

BORROWER TR Properties
REFERENCE # 10553886-1

ADDRESS 212 College St
COUNTY Martinsville
EFFECTIVE DATE 6/24/22(LR/JD) 6/22/22(WF)

TAX MAP NO. 000619300 (212 College St) AMOUNT \$155.97/hf LAST PAID 6/6/2022
DELINQUENT 0 YEARS _____
ASSESSED VALUE \$30000.00 LV \$8000.00 IV \$22000.00
PAID semi NEXT DUE 12/5/22(1st hf 2022-23)

Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office

VESTING DEED

GRANTOR First Federal Savings & Loan Assn of Martinsville
GRANTEE T R Properties Inc
DATED 9/9/1998 RECORDED 9/30/1998 BK/PG/INST # 264/349
CONSIDERATION \$100.00
LEGAL Parcel 1: M&B known as 212 College St & Parcel 2: M&B known as 216 College St
Both shown on MB 3/48

OUTSALES 0

DOT
TYPE none
BORROWER, same as current owner? _____
LENDER _____
TRUSTEE _____
DATED _____ RECORDED _____ BK/PG/INST # _____
AMOUNT _____ MATURITY DATE _____
LEGAL _____
ASSIGNED _____ MORE THAN ONE ASSIGNMENT? _____
FROM _____
TO _____
DATED _____ RECORDED _____ BK/PG/INST # _____
NOTES _____

JUDGMENTS 0
NAMES CHECKED T R Properties

EASEMENTS FOUND IN SEARCH PERIOD 0 HOA no
AGREEMENTS FOUND IN SEARCH PERIOD 0
ESTATES FOUND 1

EXTRA PARCELS

TAX MAP NO. <u>000778200</u>	AMOUNT <u>\$259.94/hf</u>	LAST PAID <u>6/6/2022</u>
DELINQUENT <u>0</u>	YEARS _____	
ASSESSED VALUE <u>\$50000.00</u>	LV <u>\$8000.00</u>	IV <u>\$42000.00</u>
PAID <u>semi</u>	NEXT DUE <u>12/5/22(1st hf 2022)</u>	
LEGAL DESCRIPTION <u>216 College St</u>		

TAX MAP NO. _____	AMOUNT _____	LAST PAID _____
DELINQUENT _____	YEARS _____	
ASSESSED VALUE _____	LV _____	IV _____
PAID _____	NEXT DUE _____	
LEGAL DESCRIPTION _____		

TAX MAP NO. _____	AMOUNT _____	LAST PAID _____
DELINQUENT _____	YEARS _____	
ASSESSED VALUE _____	LV _____	IV _____
PAID _____	NEXT DUE _____	
LEGAL DESCRIPTION _____		

TAX MAP NO. _____	AMOUNT \$ _____	LAST PAID _____
DELINQUENT \$ _____	YEARS _____	
ASSESSED VALUE \$ _____	LV \$ _____	IV \$ _____
PAID _____	NEXT DUE _____	
LEGAL DESCRIPTION _____		

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CHAIN OF TITLE

LINK 2

GRANTORS Ebb H Williams, III, Sole Acting Trustee

GRANTEES First Federal Savings & Loan Assn of Martinsville

DATED 8/14/1998 RECORDED 8/14/1998 BK/PG/INST 262/545

CONSIDERATION \$69591.54

LINK 3

GRANTORS Judy Prillaman King, married

GRANTEES Marcus A Miles, married

DATED 10/1/1996 RECORDED 10/1/1996 BK/PG/INST# 244/237

CONSIDERATION \$5.00

LINK 4

GRANTORS Richard A Prillaman, deceased, testate, 4/25/1996

GRANTEES Daughter: Judy Prillaman King

DATED 3/25/1996 RECORDED 5/15/1996 BK/PG/INST # WB 87/646

CONSIDERATION _____

LINK 5

GRANTORS Piedmont Trust Bank; & Trustees Under Revocable Life Insurance Agmt 6/9/1970

