerks Office in deed book No. 23 page 485, and later purchased certain land in rear of the above property from H.G. Mullin's heirs, which purchase carries her holdings back to Maple Street, her entire property lying north of and abutting on a ten foot alley running through from Broad Street to Maple Street;

Whereas, Della Wade is the owner of a lot fronting on Maple Street and abutting on the south of a part of said ten foot alley, which she purchased from C.D. Ford;

Whereas, Nannie M. Williamson claims to be the owner, and have the exclusive right to use the said ten foot alley, and Della Wade claims the right to use so much of the alley as her lot abuts on as a means of ingress and egress to and from her said lot;

And whereas, litigation between said parties is threatened to determine their respective rights in said alley;

And whereas, the parties hereto do not wish that said threatened litigation be instituted;

NOW THIS AGREEMENT WITNESSETH: That Nannie M. Williamson party of the first part, hereby permits the said Della Wade, party of the second part, to use the said alley from its entrance on Maple Street to the depth of her lot fronting on said alley as a means of ingress and egress to and from her said lot- But it is distinctly understood and agreed that in permitting the said Della Wade to thus use said alley, that the said Nannie M. Williamson, does not waive her claim of ownership and user in said alley, nor does the said Della Wade, by using the said alley waive any rights that she may have to use the said alley.

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

Nannie M. Williamson (SEAL)
Della Wade (SEAL)

State of Virginia

City of Martinsville, To-Wit:

I, Mae O. Carter a Notary Public, in and for the State and City aforesaid, do certify that Nannie M. Williamson and Della Wade whose names are signed to the foregoing writing, bearing date of October 14th 1936, have each acknowledged the same before me in my City aforesaid. Given under my hand this 19th day of October 1936. My Commission expires on the 22 day of January 1940.

Mae O. Carter Notary Public.

(2-354)

Virginia,

Verified
11-21-1944.

In City of Martinsville Circuit Court, Clerk's Office December 19, 1944 This Agreement was this day received in this office, and upon the annexed certificate of acknowledgment admitted to record at 2:10 o'clock P.M.

Test: *James D. Clift* Clerk.

D.E. Cline
From Deed #425
Martinsville Land & Improvement Co., Inc.

*Deed
D.E. Cline
11-13-44*

THIS DEED, made this 19th day of December in the year 1944, by and between Martinsville Land & Improvement Company, Inc., a corporation duly chartered and existing under the laws of the State of Virginia, party of the first part, and D.E. Cline, party of the second part,

WITNESSETH: That for and in consideration of the sum of Three Hundred (\$300.00) Dollars, cash in hand paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the said party of the first part doth grant, bargain, sell and convey, with general warranty of title in fee simple unto the party of the second part his heirs and assigns forever, the western portion of Lot #8 Block #9 as shown on an amended map of the property belonging to the party of the first part, which said amended map was made in June 1925, by Moore & Gregory, Surveyors, and is of record in Henry County Circuit Court Clerk's Office. Said lot lying within the corporate limits of the City of Martinsville, Virginia, and being more particularly described as follows:

BEGINNING at a point at the end of the dividing line between Lots 3 and 5 Block 9; thence with the rear line of Lots 5-7 and 5 Block 9, 100 feet to a point formed by the dividing line between Lots 6 and 5-7, as shown on said map; thence continuing with said dividing line across Lot #8, 145.6 feet in a northern direction to a point in the southern line of Lot 9 Block 9; thence with the southern line of Lot 9 and Lot No. 17 Block 9, (236.9 feet) to a point in the rear line of Lot #1 Block 9; thence with the rear line of Lots 1, 2 and 3 Block 9, 204.5 feet to the point of beginning.

Reference is hereby expressly directed to the map aforesaid, for a more particular description of the property herein conveyed.

IN WITNESS WHEREOF, Martinsville Land & Improvement Company, Inc., has caused its name to be signed hereto by Kennon C. Whittle, its Vice-President, and its corporate seal hereunto affixed and attested by D.E. Davis, its Secretary, all done this the day and year first above written.

55¢ Revenue Stamps

Attest:
D.E. Davis
Secretary



MARTINSVILLE LAND & IMPROVEMENT COMPANY,
INCORPORATED
By Kennon C. Whittle
Vice President

State of Virginia

City of Martinsville, Va.-Cit.

