



# Blue Ridge Land & Auction Co., Inc

## Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

**AUCTION FOR** – JSK V LLC by and through Jody Keith and Sherrie R Keith as Managing Members

**AUCTION LOCATION** – Online at [www.BlueRidgeLandandAuction.HiBid.com](http://www.BlueRidgeLandandAuction.HiBid.com)

**AUCTION DATE** – Wednesday, May 25<sup>th</sup>, 2022 @ 4 PM

\*\*\* Bids at 4 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

**AUCTIONEER** – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Company located at 102 South Locust Street, Floyd VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

### **OFFERING** –

#### **Legally described as:**

Tax ID #19-37; Consisting of .48 acres and improvements; ROANOKE RIVER; Deed Book 114, Page 331

Tax ID #19-36B; Consisting of 3.31 acres and improvements; ROANOKE RIVER; PC3-300A

**More Commonly Known As:** 1011 Wilson Cemetery Rd NE, Check, VA 24072

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, May 25th, 2022, at 4:00 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

**It is solely bidders’ responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.**

## **Online Auction Terms & Conditions**

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Heather Gallimore at (540) 745-2005 or by email at [brlanda@swva.net](mailto:brlanda@swva.net)**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **Cash Offer/No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A \$5,000 non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, July 11<sup>th</sup>, 2022**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but

not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

- 18) **Buyer's Broker Fee:** A Buyer's Broker Fee of (2%) is offered to VA State Licensed Real Estate Brokers under the following conditions: Buyer's agent must contact the Auction company, submit a Broker Participation Form signed by the buyer, and register buyer 48 hours prior to auction date. If these steps have not been completed, no broker participation fee will be paid.
- 19) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all of the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Fee of (2%) is offered to a cooperating VA State Licensed Real Estate Broker on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Matt Gallimore – United Country Blue Ridge Land and Auction  
Owner, Real Estate Broker, Auctioneer, MBA  
102 South Locust Street; PO Box 234  
Floyd, VA 24091  
540-239-2585  
[Gallimore.matt@gmail.com](mailto:Gallimore.matt@gmail.com)

