

FULL REPORT OF TITLE

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

BUYER: N/A

ADDRESS: 1413 Rivermont Heights, 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) Earnest L. Edwards and Juanita C. Edwards, husband and wife**

DATED: 03/16/2019

REC: 02/24/2022

Will Inst. No.: 202000163

DATED: 07/20/1973

REC: 08/03/1973

DB & PG: 110/801

THE PROPERTY LIES IN: City of Martinsville, Virginia

LEGAL DESCRIPTION: East side of Rivermont Heights being Lot No. 13

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.: 000213500

TAX MAP NO.: 59 (03) 00 / 13

RESTRICTIONS: None found

GRANTED EASEMENTS: None found

All matters as shown on PLAT OF SURVEY: for Earnest L. Edwards and Juanita C. Edwards, dated December 2, 1971 prepared by J. A. Gustin & Associates, CE & LS recorded in Map Book 11, Page 241 in the Martinsville Circuit Court Clerk's Office

BEGAN TITLE WITH: 06/03/1960

SEARCHED TO: 06/07/2022, computer

REPORT DATED: 06/15/2022

BY Leslie Turner



Martinsville

CITY OF MARTINSVILLE

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

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

BILL NO	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	LAND NET VAL	INST 1	INST 2	INST 3	NET TAX
LEND RSN	WILL BKPG		RATE					
DEED BKPG	LAND USE #		PER \$100					
399	5954	BALABANIS TED & BALABANIS RUBY	0.195	6000	14500	0	20500	213.15
01	CITY	PO BOX 3565	0.000	0				0.00
000128700	N	MARTINSVILLE, VA 24115-3565	0.195	6000			20500	213.15
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	0.00	106.58	0.00	0.00	106.58
		109 MAPLE ST						
400	5195	BALABANIS THEOFILLOS G	0.795	25000	129800	0	154800	1609.53
01	CITY	PO BOX 3565	0.000	0				0.00
000025000	N	MARTINSVILLE, VA 24115-3565	0.795	25000			154800	1609.53
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	BALABANIS THEOFILLOS G	5.582	11200	0	0	11200	116.45
01	CITY	PO BOX 3565	0.000	0				0.00
000050800	N	MARTINSVILLE, VA 24115-3565	5.582	11200			11200	116.45
DB 198/126	00	LOT 4 (01) /02R	1.040	58.23	0.00	0.00	0.00	58.23
		5.582 ACRES ONEIDA ST	1.040	0.00	58.22	0.00	0.00	58.22
		WS FTGSBORO ROAD						
		828 LOT ONEIDA ST						
402	5195	BALABANIS THEOFILLOS G	0.256	7500	22500	0	30000	311.93
03	CITY	PO BOX 3565	0.000	0				0.00
000118500	N	MARTINSVILLE, VA 24115-3565	0.256	7500			30000	311.93
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	BALABANIS THEOFILLOS G	0.076	16600	94900	0	111500	1159.32
04	CITY	PO BOX 3565	0.000	0				0.00
000204800	N	MARTINSVILLE, VA 24115-3565	0.076	16600			111500	1159.32
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	BALABANIS THEOFILLOS G	0.440	5900	14100	0	20000	207.95
03	CITY	PO BOX 3565	0.000	0				0.00
000213500	N	MARTINSVILLE, VA 24115-3565	0.440	5900			20000	207.95
DB 110/801	00	LOT 13 RIVERMONT HEIGHTS	1.040	103.98	0.00	0.00	0.00	103.98
		1413 RIVERMONT HGTS	1.040	0.00	103.97	0.00	0.00	103.97
		1413 RIVERMONT HGTS						