I, Mae O. Carter a Notary Public, in the State and for the City aforesaid, do certify that Kennon C. Whittle, Vice-President of Martinsville Land & Improvement Company, and D.E. Davis, its secretary, whose names are signed to the foregoing writing bearing date of December 19th 1944, have each acknowledged the same before

112 Maple St.
Martinsville, VA

Date Searched 6-16-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee Theofilis G. Balabanis her hus

(Estate conveyed)

124 - 627
P

from: DEED OF ASSUMPTION-DEED-WILL

Book

Grantor Janet Marlowe Balabanis

Date Written 8-6-76 Consideration Sep AG Warranties GEC

Date Recorded 9-27-77 Acknowledged? 8-11-76

Property Conveyed:

all of her int.
Parcel 5 w/side Maple St.

Source: 167-117

II. ADVERSE CONVEYANCES

8-6-76 to 6-14-22

1360098 DTCL 1-31-13 Pd. 4-18-16 (1600344) ✓

1300099 ASM 1-31-13 Rel. 4-18-16 (1600345) ✓

Deed 107-117 Assume

D 8-10-72

A 8-10-72

R 8-26-72

C 10 GEC

G Theofilos G. + Janet M. Balabanis HW TEWRAS

G Central Enterprise Inc 8-10-72 to 9-27-77

91-381 DT 3-12-68 Assumed Pd ✓

107-120 PT 8-26-72 Pd. 8-17-87 (174811) ✓

124-627 Deed 9-27-77 Deed Out ✓

Deed 101-217 Assume (91-381) Pd ✓

D 11-23-70

A 11-23-70

R 12-15-70

C 10 GEC

G Central Enterprise Inc

G Globe Enterprise Inc

11-23-70 to 8-26-72

167-117 DOA 8-26-72 Deed Out

III. TAXES

000118500
33(63)0/64R

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

V. JUDGEMENTS

I. CHAIN OF TITLE

Grantee Globe Enterprise Inc
 95 - 710 from: DEED OF ASSUMPTION - DEED - WILL (91-381) Ad ✓ (Estate conveyed)
 Book Grantor Virgie Mae J. Wade widow
 Date Written 5-12-69 Consideration 10 Warranties Gen
 Date Recorded 5-15-69 Acknowledged? 5-15-69

Property Conveyed: W/ side Maple St.

Source: 91-378

II. ADVERSE CONVEYANCES

5-12-69 to 12-15-70

101-217 DDA 12-15-70 Deed out

III. TAXES

Deed 91-378

D 2-27-68

A 2-27-68

R 3-12-68

C 8,825 Spec

G Mae J. Wade

G Irvin W. Cubine Spec Comr. CH PTB Adm CTA Est. Della Wade Gentry vs. Evelyn M. Whitlow et al

W/ side Maple St
Will (12-263)

58-133
(HC)

2-27-68 to 5-15-69

91-381 DT 3-12-68 Ad. 7-17-77 ✓

95-710 DDA 5-15-69 Deed out ✓

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

Will 12-263

D 8-4-59

A 8-4-59

R 6-21-65

G Moir B. Whitlow; Benjamin D. Whitlow; W. Howard Whitlow; Evelyn M. Whitlow + Gertrude W. Guerin equal shares plus heirs listed on CH suit

Multiple properties on Maple St.
2nd house on Maple St.
7th rest + residue

6-21-65 to 3-12-68

91-378 Deed 3-12-68 Deed out ✓

V. JUDGEMENTS

Deed 58-133 (Henry County)

D 7-31-36

A 7-31-36

R 8-1-36

C 600 Gen

G Della Wade Gentry AKA Della S. Wade 6-24-38 8-23-43 MC

G O.D. Ford + Cecil his wife 7-31-36 to 6-21-65

part of lot

2-353 AGM 12-19-44 Use of Alley *

9-328 AG 7-9-47 51-361 N/A ✓

2-261 Deed 9-30-44 Maple St (1-394) Not our prop ✓

1-409 D 10-25-44 Maple St Not our propr his 1/2 int ✓



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.

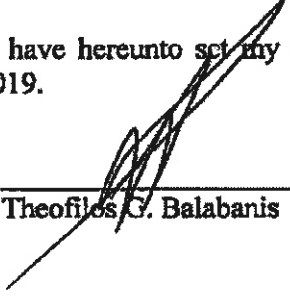
ARTICLE III

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. Cabrera, 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
Theofilos G. Balabanis

Charles E. Troland, Jr.
Witness

Landon J. Cabrera
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. Cabrera, 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