**Individual State License #'s**

Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757

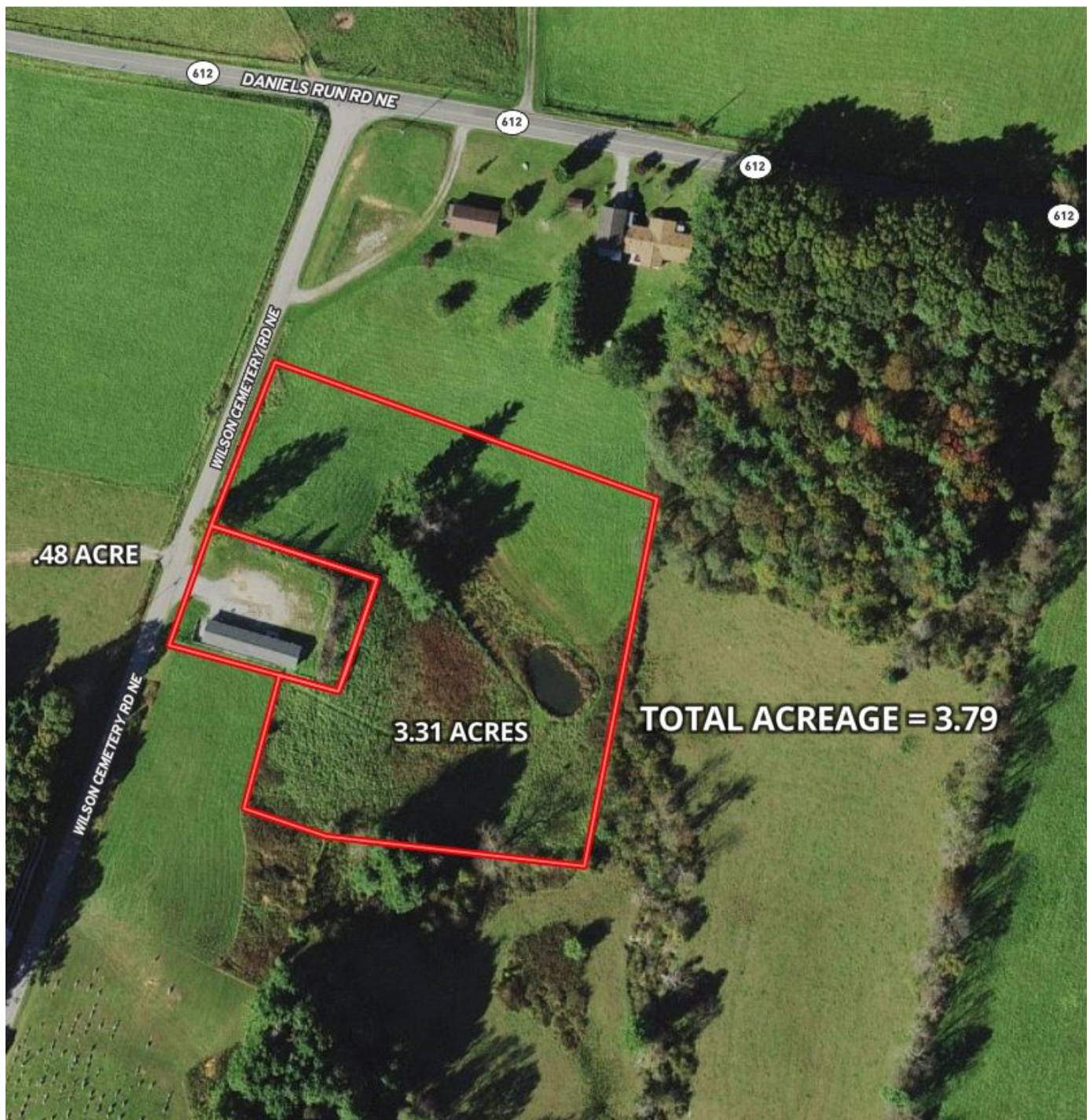
**Firm State License #'s**

Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941
South Carolina Auction Firm License #	4208