GRANTEES Richard A Prillaman

DATED 9/1/1973 RECORDED 12/28/1973 BK/PG/INST # 112/12

CONSIDERATION \$10.00 *Parcel 3: 212 College St

LINK 5A

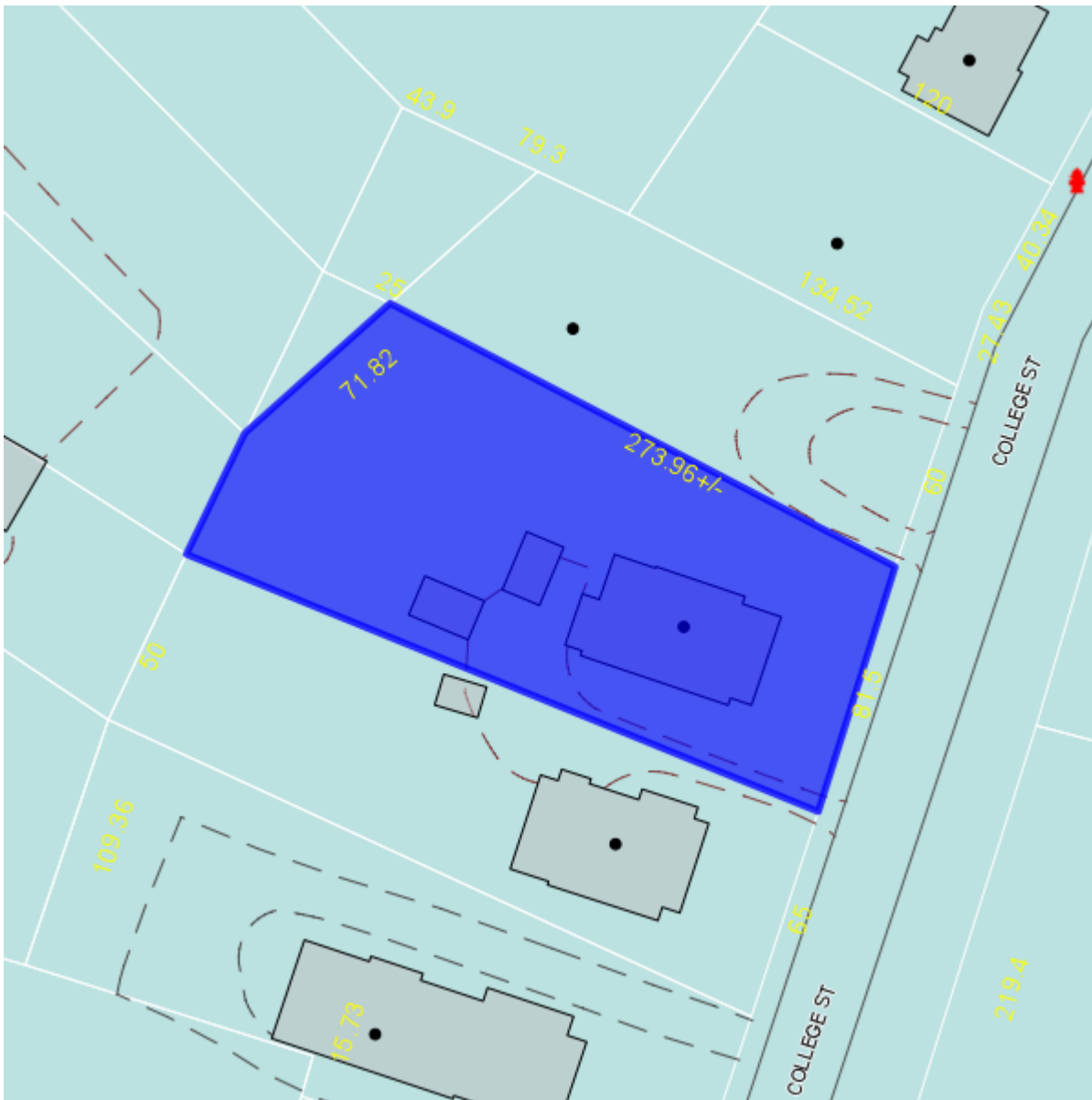
GRANTORS James Marshall Thomasson & Delores F Thomasson (HW)