pd June 2022



Real Estate

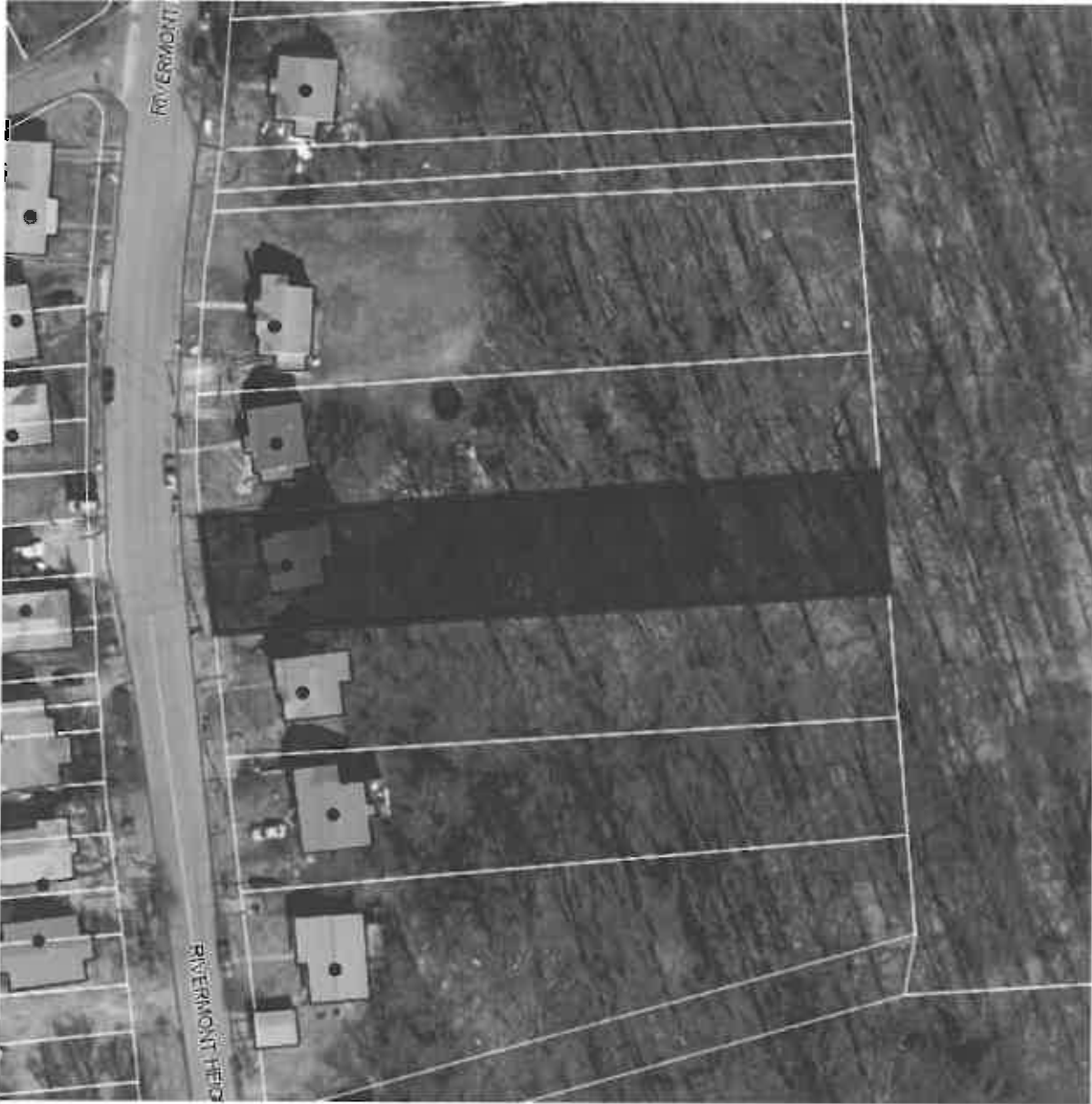
View Bill

[View bill image](#)

As of	6/15/2022
Bill Year	2021
Bill	404
Owner	BALABANIS THEOFILOS G TRUST
Parcel ID	000213500

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: 000213500 **Tax Map Number:** 59 (03)00 /13
Owner: BALABANIS THEOFILOS G TRUST
Address: 1312 ROOT TRL **City/State/Zip:** MARTINSVILLE VA
Deed/Page: WF202200055 **Legal Description:** LOT 13
Aquired Date: NA **Consideration:** \$0.00
Year Built: 1946 **Property Desc:** 1 ST V/S DUPLEX **Above Grade Sq Ft:** 676
Acres: 4 **Zoning:** R-C
Land Value: \$5900.00 **Building Value:** \$14100.00 **Total Value:** \$20000.00