# Aerial Map

## Auction Services

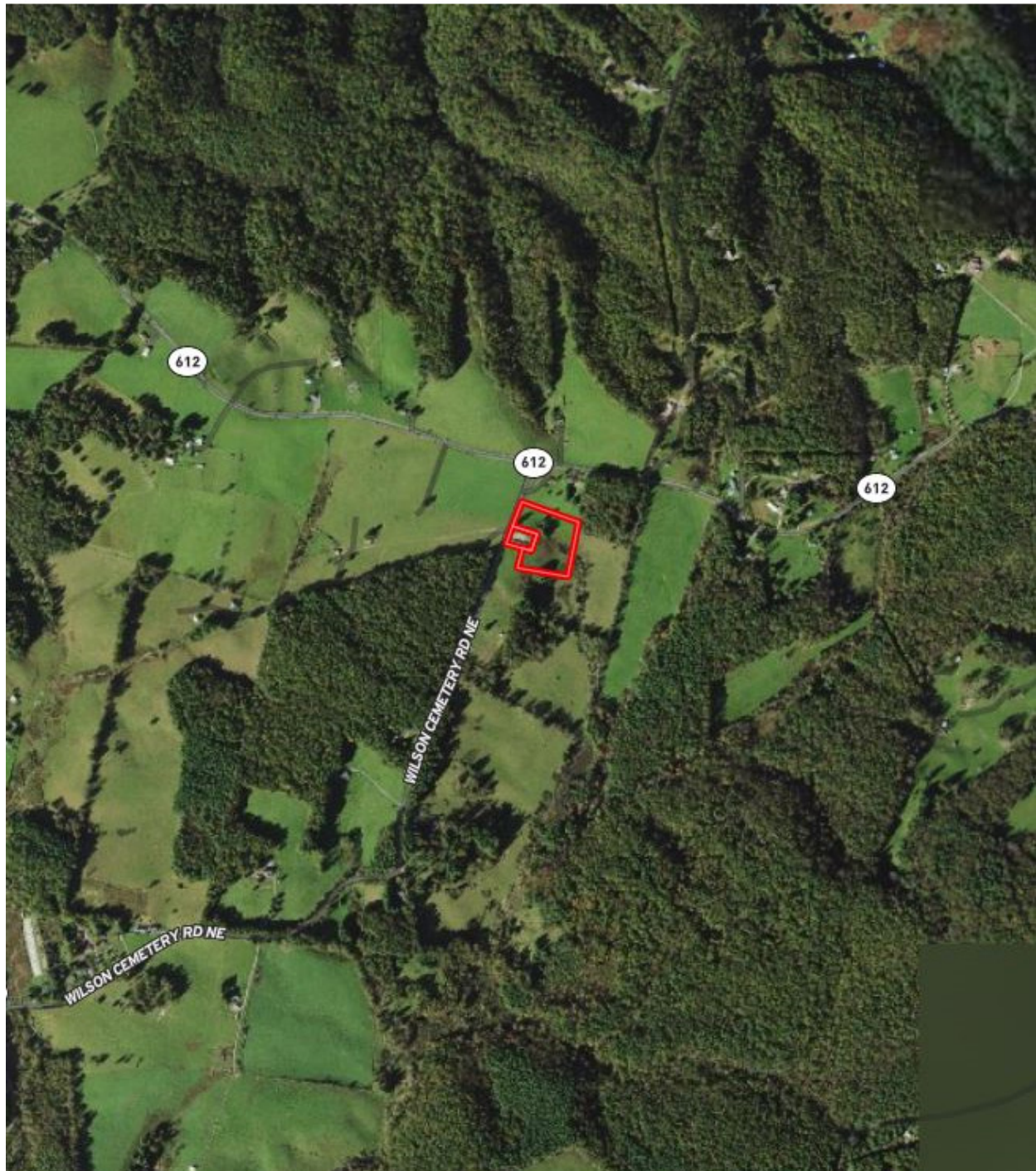






**Neighborhood**

**Auction Services**



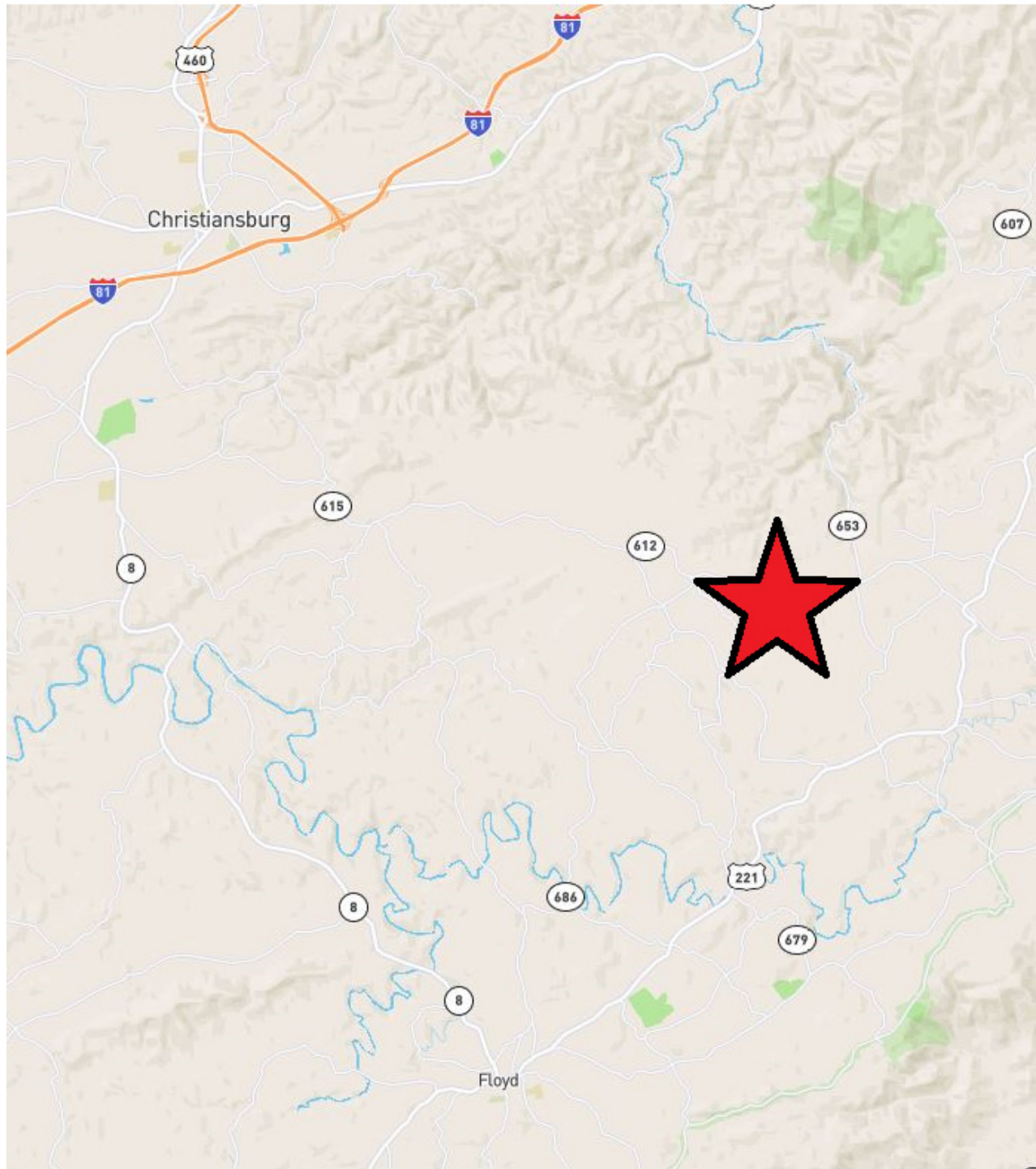




# Location Map

**1011 Wilson Cemetary Rd.  
Check VA 24072**

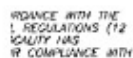
**Auction Services**







**\*\* Edited for illustration purposes.  
Unedited survey included in  
Bidder Pack.**



SOURCE OF TITLE:  
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO F. MICHAEL  
MONTGOMERY FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
BY DEED DATED JUNE 8, 2005, SAID DEED BEING RECORDED AS INSTRUMENT  
# 050001418 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD  
COUNTY, VIRGINIA.



