

FULL REPORT OF TITLE

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

BUYER: N/A

ADDRESS: 117 Maple Street, Martinsville, VA

VESTED IN: Ruby G. Balabanis

GRANTOR(S): (1) Theofilos G. Balabanis deceased 02/04/2022 Less Than 1 Year
(2) W. L. Wiseman and Virginia B. Wiseman, husband and wife**

DATED: 03/16/2019

REC: 02/24/2022

Will Inst. No.: 202000163

DATED: 01/26/1993

REC: 01/28/1993

DB & PG: 212/287

THE PROPERTY LIES IN: City of Martinsville, Virginia

**LEGAL DESCRIPTION: Parcel 2 in Deed; East side of Maple Street being Lot 39
containing 7500 square feet**

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.: 000332900

TAX MAP NO.: 33 (03) P / 09

RESTRICTIONS: None found

GRANTED EASEMENTS: None found

**All matters as shown on PLAT OF SURVEY: No survey was found recorded in the
Martinsville Circuit Court Clerk's Office**

BEGAN TITLE WITH: 06/11/1962

SEARCHED TO: 06/14/2022, computer

REPORT DATED: 06/17/2022

BY *Leslie Turner*



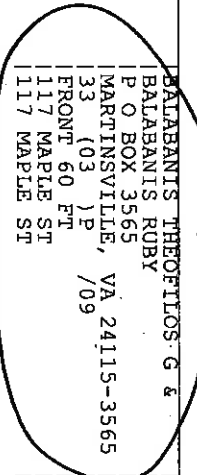
Martinsville
A CITY OF VIRGINIA

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. EASLEY, COMMISSIONER OF REVENUE

1P
75
| tvalndbk

BILL NO	CLASS	PARCEL ID	LAND RSN	DEED BPKG	CUST NO	JURIS	OWNER NAME AND ADDRESS	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
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pd June 2022

411	03	000332900	0073	N	7539	CITY	BALABANIS THEOFILOS G & P O BOX 3565	MARTINSVILLE, VA 24115-3565	FRONT 60 FT	0.172	0.000	0.172	6000	0	14000	0	20000	207.95	0.00	207.95
DB	212/287	00							117 MAPLE ST	1.040	103.98	0.00	0.00	0.00	103.97	0.00	103.97			
412	03	000336200	0073	N	7539	CITY	BALABANIS THEOFILOS G & P O BOX 3565	MARTINSVILLE, VA 24115-3565	FRONT 70 FT	0.384	0.000	0.384	6000	0	34000	0	40000	415.90	0.00	415.90
DB	212/287	00							211 PINE ST	1.040	207.95	0.00	0.00	0.00	207.95	0.00	207.95			

413	01	000726700	0073	N	7539	CITY	BALABANIS THEOFILOS G & P O BOX 3565	MARTINSVILLE, VA 24115-3565	LOT 4 FRT 57	0.216	0.000	0.216	6000	0	41900	0	47900	498.04	0.00	498.04
LR16/00367	00								606 WATT ST	1.040	249.02	0.00	0.00	0.00	249.02	0.00	249.02			

414	01	000833800	0073	N	1521551	CITY	BALABANIS THEOFILOS G & P O BOX 3565	MARTINSVILLE, VA 24115-3565	LOT 17 SEC 1	0.373	0.000	0.373	25000	0	83900	0	108900	1132.29	0.00	1132.29
LR160001176	00								728 BECHNUT LN	1.040	566.14	0.00	0.00	0.00	566.15	0.00	566.15			

415	01	000025500	N		5199	CITY	BALDWIN D O HELEN S DAVENPORT	703 TINGEN RD	APEX, NC 27022-2052	0.103	0.000	0.103	500	0	0	0	500	5.20	0.00	5.20
0/0									LOT 3 ALLEY OFF BEAVER ST	1.040	2.60	0.00	0.00	0.00	2.60	0.00	2.60			
									92 LOT S BEAVER ST	1.040	0.00	0.00	0.00	0.00	2.60	0.00	2.60			



Real Estate

[View Bill](#)

[View bill image](#)

As of 6/16/2022

Bill Year 2021

Bill 411

Owner BALABANIS RUBY G

Parcel ID 000332900

Instalment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$103.98	\$103.98	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$103.97	\$103.97	\$0.00	\$0.00	\$0.00
TOTAL		\$207.95	\$207.95	\$0.00	\$0.00	\$0.00

Property Report - City of Martinsville

**Current Data:**

Property ID: 000332900 **Tax Map Number:** 33 (03)P /09

Owner: BALABANIS RUBY G

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

Deed/Page: WF202/20055 **Legal Description:** FRONT 60 FT

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

Year Built: 1929 **Property Desc:** 2 ST ALUM (2 UNITS) **Above Grade Sq Ft:** 1386