Previous Data:

Owner: BALABANIS THEOFILOS G
Aquired Date: NA **Deed/Page:** DB 110/801 **Consideration:** \$0.00

CURRENT OWNER

BALABANIS THEOFILOS G TRUST
 1312 ROOT TRL
 MARTINSVILLE VA 24112

RECORD OF OWNERSHIP

BALABANIS THEOFILOS G TRUST
 BALABANIS THEOFILOS G
 EDWARDS EARNEST L &
 FINNEY CHARLIE METALS

DEED BOOK

WF202200055
 DB 110/801
 DB 104/651
 DB 100/873

SALE DATE QU SALE PRICE VC

02-24-2022 U 0 1
 08-03-1973 U 0 0
 12-20-1971 U 0 0
 11-10-1970 U 0 0

ASSESSMENT EFFECTIVE 7/1/2021

Description	Code	Appraised	Assessed
Building	200	14100	14,100
Land	200	5900	5,900
Total		20,000	20,000

LEGAL DESCRIPTION

LOT 13
 BLDG DESCRIPTION
 1 ST VIS DUPLEX

PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR

Year	Code	Assessed	Year	Code	Assessed
2021	200	14100	2020	200	14100
Total		5900	Total		5900

SUPPLEMENTAL DATA

Of Parcels 1 Year Built 1946
 Plat Ref 000095176 Classification 03:Multiple Famill
 Land Acres 0.440 Zoning R-C
 Land SF 19,166 Prop Use 03-2:Multi-Family
 Assoc. Parcel District MFCM:Multi-Family Co

BUILDING SUB-AREA SUMMARY SECTION

SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate	Ren	Net Other Adj	AYB	Effective Year Built	Condition	Renodel Rating	Year Renodeled	Eyo Dpr	Functional Obsol	Economic Obsol	Cost Trend Factor	Adjustment	Percent	Percent Good	RGNLD	% Good Ovr	% Good Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comm.
1ST	1st Floor	676	676	676	61.35	41,473	57.00		43,473										1	0	100	14,100						
OB - OUTBUILDING & YARD ITEMS/D /EF - BUILDING EXTRA FEATURES(B)																												
144	EF-BASEMENT UNFINISHED	B	676	0.00	100	1.00	15	1.00	0												0	100						
133	EF-APARTMENT BASEMENT	B	1	0.00	100	1.00	15	1.00	0												0	100						
177	EF-PORCH ENCLOSED	B	72	0.00	100	1.00	15	1.00	0												0	100						
179	EF-PORCH OPEN	B	55	0.00	100	1.00	15	1.00	0												0	100						

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03-2	Multi-Family Duplex
Model	03	Multi-Family AVERAGE
Grade	C	Multi-Family AVERAGE
Stories	1.00	C/B VINYL
Foundation Typ	04	C/B VINYL
Exterior Wall 1	03	COMPOSITE SHINGLE
Roof Structure	03	COMPOSITE SHINGLE
Roof Cover	03	COMPOSITE SHINGLE
Interior Wall 1	02	PLASTER
Interior Floor 1	05	HARDWOOD
Exterior Cond	07	Fair
Central Heat	01	Yes
Central AC	00	No
Bedrooms	0	
Total Rooms	4	
Full Baths	2	
Half Baths	0	
Chimneys	0	
Fireplaces	0	
Exterior Wall 2	0	
Interior Wall 2	00	Use Story Factor
Sketch Factor	10	FULL
Basement Type	10	
Living Area	676.00	
Split Foyer	00	No
Split Level	00	No

PROPERTY FACTORS

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

1ST
 1676 sqf



*copy of
T. Balabanis
Box 1345
city 8-14-73*

THEOFILOS G. BALABANIS

705

FROM: DEED

EARNEST L. EDWARDS &
JUANITA C. EDWARDS, H/W

THIS DEED OF ASSUMPTION, made this 20th day of July, 1973, by and between EARNEST L. EDWARDS and JUANITA C. EDWARDS, husband and wife, parties of the first part, and THEOFILOS G. BALABANIS, party of the second part;