060001862

## OWNERS CONSENT STATEMENT

THE BELOW AND FOREGOING LOT SUBDIVISION OF 3.312 ACRES AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES,

F. Michael Montgomery 7-22-06  
F. MICHAEL MONTGOMERY DATE

DATE

I, Alenna G. Bell A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE OF VIRGINIA, AT LARGE. DO HEREBY CERTIFY THAT F. Michael Montgomery

WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS

22nd DAY OF July 2006  
Alenna G. Bell  
NOTARY PUBLIC

MY COMMISSION EXPIRES 1/31/09

## CERTIFICATE OF APPROVAL

THIS LOT SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

8/2/06 DATE  
[Signature] CHAIRMAN OR AGENT FLOYD COUNTY SUPERVISORS  
8/2/06 DATE  
[Signature] E-911 COORDINATOR  
8/1/06 DATE  
[Signature] AGENT OF FLOYD COUNTY HEALTH DEPARTMENT

## VIRGINIA DEPARTMENT OF TRANSPORTATION NOTE:

A PERMIT FOR THE CONSTRUCTION OF A DRIVEWAY TO VIRGINIA ROUTE 669 MUST BE OBTAINED BY THE OWNER BEFORE DRIVEWAY CONSTRUCTION.

15" I. D. PIPE (WHERE REQUIRED) IS TO BE PLACED IN EACH DRIVEWAY CONNECTION.

## HEALTH DEPARTMENT NOTES

SEWER SYSTEMS AND WATER SUPPLIES SHALL BE INSTALLED IN ACCORDANCE WITH SOIL STUDIES AND LOT EVALUATIONS ON FILE AT THE FLOYD COUNTY HEALTH DEPARTMENT. CAPACITY OF SEPTIC TANK AND DRAINFIELD ARE LIMITED TO A THREE BEDROOM DWELLING, UNLESS FURTHER STUDIES ARE CONDUCTED.

GROUND TREATMENT FOR TERMITES IS PROHIBITED UNLESS THE WELL CAN BE LOCATED 50' AWAY FROM THE DWELLING.

BASEMENT PLUMBING FIXTURES WERE NOT CONSIDERED IN THIS SEPTIC LAYOUT.

## VDH SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 8-810-10 et seq., the "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-183.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: JEFF WALKER, AOSE #231, TELEPHONE # 1(540) 745-3920. APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

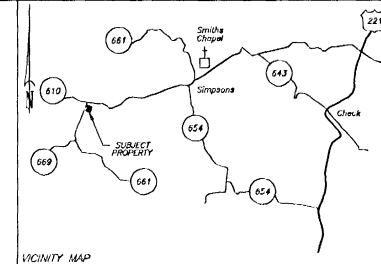
PURSUANT TO 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TYPICAL" SYSTEMS. HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

STATE OF VIRGINIA, IN FLOYD COUNTY CIRCUIT COURT CLERK'S OFFICE August 2, 2006 AT 8:58AM  
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD.