GRANTEES Richard A Prillaman

DATED 10/5/1973 RECORDED 12/28/1973 BK/PG/INST # 112/10

CONSIDERATION \$10.00 *216 College St

Property Report - City of Martinsville

**Current Data:****Property ID:** 000619300 **Tax Map Number:** 32 (01)N /30**Owner:** T R PROPERTIES INC**Address:** PO BOX 3565 **City/State/Zip:** MARTINSVILLE VA**Deed/Page:** DB 264/349 **Legal Description:** FRONT 81.5 FT**Acquired Date:** NA **Consideration:** \$50000.00**Year Built:** 1915 **Property Desc:** 2ST A/S 3 APTS **Above Grade Sq Ft:** 2312**Acres:** 4 **Zoning:** C-N**Land Value:** \$8000.00 **Building Value:** \$22000.00 **Total Value:** \$30000.00**Previous Data:****Owner:** FIRST FEDERAL SAV & LOAN**Acquired Date:** NA **Deed/Page:** DB 262/545 **Consideration:** \$0.00



Real Estate

View Bill

View bill image

As of	6/28/2022
Bill Year	2021
Bill	7731
Owner	T R PROPERTIES INC
Parcel ID	000619300

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



Real Estate

View Bill [View bill image](#)

As of	6/28/2022
Bill Year	2021
Bill	7736
Owner	T R PROPERTIES INC
Parcel ID	000778200

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/6/2021	\$259.94	\$259.94	\$0.00	\$0.00	\$0.00
2	6/6/2022	\$259.94	\$259.94	\$0.00	\$0.00	\$0.00
TOTAL		\$519.88	\$519.88	\$0.00	\$0.00	\$0.00

T R PROPERTIES, INC.,
A Virginia Corporation

This deed was prepared by
James H. Ford, Attorney,
with a title examination.

FROM: DEED

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF MARTINSVILLE,
A Federally Chartered Savings and Loan Institution

THIS DEED, made this 9th day of September, 1998, by and between FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MARTINSVILLE, a federally chartered savings and loan institution, party of the first part and Grantor herein, and T R PROPERTIES, INC., a Virginia Corporation, party of the second part and Grantee 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 Grantee 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 special warranty of title unto the Grantee, the following described property, to-wit:

"All those two certain lots or parcels of land, with improvements thereon located and appurtenances thereunto appertaining, situated on the West and Northwest side of College Street, in the City of Martinsville, Virginia, as shown on Plat for A. W. Patterson and Lula P. Oakley, prepared by J. A. Trent, CLS, dated January 21, 1953, of record in the Clerk's Office of the Circuit Court of the City of Martinsville, Virginia in Map Book 3, page 48, and being bounded and described according to prior deeds as follows, to-wit: PARCEL 1: "BEGINNING on the West side of College Street, in the City of Martinsville, Virginia, at the Southeast corner of J. C. Minter's lot' thence with the line of his lot in a westerly direction to the depth of 220 feet; thence in a Southerly direction 94 feet; thence in an easterly direction 235 feet to College Street' thence with that said street in a Northerly direction 81 1/2 feet to the point of beginning, LESS that small triangular lot of land conveyed to Clarence C. Donovan, et als, by deed from A. W. Patterson, widower, dated November 9, 1950, and of

record in the aforesaid Clerk's Office in Deed Book 22, page 140, said property being more particularly described as follows: BEGINNING at a point which is 42 deg. 46 min. 16 sec. East 132.18 feet from an iron, which iron is situated on the Easterly margin of Bridge Street and marks the dividing line between the property conveyed to the said Clarence C. Donovan, et al, by A. B. Via, and the property now owned by Via, and running off from said beginning point, which is 132.18 feet from Bridge Street, as aforesaid, North 25 deg. 18 min. 45 sec. East 4 feet to a point; thence South 64 deg. 41 min. 16 sec. East 25 feet to a stake; thence 46 deg. 24 min. 45 sec. West 71.82 feet to an iron stake in the Via property; thence North 25 deg. 18 min. 45 sec. East along the old fence row to the point of beginning, said property being also known as 212 College Street." PARCEL 2: "BEGINNING at a copper nail in the sidewalk on the Northwest side of College Street, which point is at the dividing line between the property herein conveyed and the Oakley property; thence along said College Street, South 19 deg. 52 min. West 82 feet to a railroad spike in the sidewalk; thence along the dividing line between the property herein conveyed and the Harry L. Nunn property North 73 deg. 08 min. West 149.90 feet to an iron; thence North 19 deg. 14 min. East 15.73 feet to an iron; thence North 67 deg. 05 min. West 100 feet to an iron at the dividing line between the rear line of the property herein conveyed and the C. D. Willis property, thence along said rear line North 17 deg. 34 min. East 109.36 feet to an iron' thence along the dividing line between the property herein conveyed and the Oakley property South 61 deg. 05 min. East 257.32 feet to a copper nail in sidewalk on the Northwest side of College Street and the point of beginning", said property also known as 216 College Street and being the same property acquired by First Federal Savings and Loan Association of Martinsville from Ebb H. Williams, III, Sole Acting Trustee, by deed dated August 14, 1998, recorded in Deed Book 262, page 545 of the Martinsville Circuit Court Clerk's Office. Reference to said maps and deeds are here made for a more particular description of the land hereby conveyed.