WITNESSETH: That for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid by the party of the second part to the parties of the first part, and other good and valuable consideration, receipt of all of which is hereby acknowledged, and in further consideration of the assumption by the party of the second part, evidenced by his joining in the execution of this instrument, of the payment of the balance due, both principal and interest, as the same shall become due, on a certain promissory note, which said note is dated December 17, 1971, is in the original principal sum of \$15,200.00, executed by the parties of the first part herein as makers thereof, and is payable to Finney Mortgage Corp., which said note is secured by a deed of trust of even date thereof, which said deed of trust is of record in the City of Martinsville Corporation Court Clerk's Office in Trust Deed Book 104, at Page 653, and which said deed of trust is a lien on the hereinafter described and conveyed property; for all of which consideration, the said parties of the first part do hereby bargain, sell, grant 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 party of the second part, all of that certain lot or parcel of land, together with all improvements thereon, situated on the East side of Rivermont Heights, City of Martinsville, Virginia, and being known and designated as Lot No. 13 as shown on "Plat of Survey for

Earnest L. Edwards and Juanita C. Edwards," made by J. A. Gustin and Associates, December 2, 1971, of record in aforesaid Clerk's Office, and described as follows, to-wit:

BEGINNING at an iron pin on the East margin of Rivermont Heights, a corner between Lots Nos. 13 and 14 of the John R. Smith Subdivision (see Map Book 1, Page 210, Henry County Circuit Court Clerk's Office), thence with the East margin of Rivermont Heights, N. 2 deg. 28 min. 20 sec. W. 60 feet to an iron pin to the front corner between Lots Nos. 12 and 13; thence with the dividing line between latter lots S. 89 deg. 39 min. 34 sec. E. 321.43 feet to an iron pin in the rear line for a tier of lots; thence S. 0 deg. 12 min. 32 sec. W. 60 feet to an iron pin; thence with the dividing line between Lots Nos. 13 and 14 N. 89 deg. 38 min. 44 sec. W. 318.62 feet to the iron pin at the point of beginning, and being all of Lot No. 13 as shown on said map, and which said property hereby conveyed is all of that same property acquired by the grantors herein by deed from Charlie M. Finney et als, of record in said Clerk's Office in Deed Book 104, at Page 651, to which said map, deed, and deed of trust reference is here had for a more particular description of the property hereby conveyed and the debt hereby assumed.

As a part of the consideration of this conveyance, the party of the second part, as is evidenced by his joining in the execution of this deed, hereby assumes the sole obligation of the payment of the debt owing to Finney Mortgage Corp., or its assigns, and secured by the aforementioned deed of trust, and the party of the second part further covenants to hold the parties of the first part forever harmless by reason of said debt and deed of trust.

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

 (SEAL)
Earnest L. Edwards

Juanita C. Edwards (SEAL)
Juanita C. Edwards

Theofilos G. Balabanis (SEAL)
Theofilos G. Balabanis

STATE OF VIRGINIA, AT LARGE
COUNTY OF HENRY, TO-WIT:

I, Dewey C. Baldwin, a Notary Public, in and for the State of Virginia at Large, my commission expiring on the 23rd day of November, 1975, do hereby certify that Theofilos G. Balabanis, whose name is signed to the foregoing deed of assumption bearing date of July 20, 1973, has acknowledged the same before me in said County and State.

GIVEN under my hand this 2 day of ^{AUGUST} ~~July~~, 1973.

Dewey C. Baldwin
Notary Public

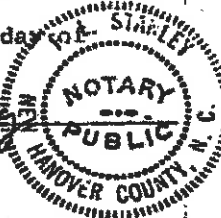
STATE OF NORTH CAROLINA
CITY OF WILMINGTON, TO-WIT:

I, J. L. Stanley, a Notary Public, in and for the City aforesaid, in the State of North Carolina, do hereby certify that Earnest L. Edwards, whose name is signed to the foregoing deed of assumption bearing date of July 20, 1973, has acknowledged the same before me in said City and State.

My commission expires 8-28-77.

GIVEN under my hand and notarial seal this 27th day of July, 1973.