TESTED: Joan M. Blusher  
Deputy Clerk  
WENDELL G. PETERS, CLERK

RECORD NORTH  
PLAT CABINET 1, SLIDE 178A

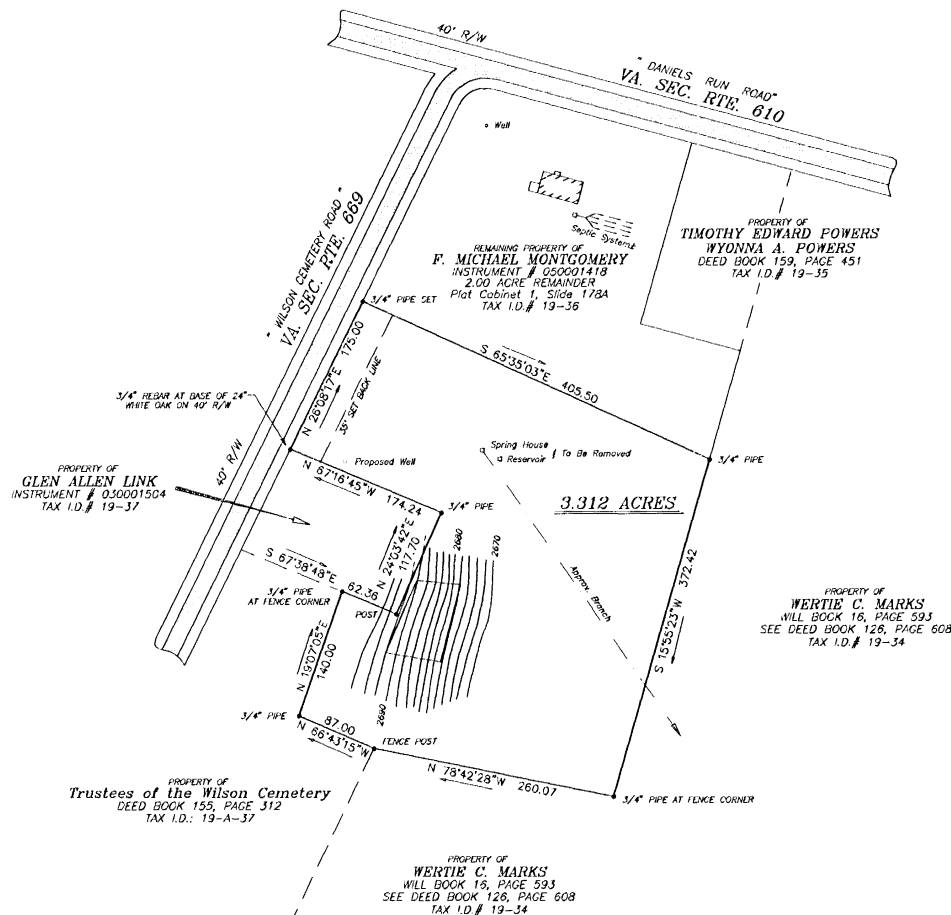


## NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE.
4. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
5. THIS TRACT HAS BEEN TESTED FOR SEWAGE DISPOSAL SYSTEM.
6. NO PUBLIC WATER EXISTS IN THIS AREA.
7. MINIMUM SET BACKS  
FRONT - 35' BUILDING SETBACK



Represents Approved Drainfield Area



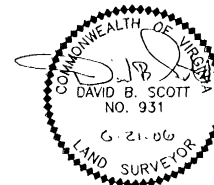
## SOURCE OF TITLE:

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO F. MICHAEL MONTGOMERY FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY DEED DATED JUNE 6, 2005, SAID DEED BEING RECORDED AS INSTRUMENT # 050001418 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FLOYD COUNTY, VIRGINIA.

## SURVEYOR'S CERTIFICATE:

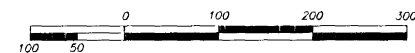
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF FLOYD, VA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND THIS 21 DAY OF JUNE, 2006.

[Signature]  
STATE CERTIFIED LAND SURVEYOR



Lot Subdivision  
TO BE CONVEYED TO  
**GLEN ALLEN LINK**  
3.312 ACRES LOCATED ON  
VA. SEC. RTE. 669  
LOCUST GROVE MAGISTERIAL DISTRICT  
FLOYD COUNTY, VIRGINIA  
SCALE: 1" = 100' DATE: 6-21-2006  
DAVID B. SCOTT L.S. #931  
HILLSVILLE, VIRGINIA

RECORD REFERENCES AND NOTATIONS:  
INSTRUMENT # 050001418 (06-06-2005)  
TAX I.D. # 19-36  
REVISED: 7-20-2006



JOB NO. 8058

PC3-300R1



DAVID B. SCOTT SURVEYING & MAPPING 1626 N. MAIN ST. HILLSVILLE, VA. (276) 728-3311



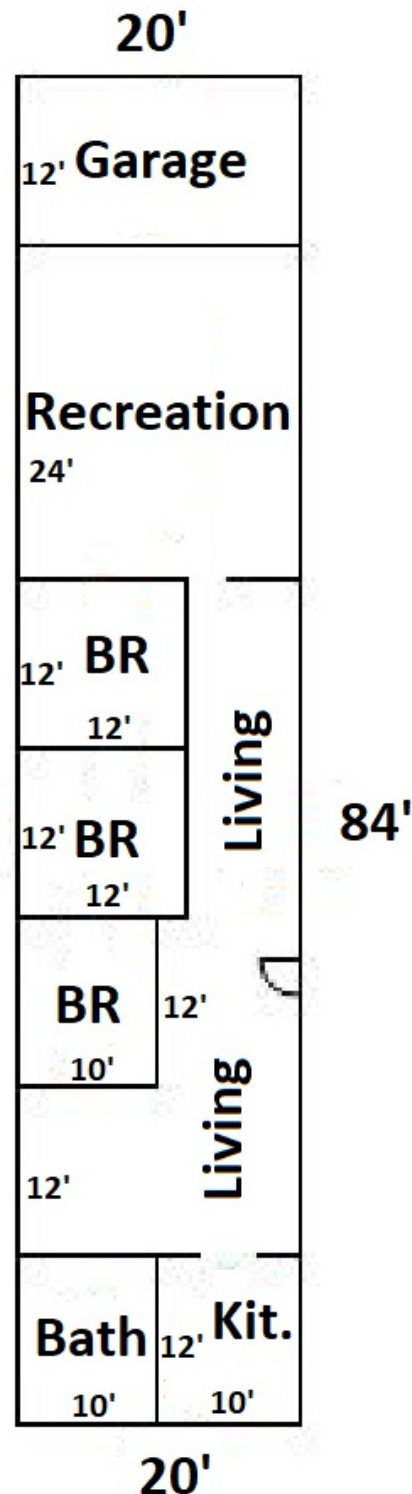
# Floorplan

Living Area - 1,680 SF

Garage - 240 SF

## Auction Services

Style - **1 Story**  
 Year Built - **2004**  
 Acreage - **3.79**  
 Tax ID - **19-37 & 19-36B**  
 Living Area - **1,680 SF**  
 Garage Area - **240 SF**  
 Bedrooms - **3**  
 Bathrooms - **1**  
 Elementary - **Check**  
 High School - **Floyd County**  
 Basement - **Slab**  
 Exterior - **Vinyl**  
 Roof - **Shingle**  
 Floors - **Vinyl & Concrete**  
 Heat - **Propane / Wall**  
 A/C - **Window unit**  
 Septic - **Private Septic**  
 Water - **Private Well**  
 Appliances - **Refrigerator  
Range**  
 Taxes - **\$934**