This conveyance is made subject to all lawful easements, reservations, restrictions and rights of way affecting said property and properly of record in the aforesaid Clerk's Office.

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

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF MARTINSVILLE

BY: [Signature] (SEAL)
ROGER P. HORNSBY, President

STATE OF VIRGINIA

CITY OF MARTINSVILLE, TO-WIT:

I, Peggy J. Young, a Notary Public in the State and for the City aforesaid, do hereby certify that Roger P. Hornsby, whose name as President of First Federal Savings and Loan Association of Martinsville, is signed to the foregoing writing bearing date of the 9th day of September, 1998, personally appeared before me this day in my said City, and in the name and on behalf of First Federal Savings and Loan Association of Martinsville, acknowledged the said writing as the act and deed of the said corporation duly authorized by its Stockholders and Board of Directors and that its seal has been properly affixed hereto and attested by the Secretary of the corporation.

Given under my hand this 30th day of September, 1998.

My Commission expires: 12-31-2000.

[Signature]
Notary Public

(SEAL)

JAMES H. FORD
ATTORNEY AT LAW
25 W CHURCH ST
MARTINSVILLE VA
24114-1992

INSTRUMENT #9802145
RECORDED IN THE CLERK'S OFFICE OF
MARTINSVILLE ON
SEPTEMBER 30, 1998 AT 04:23PM
\$50.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$25.00 LOCAL: \$25.00
3 ASHBY R. PRITCHETT, CLERK
BY: Chanda L. Shupe (DC)

BOOK 264 PAGE 351

CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE	Q/U	SALE PRICE	VC	
T R PROPERTIES INC				T R PROPERTIES INC				DB 264/349		09-30-1998	U	50,000	0	
PO BOX 3565				FIRST FEDERAL SAV & LOAN				DB 262/545		08-14-1998	U	0	0	
MARTINSVILLE VA 24115-356				MILES MARCUS A				DB 244/237		10-01-1996	Q	80,000	2	
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION		PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR								
Description	Code	Appraised	Assessed	FRONT 82'		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Land	200	8000	8,000			2021	200	42000	2020	200	42000	2019	200	42000
Outldg	200	42000	42,000					8000			8000			8000
BLDG DESCRIPTION				2ST A/S 1ST W/B 5 APTS		Total	50000		Total	50000		Total	50000	
Total	50,000	50,000	50000				50000							
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION							COST / MARKET VALUATION			
# Of Parcels 1				SUB	Description	LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate			57.00
Plat Ref MB 3-48				1ST	1st Floor	2,360	2,360	2,360	36.13	85,267	Rcn			147,276
Land Acres .579				BSF	Basement Finished	0	1,102	0	0.00	0	Net Other Adj			33,358
Land SF 25,217				FUS	Finished Upper Story	910	910	793	31.48	28,651	AYB			1930
Assoc. Parcel				PEN	Enclosed Porch	0	192	0	0.00	0	Effective Year Built			1978
				POP	Open Porch	0	232	0	0.00	0	Condition			E
CONSTRUCTION DETAIL														
Element	Cd	Description												
Style	03	Multi-Family												
Model	03	Multi-Family												
Grade	C	AVERAGE												
Stories	2.00													
Foundation Typ	04	C/B												
Exterior Wall 1	01	ALUMINUM												
Roof Structure														
Roof Cover	03	COMPOSITE SHINGLE												
Interior Wall 1	02	PLASTER												
Interior Floor 1	05	HARDWOOD												
Exterior Cond	03	Good												
Central Heat	01	Yes												
Central AC	00	No												
Bedrooms	0													
Total Rooms	14													
Full Baths	5													
Half Baths	0													
Chimneys	2													
Fireplaces	2													
Exterior Wall 2														
Interior Wall 2														
Sketch Factor	00	Use Story Factor												
Basement Type	07	1/2 BSMT												
Living Area	3270.00													
Split Foyer	00	No												
Split Level	00	No												
PROPERTY FACTORS														
PUB WATE	UG UTILITI	TOPO	SIDEWALK											
Y Yes	N No	N No	Y Yes											
PUB SEWE	CURB & GU	SOIL												
Y Yes	Y Yes	N No												
SEPTIC	VIEW	LOCATION												
N No	Y Yes	N No												

