

FULL REPORT OF TITLE

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

BUYER: N/A

ADDRESS: 109 Maple Street, Martinsville, VA

VESTED IN: Ruby G. Balabanis

GRANTOR(S): (1) Theofilos G. Balabanis deceased 02/04/2022 Less Than 1 Year
(2) William Homer Clark, widower**

DATED: 03/16/2019

REC: 02/24/2022

Will Inst. No.: 202000163

DATED: 02/09/1993

REC: 02/12/1993

DB & PG: 212/579

THE PROPERTY LIES IN: City of Martinsville, Virginia

LEGAL DESCRIPTION: East side of Maple Street, Lot No. 9 of the sub-division of the Henry G. Mullins Estate

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.: 000128700

TAX MAP NO.: 33 (03) P / 05

RESTRICTIONS: None found

GRANTED EASEMENTS: None found

All matters as shown on PLAT OF SURVEY: for Theofilos G. Balabanis and Ruby G. Balabanis, dated February 11, 1993 prepared by Lawrence W. Cockram LLS recorded in Map Book 21, Page 131 in the Martinsville Circuit Court Clerk's Office

BEGAN TITLE WITH: 03/29/1944

SEARCHED TO: 06/07/2022, computer

REPORT DATED: 06/13/2022

BY Leslie Turner



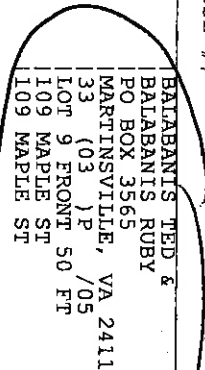
Martinsville

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

1P 73
lvalndbk

| BILL NO | CUST NO | OWNER NAME AND ADDRESS | TOTAL ACRES | LAND VAL | BUILDING VAL | PERSONAL VAL | GROSS VAL | TOTAL TAX |
|------------|------------|-----------------------------|-------------|-----------|--------------|--------------|-----------|--------------|
| CLASS | JURIS | DBA/MAP # | DEFER ACRES | DEFER VAL | NET ACRES | LAND NET VAL | NET VAL | DEFER TAX |
| PARCEL ID | AFD CD | PROPERTY LOCATION | NET ACRES | NET VAL | INST 1 | INST 2 | INST 3 | NET TAX |
| LAND RSN | WILL BKPG | | CHARGE RATE | PER \$100 | | | | CHARGE TOTAL |
| PLAT BKPG | LAND USE # | | | | | | | |
| DEED BKPG | | | | | | | | |
| 399 | 5954 | BALABANIS TED & RUBY | 0.195 | 6000 | 14500 | 0 | 20500 | 213.15 |
| 01 | CITY | PO BOX 3565 | 0.000 | 0 | | | | 0.00 |
| 000128700 | | MARTINSVILLE, VA 24115-3565 | 0.195 | 6000 | | | | 213.15 |
| 0073 N | | | | | | | | |
| DB 212/579 | 00 | LOT 9 FRONT 50 FT | 1.040 | 106.57 | 0.00 | 0.00 | 0.00 | 106.57 |
| | | 109 MAPLE ST | 1.040 | 0.30 | 106.58 | 0.00 | 0.00 | 106.58 |
| | | 1109 MAPLE ST | | | | | | |
| 400 | 5195 | BALABANIS THEOFILOS G | 0.795 | 25000 | 129800 | 0 | 154800 | 1609.53 |
| 01 | CITY | PO BOX 3565 | 0.000 | 0 | | | | 0.00 |
| 000025000 | | MARTINSVILLE, VA 24115-3565 | 0.795 | 25000 | | | | 1609.53 |
| 0073 N | | | | | | | | |
| 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 | 0.30 | 804.76 | 0.00 | 0.00 | 804.76 |
| | | 907 HUNTING RIDGE RD | | | | | | |
| 401 | 5195 | BALABANIS THEOFILOS G | 5.582 | 11200 | 0 | 0 | 11200 | 116.45 |
| 01 | CITY | PO BOX 3565 | 0.000 | 0 | | | | 0.00 |
| 000050800 | | MARTINSVILLE, VA 24115-3565 | 5.582 | 11200 | | | | 116.45 |
| 0073 N | | | | | | | | |
| DB 198/126 | 00 | LOT 4 (01) 100 /02R | 1.040 | 58.23 | 0.00 | 0.00 | 0.00 | 58.23 |
| | | 5.582 ACRES ONEIDA ST | 1.040 | 0.30 | 58.22 | 0.00 | 0.00 | 58.22 |
| | | WS FIGSBORO ROAD | | | | | | |
| | | 828 LOT ONEIDA ST | | | | | | |
| 402 | 5195 | BALABANIS THEOFILOS G | 0.256 | 7500 | 22500 | 0 | 30000 | 311.93 |
| 03 | CITY | PO BOX 3565 | 0.000 | 0 | | | | 0.00 |
| 000118500 | | MARTINSVILLE, VA 24115-3565 | 0.256 | 7500 | | | | 311.93 |
| 0073 N | | | | | | | | |
| 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 | 0.30 | 155.97 | 0.00 | 0.00 | 155.97 |
| | | 112 MAPLE ST | | | | | | |
| 403 | 5195 | BALABANIS THEOFILOS G | 0.076 | 16600 | 94900 | 0 | 111500 | 1159.32 |
| 04 | CITY | PO BOX 3565 | 0.000 | 0 | | | | 0.00 |
| 000204800 | | MARTINSVILLE, VA 24115-3565 | 0.076 | 16600 | | | | 1159.32 |
| 0073 N | | | | | | | | |
| 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 | 0.30 | 579.66 | 0.00 | 0.00 | 579.66 |
| | | 25 BROAD ST | | | | | | |
| 404 | 5195 | BALABANIS THEOFILOS G | 0.440 | 5900 | 14100 | 0 | 20000 | 207.95 |
| 03 | CITY | PO BOX 3565 | 0.000 | 0 | | | | 0.00 |
| 000213500 | | MARTINSVILLE, VA 24115-3565 | 0.440 | 5900 | | | | 207.95 |
| 0073 N | | | | | | | | |
| DB 110/801 | 00 | LOT 13 | 1.040 | 103.98 | 0.00 | 0.00 | 0.00 | 103.98 |
| | | 1413 RIVERMONT HEIGHTS | 1.040 | 0.30 | 103.97 | 0.00 | 0.00 | 103.97 |
| | | 1413 RIVERMONT HGTS | | | | | | |