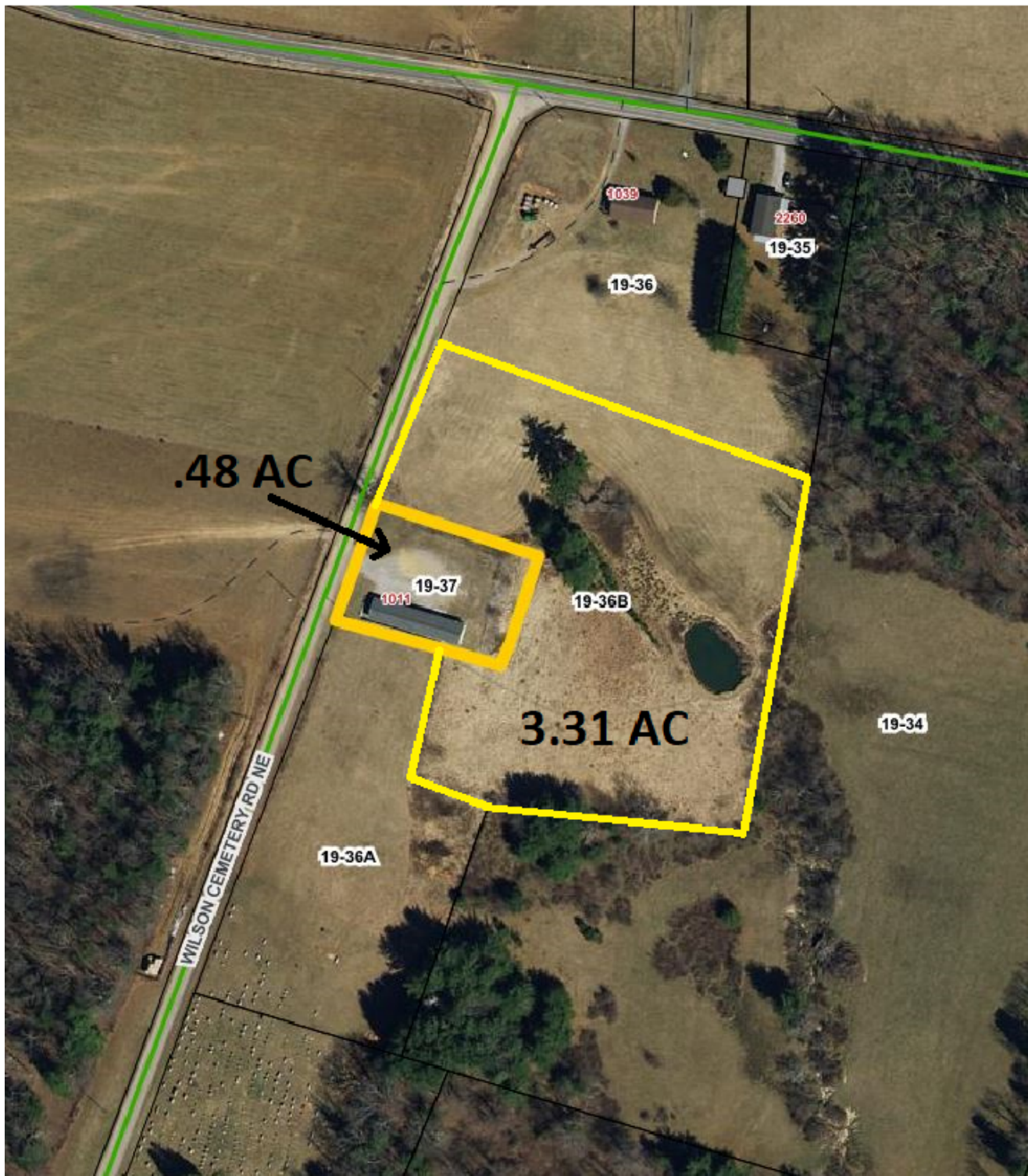




## Floyd County - GIS Map

Tax ID # 19-37 = .48 Acre

Tax ID # 19-36B = 3.31 Acres



750000410

PHILIP B. CARR, JR., ET UX

TO: DEED

TERESE I. SMITH

Deed Book	114
Page	329

THIS DEED, made and entered into on this the 6th day of June, 1975, by and between PHILIP B. CARR, JR. and BETTY M. CARR, husband and wife, parties of the first part, and TERESE I. SMITH, party of the second part,

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party of the second part to the