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

Land Value: \$6000.00 **Building Value:** \$14000.00 **Total Value:** \$20000.00

Previous Data:

Owner: BALABANIS THEOFILOS G & BALABANIS RUBY

Aquired Date: NA **Deed/Page:** DB 212/287 **Consideration:** \$115000.00

CURRENT OWNER

BALABANIS RUBY G
 1312 ROOT TRL
 MARTINSVILLE VA 24112

RECORD OF OWNERSHIP

BALABANIS RUBY G
 BALABANIS THEOFLOS G &
 WISEMAN W L &

DEED BOOK

WF202/20055
 DB 212/287
 DB 137/619

SALE DATE QU SALE PRICE VC

02-24-2022 U 0
 01-28-1993 U 115,000
 08-01-1980 U 0

ASSESSMENT EFFECTIVE 7/1/2021

Description	Code	Appraised	Assessed
Building	200	14000	14,000
Land	200	6000	6,000
Total		20,000	20,000

LEGAL DESCRIPTION

FRONT 60 FT
 BLDG DESCRIPTION
 2 ST ALUM (2 UNITS)

PREVIOUS ASSESSMENTS EFFECTIVE JULY 1ST OF ASSESSMENT YEAR

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	200	14000	2020	200	14000	2019	200	14000
	200	6000			6000		200	6000
Total		20000	Total		20000	Total		20000

SUPPLEMENTAL DATA

Of Parcels 1 Year Built 1929
 Plat Ref Classification 03:Multiple Famil
 Land Acres 0.172 Zoning R-C
 Land SF 7,492 Prop Use 03-2:Multi-Family
 Assoc. Parcel Distric MFCH:Multi-Family Co

BUILDING SUB-AREA SUMMARY SECTION

SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprac Val
1ST	1st Floor	1,386	1,383	1,386	50.62	70,159
Ttl Gross Liv / Lease Area		1,386	1,386	1,386		

COST / MARKET VALUATION

Base Rate	Ren	Net Other Adj	AYB	Effective Year Built	Condition	Remodel Rating	Year Remodeled	Eyb Dpr	Functional Obsol	Economic Obsol	Cost Trend Factor	Adjustment
57.00		72,159										
		2,000										
		1929										
		1978										
		E										
		0										
		1										
		0										
		100										
		14,000										
		100										
		100										

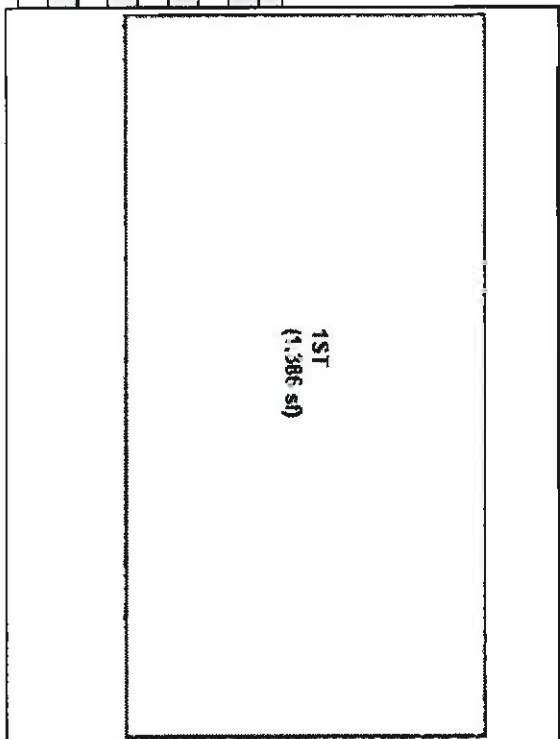
CONSTRUCTION DETAIL

Element	Code	Description
Style	03-2	Multi-Family Duplex
Model	03	Multi-Family
Grade	C	AVERAGE
Stories	2.00	
Foundation Typ	03	BRICK
Exterior Wall 1	01	ALUMINUM
Roof Structure	04	METAL
Roof Cover	08	CEILED
Interior Wall 1	08	PINE
Interior Floor 1	03	Good
Exterior Cond	01	Yes
Central Heat	00	No
Bedrooms	0	
Total Rooms	6	
Full Baths	2	
Half Baths	0	
Chimneys	0	
Fireplaces	0	
Exterior Wall 2		
Interior Wall 2	00	Use Story Factor
Sketch Factor	02	CRAWL SP
Basement Type		
Living Area	1386.00	
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	
N	Y	N	

1ST
 (1,386 sq)