pd June 2022



Real Estate

[View Bill](#)

[View bill image](#)

| | |
|-----------|------------------|
| As of | 6/13/2022 |
| Bill Year | 2021 |
| Bill | 399 |
| Owner | BALABANIS RUBY G |
| Parcel ID | 000128700 |

| installment | Pay By | Amount | Payments/Credits | Balance | Interest | Due |
|--------------|-----------|-----------------|------------------|---------------|---------------|---------------|
| 1 | 12/6/2021 | \$106.57 | \$106.57 | \$0.00 | \$0.00 | \$0.00 |
| 2 | 6/6/2022 | \$106.58 | \$106.58 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$213.15 | \$213.15 | \$0.00 | \$0.00 | \$0.00 |

Property Report - City of Martinsville

**Current Data:**

Property ID: 000128700 **Tax Map Number:** 33 (03)P /05

Owner: BALABANIS RUBY G

Address: 1312 ROOT TRL **City/State/Zip:** MARTINSVILLE VA

Deed/Page: WF202200055 **Legal Description:** LOT 9 FRONT 50 FT

Aquired Date: NA **Consideration:** \$0.00

Year Built: 1920 **Property Desc:** 1 ST VIN/SID **Above Grade Sq Ft:** 1093

Acres: 1 **Zoning:** R-C

Land Value: \$6000.00 **Building Value:** \$14500.00 **Total Value:** \$20500.00

Previous Data:

Owner: BALABANIS TED & BALABANIS RUBY

Aquired Date: NA **Deed/Page:** DB 212/579 **Consideration:** \$20000.00

CURRENT OWNER

BALABANIS RUBY G
1312 ROOT TRL
MARTINSVILLE VA 24112

RECORD OF OWNERSHIP

BALABANIS RUBY G
BALABANIS TED &
CLARK RUBY E
CLARK WILLIAM H &

DEED BOOK

W/F202200065
DB 212/579
DB 048/224
DB 002/042

SALE DATE

02-24-2022
02-12-1993
07-03-1959
03-29-1944

QU SALE PRICE VC

U U U U
0 20,000 0 0
0 0 0 0

ASSESSMENT EFFECTIVE 7/1/2021

| Description | Code | Appraised | Assessed |
|--------------|------|---------------|---------------|
| Building | 100 | 14500 | 14,500 |
| Land | 100 | 6000 | 6,000 |
| Total | | 20,500 | 20,500 |