Mailed July 3, 1975  
Kenneth L. Devore  
Attorney at Law  
Charlotte, N.C. 28203

parties of the first part, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, the receipt whereof is also acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with covenants of GENERAL WARRANTY of Title, unto the party of the second part, all that certain tract or parcel of real estate, together with the improvements thereon and the appurtenances thereunto belonging, situate and being on the waters of Beaver Dam Creek, in Locust Grove Magisterial District of Floyd County, Virginia, and containing 0.477 acre as shown on a plat of survey entitled "PHILIP CARR, 0.477 Acre, Locust Grove Mag. Dist., Floyd County, Virginia", dated May 14, 1975, prepared by David B. Scott, Certified Land Surveyor, and designated by the said Scott as Job No. 2773, a copy of which plat of survey is recorded with this deed for the metes and bounds description of the property herein conveyed, and being a part of the real estate acquired by the grantors herein by deed dated May 11, 1973, from Ilene W. Carr, unmarried, which deed is of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 107, at Page 711, to which plat of survey and deed reference is here made in further aid of a description of the property herein conveyed.

DEVORE & GRUBBS  
ATTORNEYS AT LAW

For the consideration set forth hereinabove, the grantors further grant and convey unto the grantee a water right for domestic use from the land of the grantors herein to the land of the grantee. Any costs or maintenance of said water right shall be borne by the grantee, and said water right is to run with the land.

WITNESS the following signatures and seals on this the date first hereinabove mentioned and written.

Philip B. Carr, Jr. (SEAL)  
PHILIP B. CARR, JR.

Betty M. Carr (SEAL)  
BETTY M. CARR

STATE OF VIRGINIA,  
COUNTY OF MONTGOMERY, TO-WIT:



The foregoing instrument was acknowledged before me this 24th day of June, 1975, by PHILIP B. CARR, JR. and BETTY M. CARR, husband and wife.

My commission expires:

July 31, 1976

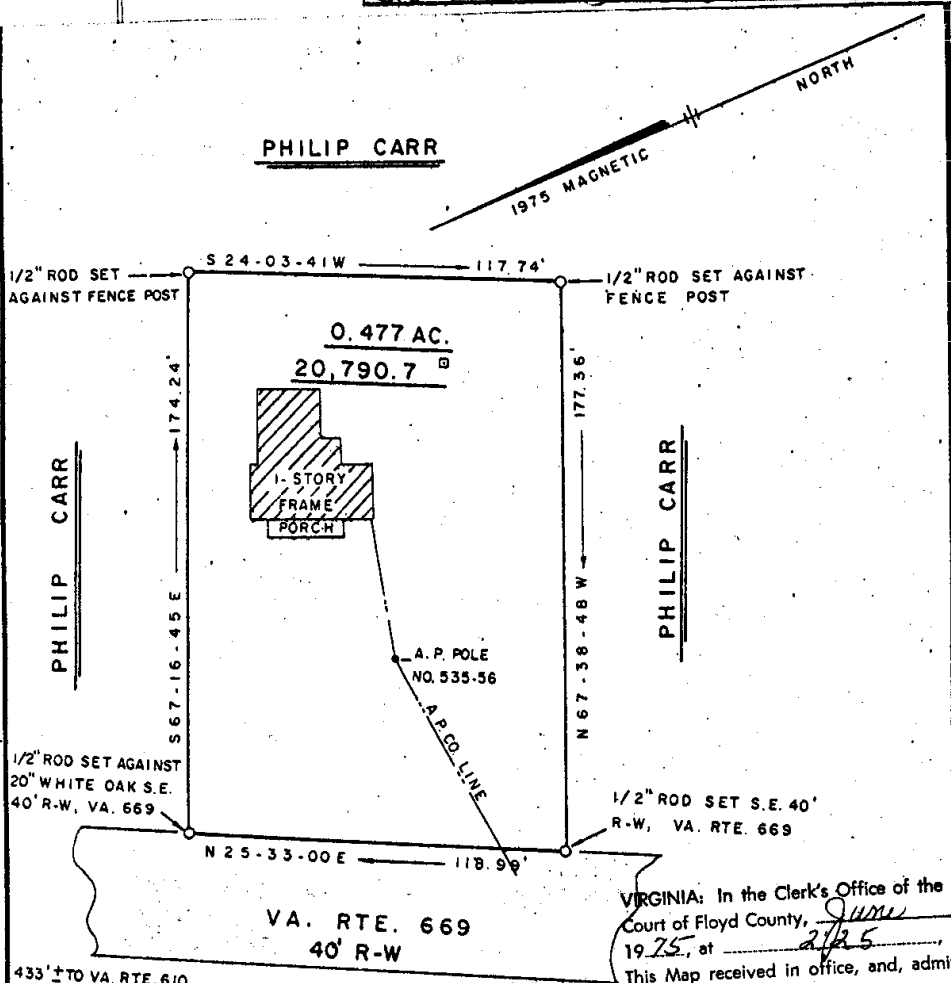
DEVORE & GRUBBS  
ATTORNEYS AT LAW  
CHRISTIANSBURG, VA.