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

0154

FROM: DEED

W. L. WISEMAN and
VIRGINIA B. WISEMAN,
Husband and Wife

THIS DEED, made this 26th day of January, 1993, by and between W. L. WISEMAN and Virginia B. WISEMAN, husband and wife, parties of the first part and Grantors 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 Grantors by the Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantors do 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), the followings parcels of real estate, to-wit:

Parcel 1. "all that certain lot or parcel of real estate, together with the improvements thereon and appurtenances thereunto belonging, situated in the City of Martinsville, Virginia, on PINE STREET, which lot is known and designated as LOT 24, as shown on a Map of the Annie W. James' Subdivision, prepared by Moore and Gregory, dated October, 1923, and of record in the Henry County Circuit Court Clerk's Office in Map Book 1 at pages 380 and 381, and being more particularly described as follows, to-wit:

"BEGINNING at a point in the southwesterly margin of Pine Street, said point being the dividing line between Lots 25 and 24 of said subdivision; thence South 50-1/3 degrees West along the dividing line between said lots 225 feet to a point; thence South 19 degrees East 75 feet to a point; thence along

the dividing line between Lots 24 and 23 in a Northeasterly direction 251 feet to a point in the Southwesterly line of Pine Street; thence with Pine Street in a northwesterly direction 70 feet to the point of beginning and being all of Lot 24 as shown on the aforesaid map," and being the same property conveyed to the Grantors herein by deed dated September 26, 1977, from F. A. Hermann, et ux, recorded in Deed Book 125, page 527 of the Henry County Circuit Court Clerk's Office.

Parcel 2. "all that certain lot or parcel of land together with the improvements thereon, located lying on the East side of Maple Street, in the City of Martinsville, Virginia, being lot 39, and known as 117 Maple Street according to the present numbering system of the aforesaid City; said lot fronting 50 feet on the East side of Maple Street and running back between parallel lines at right angles to said Street to a depth of 150 feet to a fence, containing 7500 square feet," and being the same property conveyed to the Grantors herein by deed dated August 1, 1980, from Mack C. Hendricks, widower, recorded in Deed Book 137, page 619 of the Martinsville Circuit Court Clerk's Office.

Parcel 3. "all of that certain lot or parcel of land as shown on 'Record Plat W. L. Wiseman, located on Chatham Heights in the City of Martinsville, Virginia,' prepared by Marvin E. Scearce, C.L.S., 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 line, S. 43° 30' E. 97.21 feet to an iron pipe in a common line for a tier of lots; thence S. 44° 54' W. 49.05 feet to an iron pipe; thence N. 43° 04' W. 98.92 feet to an iron pipe on the Southeast side of Chatham Heights, and thence with Chatham Heights, N. 46° 54' E. 48.27 feet to

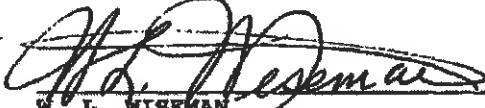

the point of beginning, and being all of Lot 1-C as shown on map aforesaid," and being the same property conveyed to the Grantors herein by deed dated April 16, 1970, from Margareta Sprinkle, widow, recorded in Deed Book 98, page 831 of the Martinsville Circuit Court Clerk's Office.

Parcel 4. "all that certain lot or parcel of land lying and being on the East side of Pumphouse Road with the East side of Mica Street, said lot being partly in the City of Martinsville and partly in the Martinsville Magisterial District of Henry County, Virginia, and being known and designated as LOT NO. NINE (#9), BLOCK ONE (1), as shown on Woodside Heights Map, prepared by E. L. Draper, C. L. S., said map dated October 18, 1952, and recorded in the City of Martinsville Circuit Court Clerk's Office in Map Book 3, Page 138, and being all of Lot No. Nine (#9) Block One (1), as aforesaid," and being the same property conveyed to the Grantors herein by deed dated February 19, 1966, from Charles Milton Harris, et ux, recorded in Deed Book 83, page 551 of the Martinsville Circuit Court Clerk's Office and Deed Book 197, page 549 of the Henry County Circuit Court Clerk's Office.

Parcel 5. "all that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, lying and being in the Martinsville District of Henry County, Virginia, and being known and designated as LOT FORTY-EIGHT (#48), as shown on map and survey of Forest Acres for S. D. Building and Supply Company, Incorporated, as made by C. G. Meredith, CLS, July, 1947, and of record in Henry County, Virginia, Circuit Court Clerk's Office in Map Book #4, Page 67, said Lot #48 herein conveyed fronting 75 feet on the Southerly side of Sunset Road and running back to the rear line of Lot #53, all as shown on said map," and being the same property conveyed to the Grantors herein by deed dated May 30, 1975, from Jesse B. Gilley, recorded in Deed Book 258, page 34 of the Henry County Circuit Court Clerk's Office.