LEGAL DESCRIPTION

LOT 9 FRONT 50 FT
BLDG DESCRIPTION
1 ST VIN/SID

PREVIOUS ASSESSMENTS EFFECTIVE JULY 1ST OF ASSESSMENT YEAR

| Year | Code | Assessed | Year | Code | Assessed |
|--------------|------|-------------|--------------|------|-------------|
| 2021 | 100 | 14500 | 2020 | 100 | 14500 |
| Total | | 6000 | Total | | 6000 |

SUPPLEMENTAL DATA

Of Parcels 1 Year Built 1920
Plat Ref Classification 01:Single Family-
Land Acres 0.195 Zoning R-C
Land SF 8,494 Prop Use 01:Residential
Assoc. Parcel District 31S2:Uplown 1 Str Sid

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | LIVING | GROSS | EFF AREA | Unit C | Undeprec Val |
|--------------|-------------|--------------|--------------|--------------|--------|--------------|
| SUB | | | | | | |
| 1ST | 1st Floor | 1,093 | 1,093 | 1,093 | 35.02 | 38,271 |
| Total | | 1,093 | 1,093 | 1,093 | | 20500 |

COST / MARKET VALUATION

| Base Rate | Net Other Adj | AYB | Effective Year Built | Condition | Remodel Rating | Year Remodeled | Eyb Dpr | Functional Obsol | Economic Obsol | Cost Trend Factor | Adjustment | Percent | Good | RCHLD | % Good Ovr | % Good Ovr | Comment | Misc Imp Ovr | Misc Imp Ovr | Comment | Cost to Cure Ovr | Cost to Cure Ovr | Comm. |
|-----------|---------------|-----|----------------------|-----------|----------------|----------------|---------|------------------|----------------|-------------------|------------|---------|--------|-------|------------|------------|---------|--------------|--------------|---------|------------------|------------------|-------|
| 70.00 | 38,271 | 0 | 1920 | F | | | | | | 1 | 66 | 34 | 13,000 | | | | | | | | | | |

CONSTRUCTION DETAIL

| Element | Cd | Description |
|------------------|---------|------------------|
| Style | 01 | Residential |
| Model | 01 | Residential |
| Grade | E | POOR |
| Stories | 1.00 | |
| Foundation Typ | 04 | C/B |
| Exterior Wall 1 | 03 | VINYL |
| Roof Structure | 04 | METAL |
| Roof Cover | 02 | PLASTER |
| Interior Wall 1 | 08 | PLASTER |
| Interior Floor 1 | 07 | Fair |
| Exterior Cond | 00 | No |
| Central Heat | 00 | No |
| Central AC | 00 | No |
| Bedrooms | 0 | |
| Total Rooms | 5 | |
| Full Baths | 1 | |
| Half Baths | 0 | |
| Chimneys | 1 | |
| Fireplaces | 1 | |
| Exterior Wall 2 | | |
| Interior Wall 2 | 00 | Use Story Factor |
| Basement Type | 07 | 1/2 BSMT |
| Living Area | 1093.00 | |
| Split Foyer | 00 | No |
| Split Level | 00 | No |

PROPERTY FACTORS

| PUB WATE | UG UTILITI | TOPO | SIDEWALK |
|----------|------------|----------|----------|
| Y | N | N | Y |
| PUB SEWE | CURB & GU | SOIL | |
| Y | Y | N | |
| SEPTIC | VIEW | LOCATION | |
| Y | Y | N | |

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

| Code | Description | La | Size | Rate | % | Dep | Qu | Adj | Apprais Val | Cost / Market Valuation |
|--------------|-------------------|----|------|---------|----|------|----|------|-------------|-------------------------|
| 177 | EF-PORCH ENCLOSED | B | 254 | 30.00 | 34 | 1.00 | 27 | 1.00 | 2,600 | 34 |
| 179 | EF-PORCH OPEN | B | 340 | 18.00 | 34 | 1.00 | 27 | 1.00 | 2,100 | 13,000 |
| 163 | EF-FIREPLACE | B | 1 | 2300.00 | 34 | 1.00 | 27 | 1.00 | 800 | |
| Total | | | | | | | | | | |