1ST
(1,450 sf)

POP
(232 sf)

1ST
FUS
BSF
(910 sf)

PEN
BSF
(192 sf)

50
8
26
8
24
35



CURRENT OWNER				RECORD OF OWNERSHIP				DEED BOOK		SALE DATE		Q/U		SALE PRICE		VC		
T R PROPERTIES INC PO BOX 3565 MARTINSVILLE VA 24115-356				T R PROPERTIES INC FIRST FEDERAL SAV & LOAN MILES MARCUS A				DB 264/349 DB 262/545 DB 244/237		09-30-1998 08-14-1998 10-01-1996		U U Q		50,000 0 80,000		0 0 2		
ASSESSMENT EFFECTIVE 7/1/2021				LEGAL DESCRIPTION				PREVIOUS ASSESSMENTS EFFECTIVE JULY 1st OF ASSESSMENT YEAR										
Description		Code	Appraised	Assessed	FRONT 81.5 FT				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Building		200	22000	22,000	BLDG DESCRIPTION				2021	200	22000	2020	200	22000	2019	200	22000	
Land		200	8000	8,000							8000			8000			8000	
Total			30,000	30,000							Total			30000			Total	30000
SUPPLEMENTAL DATA				BUILDING SUB-AREA SUMMARY SECTION										COST / MARKET VALUATION				
# Of Parcels 1 Plat Ref MB 3-48 Land Acres .434 Land SF 18,914 Assoc. Parcel				Year Built 1915 Classification 03:Multiple Famil Zoning C-N Prop Use 03-3:Multi-Family District MFCH:Multi-Family Co				SUB Description		LIVING	GROSS	EFF AREA	Unit C	Undeprec Val	Base Rate Rcn Net Other Adj AYB Effective Year Built Condition Remodel Rating Year Remodeled Eyb Dpr Functional Obsol Economic Obsol Cost Trend Factor Adjustment Percent Percent Good RCNLD % Good Ovr % Good Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comm.			
				1ST 1st Floor				2,312	2,312	2,312	40.67	94,029	57.00 98,029 4,000 1915 1975 E 0 1 0 100 22,000 100 100					
				Ttl Gross Liv / Lease Area				2,312	2,312	2,312								
CONSTRUCTION DETAIL				OB - OUTBUILDING & YARD ITEMS(L) / EF - BUILDING EXTRA FEATURES(B)														
Element	Cd	Description		Code	Description	La	Size	Rate	%	Dep	Qu	Adj	Apprais Val					
Style	03-3	Multi-Family Triplex		090	OB-MISC BLDG	L	1	0.00	100	1.00		0.00	0					
Model	03	Multi-Family		177	EF-PORCH ENCLOSED	B	84	0.00	100	1.00	15	1.00	0					
Grade	C	AVERAGE		179	EF-PORCH OPEN	B	316	0.00	100	1.00	15	1.00	0					
Stories	2.00																	
Foundation Type	04	C/B																
Exterior Wall 1	01	ALUMINUM																
Roof Structure																		
Roof Cover	04	METAL																
Interior Wall 1	02	PLASTER																
Interior Floor 1	08	PINE																
Exterior Cond	03	Good																
Central Heat	01	Yes																
Central AC	00	No																
Bedrooms	0																	
Total Rooms	7																	
Full Baths	3																	
Half Baths	0																	
Chimneys	0																	
Fireplaces	0																	
Exterior Wall 2																		
Interior Wall 2																		
Sketch Factor	00	Use Story Factor																
Basement Type	00	NONE																
Living Area	2312.00																	
Split Foyer	00	No																
Split Level	00	No																
PROPERTY FACTORS																		
PUB WATE	UG UTILITI	TOPO	SIDEWALK															
Y Yes	N No	N No	Y Yes															
PUB SEWE	CURB & GU	SOIL																
Y Yes	Y Yes	N No																
SEPTIC	VIEW	LOCATION																
N No	Y Yes	N No																

1ST

(2,312 sf)