J. L. Stanley
Notary Public



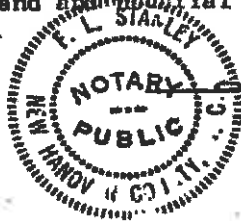
STATE OF North Carolina
CITY/COUNTY OF New Hanover, TO-WIT:

I, J. L. Stanley, a Notary Public, in and for the City/County aforesaid, in the State of North Carolina do hereby certify that Juanita C. Edwards, whose name is signed to the foregoing deed of assumption bearing date of July 20, 1973,

has acknowledged the same before me in said City/County and State.

My commission expires 8-28-77.

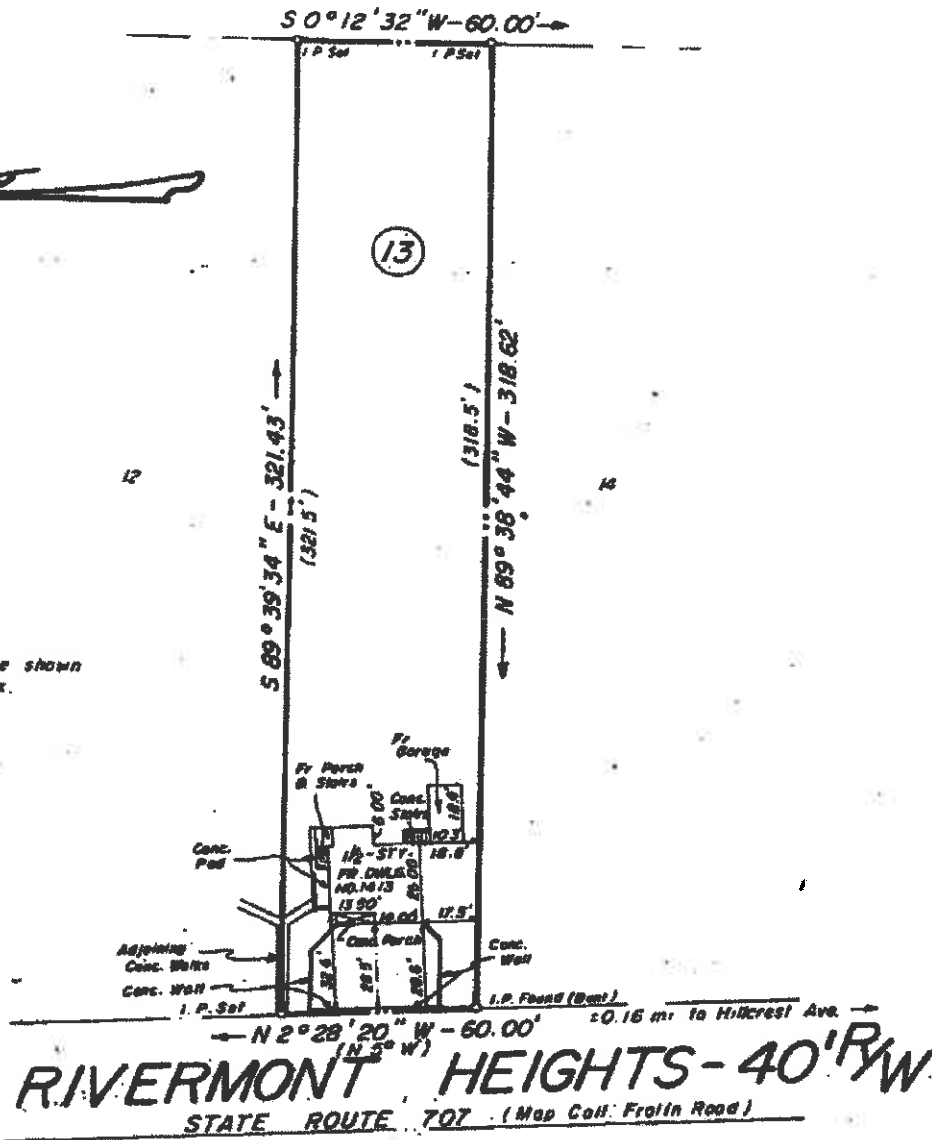
GIVEN under my hand and official seal this 27th day of July, 1973.