1ST
(1,093 sf)



THEOFILOS G. BALABANIS and
RUBY G. BALABANIS,
Husband and Wife

0258

FROM: DEED

WILLIAM HOMER CLARK,
Widower

THIS DEED, made this 9th day of February, 1993, by and between William Homer CLARK, widower, party of the first part and Grantor herein, and Theofilos G. BALABANIS and Ruby G. BALABANIS, husband and wife, parties of the second part and Grantees 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 Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey, in fee simple with general warranty and English covenants of title unto the Grantees jointly as tenants by the entireties with right of survivorship as provided in Section 55-21 of the Code of Virginia of 1950, as amended (the share of the one dying shall pass to the surviving spouse), all that certain lot or parcel of land, together with all improvements thereon belonging, lying and being on the east side of Maple Street, in the City of Martinsville, Henry County, Virginia, known and designated as Lot No. 9 of the sub-division of the Henry G. Mullins Estate, map of same by T. S. Moore, Surveyor on May 12, 1925. Said Lot fronting on Maple Street and running back in an easterly direction between parallel lines to a rear line, all as shown on a "Plat of Survey for Theofilos G. Balabanis and Ruby G. Balabanis" made by Lawrence W. Cockram, L.L.S., February 11, 1993 and recorded in the current Map Book of the Martinsville Circuit Court Clerk's Office, and being the same property obtained by the Grantor by deed dated March 29, 1944, recorded in Deed Book 2, page 42 of the Martinsville Circuit Court Clerk's Office. See also Deed recorded in Deed Book 48, page 224 of the same Clerk's Office for conveyance of an entireties interest by the Grantor to his wife Ruby E. Clark. Ruby E. Clark died January 1, 1984.

William Homer Clark, also known as W. H. Clark, enters this transaction through his Attorney-in-Fact Virginia Ann Gravely Dalton by authority of the Power of Attorney to her recorded in Deed Book 141, page 121 of the Martinsville Circuit Court Clerk's Office.

This conveyance includes all improvements located upon and appurtenances belonging to the aforesaid property. Reference is here made to the aforesaid deed, maps, and the references therein contained for a more particular description of the property hereby conveyed.

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

WILLIAM HOMER CLARK

BY: *Virginia Ann Gravely Dalton* (SEAL)
VIRGINIA ANN GRAVELY DALTON,
ATTORNEY-IN-FACT

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, *Deborah J. Young*, a Notary Public in the State and for the City aforesaid, do hereby certify that Virginia Ann Gravely Dalton, Attorney-in-Fact for William Homer Clark, whose name is signed to the foregoing writing bearing date of the 9th day of February, 1993, has acknowledged the same before me within my City and State aforesaid.

Given under my hand this 12th day of February, 1993.

My Commission expires: 12-31-96.

Deborah J. Young
Notary Public

3.49

P.