Parcel 6. "All that certain lot or parcel of land, together with the improvements thereon located, lying on the South side of State Route #650, in the Iriswood District of Henry County, Virginia, and being Lot #2 of the Grady A. Scott Subdivision and also as shown on record plat for Dennis Westmoreland and Frances K. Westmoreland as prepared by W. C. Brown, C.L.S., on June 13, 1969, and described as follows, to wit: Beginning on the South side of State Route #650 at the dividing line between Lots #1 and #2; thence with State Route #650, South 48 degrees 08 minutes East 123.15 feet to the dividing line between Lots #2 and #3; thence with the line of Lot #3, South 41 degrees 17 minutes West 237.76 feet; thence South 70 degrees 30 minutes West 30.59 feet to the dividing line between Lots #1 and #2; thence with the line of Lot #1 North 19 degrees 07 minutes East 286.89 feet to the point of beginning," and being the same property conveyed to the Grantors herein by deed dated May 16, 1975, from Carla A. Hills, Secretary of Housing and Urban Development, recorded in Deed Book 257, page 811 of the Henry County Circuit Court Clerk's Office.

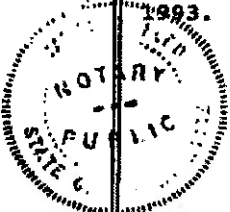
WITNESS the following signatures and seals on this the day and year first above written:

 (SEAL)
W. L. WISEMAN
 (SEAL)
VIRGINIA B. WISEMAN

STATE OF VIRGINIA

CITY OF MARTINSVILLE TO-WIT:

I, James H. Ford, a Notary Public in the State and for the City aforesaid, do hereby certify that W. L. Wiseman and Virginia B. Wiseman, husband and wife, whose names are signed to the foregoing writing bearing date of the 26th day of January, 1993, have acknowledged the same before me within my City and State aforesaid.



Given under my hand this 28th day of January,

My Commission expires: 9-30-96.

James H. Ford
Notary Public

... of the County of ... State of Virginia
... James H. Ford,
... 1993 and with the certificate of
... The taxes imposed by
... to \$ 115.00
... have been paid
Ashley R. Pitcher Clerk

117 Maple St.
Martinsville, VA

Date Searched 6-16-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee Theofilos G. Balabanis + Ruby G. Balabanis Hw JWRAS
(Estate conveyed)

212 - 287 from: DEED OF ASSUMPTION - (DEED) - WILL

Book Grantor WL + Virginia Wiseman Hw

Date Written 1-26-93 Consideration 100 Warranties GEC

Date Recorded 1-28-93 Acknowledged? 1-28-93

Property Conveyed: Parcel 2 lot 39

No Survey Found

Source: 137-619

II. ADVERSE CONVEYANCES

1-26-93 to 6-14-22

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

III. TAXES

000332900
33 (03) P/09

Deed 137-619

D 8-1-80

Lot 39

A 8-1-80

92-127

R 8-5-80

C 10 GEC

G W. L. Wiseman

G Mack C. Hendrick's widower

8-1-80 to 1-28-93

212-287 Deed 1-28-93 Deed out

③

IV. U. C. C.

(Since 1966)

Deed 92-127

D 5-8-68

lot 39

A 5-13-68

R 5-18-68

7500 sqft. 83-393

C 5 Gen

G Mack C. Hendricks

G Pearlie + William Thoreher hws

5-8-68 to 8-5-80

137-619 Deed 5-8-80 Deed out

V. JUDGEMENTS

I. CHAIN OF TITLE

Grantee Pearlie H. Thore (Estate conveyed)

83 - 393 from: DEED OF ASSUMPTION ~~DEED~~ WILL

Book Grantor James A + Helen Fulcher his wife

Date Written 2-3-66 Consideration 5000 Warranties Gen

Date Recorded 2-7-66 Acknowledged? 2-5-66

Property Conveyed: Lot 39

Source: 67-546

II. ADVERSE CONVEYANCES

2-3-66 to 5-18-68

67-549 DT 7-10-62 Assumed Pdv

85-352 DT Pdv

92-127 D 5-18-68 Deed out

Deed 67-546

D 6-11-62

A 6-23-62

R 7-17-62

C 3800 Gen

G James Auburn Fulcher + Helen Hw JTWR OS

G Lena Minter Byrd widow et als

6-11-62 to 2-7-66

DT Pdv

83-393 DoA 2-7-66 Deed out

(5)

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.

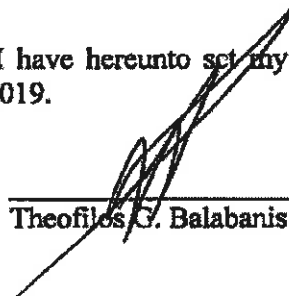
ARTICLE III

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
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