F. L. Stanley
Notary Public

In the Clerk's Office of the Circuit Court for the City of Martinsville, Virginia, this instrument is admitted to record on 3:55 P.M. August 3, 1973 and with the car tax and other taxes imposed thereon. The taxes imposed by S. 58-54.1 of the Code amounting to \$4.50 have been paid.

Jesse D. Clift Clerk



NOTE
Map Calls are shown
in parentheses.

RIVERMONT HEIGHTS - 40' RW
STATE ROUTE 707 (Map Call: Frohn Road)
± 0.16 mi. to Hillcrest Ave.

PLAT OF SURVEY
FOR
EARNEST L. EDWARDS
AND
JUANITA C. EDWARDS

Showing property situated on the East side of Rivermont Heights, City of Martinsville, Virginia; Being all of Lot 13, John R. Smith Map, see pg. 210, H.C.C.C.C.O.

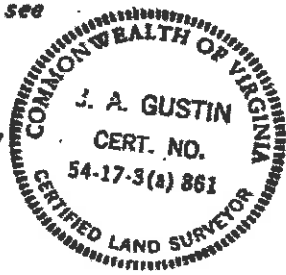
Legal Reference D.B. 100 - pg. 873, M.C.C.C.C.O.

Scale: 1" = 50'

December 2, 1971

Prepared By

J. A. GUSTIN & ASSOCIATES
Consulting Engineers & Land Surveyors
Martinsville, Virginia



(11-241)

In the Clerk's Office of the Corporation Court for the City of Martinsville, Virginia, this map is certified to record at 4:30 o'clock P.M. Dec 20 1971

1413 Rivermont Heights
Martinsville, VA

Date Searched 6-13-22

By LT

Page 1

Searched For FNF

I. CHAIN OF TITLE

Grantee Theofilos G. Balabanis

(Estate conveyed)

110 - 801
P

from DEED OF ASSUMPTION-DEED-WILL

Book

Grantor Earnest L + Juanita C. Edwards HW

Date Written 7-20-73

Consideration

10

Warranties

GEC

Date Recorded 8-3-73

Acknowledged?

8-2-73

Property Conveyed: 000095176 Map 11-241 *

Lot 13

Source: 104-651

II. ADVERSE CONVEYANCES

7-20-73 to 6-7-22

104-653 DT Assumed Pd

III. TAXES

600 213500
59 (03) 00/13

Deed 104-651

(2)

D 12-17-71

A 12-17-71

R 12-20-71

C 10 Gen

Lot 13

100-873

G Earnest L + Juanita Edwards HW JTWROS

G Charles + Lucye Finney + Lester + Adell Setliff

12-17-71 to 8-3-73

104-653 DT 12-20-71 Pd. 10-13-99 (276-393)

110-801 DOA 8-3-73 Deed out

(3)

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

Deed 100-873

D 11-10-70

A 11-13-70

R 11-17-70

C 10 GEC

Lot No. 13

59-464

G Charles M. Finney + Lester J. Setliff

G John F + Marie Hutchens

11-10-70 to 12-20-71

104-651 Deed 12-20-71 Deed out

(4)

Deed 59-464

D 6-3-60

A 6-23-60

R 7-31-60

C 10 Gen

Lot No. 13

G John F. Hutchens

G Rufus + Pauline Hutchens 6-3-60 to 11-17-70

32-253 DT Assumed Expired

69-257 DT Pd. 9-21-67

100-873 Deed 11-17-70 Deed out

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.

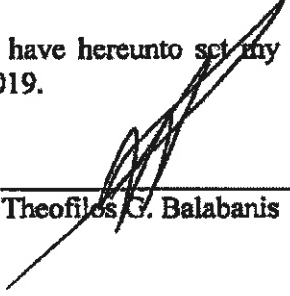
ARTICLE III

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.



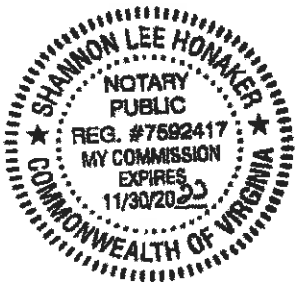
Witness



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

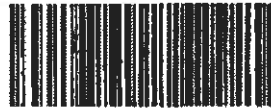
City of Martinsville Parcel Nos

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