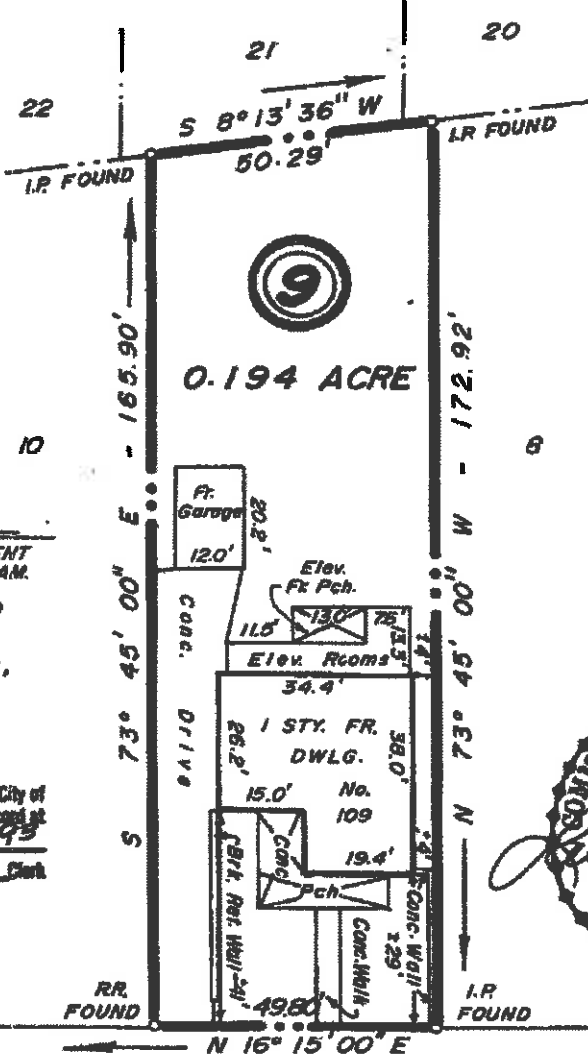
Feb 12

93

of the State Commission of
the laws imposed by

20

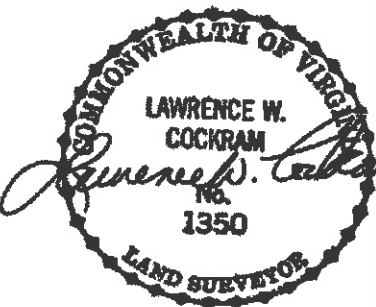
Osborn R. Pritchett



NOTES:

THIS PLAT REPRESENTS A CURRENT SURVEY BY LAWRENCE W. COCKRAM.
 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 TAX MAP REFERENCE: SHEET 33, LOT 5.

In the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this map is submitted to record at 5:49 p.m. 2-12-93
A.R. Mitchell Clerk



MAPLE STREET

PLAT OF SURVEY

FOR THEOFILOS G. BALABANIS AND RUBY G. BALABANIS

Showing Property Situated On The Southeast Side Of Maple Street, City Of Martinsville, Virginia. Being All Of Lot 9, Henry C. Mullens Est. Subdivision, M.B. 2 - Pg. 108, H.C.C.C.O.

Legal Reference: D.B. 2 - Pg. 42, M.C.C.C.O.

Scale: 1" = 30'
 February 11, 1993

Prepared By
LAWRENCE W. COCKRAM
 Licensed Land Surveyor
 Martinsville, Virginia

(21-131)

DATE PRINTED: 1/27/1993

109 Maple St
Martinsville, VA

Date Searched 6-10-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee Theofilos G. & Ruby G. Balabanis H&W JTWRs

(Estate conveyed)

212 - 579
P

from: DEED OF ASSUMPTION - ~~DEED~~ - WILL

Book

Grantor William Homer Clark widower

Date Written 2-9-93 Consideration 100 Warranties GEC

Date Recorded 2-12-93 Acknowledged? 2-12-93

Property Conveyed: E/side Maple St. Lot No 9

*21-131
Map 2-11-93
Cockran

Source: 48-224 2-42 141-121 POA
Virginia Am Graves

II. ADVERSE CONVEYANCES

2-12-93 to 6-7-22

213-229 DT 3-11-93 Pd. 9-18-95 (235-620) ✓

Gift
Deed 48-224

D 4-23-52

A 4-23-52

R 7-3-59

C 1 Gen

6 Ruby E. Clark JTWRs

6 WH + Ruby Clark his wife

4-23-52 to 2-12-93

1/2 int Lot 9

-dec 1-84 no will or LH

2-42

Deed 2-42

D 3-29-44

A 3-29-44

R 3-29-44

C 100 Gen

6 W.H. Clark

6 Joseph + Dollie Slaydon

7-3-59
3-29-44 to 2-12-93

48-224 D 7-3-59 Deed out 1/2 to Ruby ✓

141-121 POA 5-15-81 W. Homer + Virginia ✓

212-579 Deed 2-12-93 Deed Out ✓

III. TAXES

060128700
33(03) P/05

(2)

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.

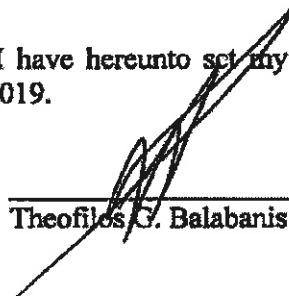
ARTICLE III

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.



[Signature]
Theofilos G. Balabanis

[Signature]
Witness

[Signature]
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.

[Signature]
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

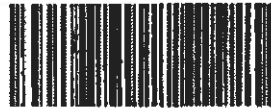
City of Martinsville Parcel Nos

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