Brenda L. Jones  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County  
June 26, 1975, at 9:25 P.M.  
This Deed received in office, and, with certificate thereto attached,  
admitted to record. The tax imposed by Section 58-54.1 of the code in  
the amount of \$ 5.00 has been paid.

Testa: MARGARET H. HARMAN, Clerk

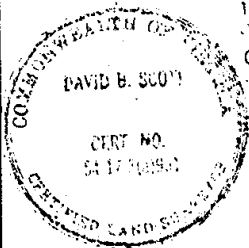
David L. Howell D.O.



VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County, June 26, 1975, at 2:25 P.M.  
This Map received in office, and, admitted to record.

Testa:

Margaret H. Harmon



PHILIP CARR  
0.477 ACRE  
LOCUST GROVE MAG. DIST.  
FLOYD COUNTY, VIRGINIA  
SCALE: 1"= 40', 5-14-75  
DAVID B. SCOTT, C.L.S.  
HILLSVILLE, VIRGINIA  
REV.

JOB NO. 2773

100002096

Tax Map Reference Numbers: 19-37

Title insurance: Virginia Title Center, LLC, Roanoke, Virginia 24018

Return this original to Grantee: JSK V, L.L.C.

Grantee's Address: 1612 Stonewall Road NE; Check, Virginia 24072

GLEN ALLEN LINK

TO: DEED

JSK V, L.L.C., a  
Virginia limited liability company

THIS DEED made and entered into this 23<sup>rd</sup> day of November, 2010, by and between GLEN ALLEN LINK, party of the first part hereinafter styled Grantor, and JSK V, L.L.C., a Virginia limited liability company, parties of the second part hereinafter styled Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by the said Grantee to the said Grantor, the receipt for all of which is hereby acknowledged, said Grantor does hereby bargain, sell, grant, and convey unto the said Grantee, with GENERAL WARRANTY and with ENGLISH Covenants of Title, the following describe real estate:

All that certain tract or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being in the Locust Grove Magisterial District of Floyd County, Virginia, containing 0.477 acres, more or less, as shown on that certain plat of survey prepared by David B. Scott, C.L.S., dated May 14, 1975, as Job No. 2773, a copy of said plat of survey being of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 114 at page 331, and the description contained

mailed  
12-13-10

PG0060 DEC 13 2010

100061 DEC 13 2006

PROFITT & SCHROEDER  
ATTORNEYS, P.C.  
304 EAST MAIN STREET, POST OFFICE BOX 156  
FLOYD, VIRGINIA 24091-0156  
PHONE: (540) 745-4435

therein being incorporated by reference herein; and

BEING the same property acquired by Glen Allen Link by Deed dated February 20, 2003, from Citifinancial Mortgage Company, Inc., f/k/a Associated Financial Services of America, Inc., said Deed being of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, as Instrument No. 030001504.

The Grantor herein does hereby further bargain, sell, grant, and convey, upon the same covenants and warranties, and in the same proportions, to the Grantee herein, an EASEMENT for a septic system and access thereto, said septic easement being upon the adjoining 3.312 acres and the area therefore being shown on that certain plat of survey, by David B. Scott, L.S., dated July 20, 2006, said plat of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia in PC3-300A, said adjoining 3.312 acres being that property that was conveyed to Glenn Allen Link by Deed dated July 13, 2006 from F. Michael Montgomery, said Deed of record in said Clerk's Office as Instrument No. 06-1698, and access therefore shall be along the line S 67° 38' 48" E 62.36 ft. as shown on the said plat. There is further granted unto the Grantee, its heirs, successors, and assigns, the perpetual right to install, maintain, and service said line, splash box or surge tank, distribution box, and such other material as may be needed for the successful operation of the Grantee's septic system, said easement to allow the Grantee herein, its heirs, successors, and assigns, the perpetual enjoyment of the distribution box, septic tank, and drain field and connecting lines thereto, all for the benefit of the Grantee herein, its heirs, successors, and assigns, and shall be perpetual and shall run with the land.

This conveyance is made expressly SUBJECT TO the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, that have not expired by a time limitation contained therein or that have not otherwise become ineffective, and to matters visible upon inspection.



WITNESS the following signature and seal:

Glen Allen Link (SEAL)  
GLEN ALLEN LINK

COMMONWEALTH OF VIRGINIA,

COUNTY OF FLOYD, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of

December, 2010, by GLEN ALLEN LINK.

ALICE H. HOLLANDSWORTH  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
(SEAL) (NOTARY) REGISTRATION NUMBER: 137547  
MY COMMISSION EXPIRES JULY 31, 2012

Alice H. Hollandsworth  
Notary Public

My Registration Number: 137547

My Commission Expires: July 31, 2012

~~VERIFIED~~ In the Clerk's Office of the Circuit Court of Floyd County  
December 10, 2010, at 2:09 P M  
This instrument received in office, and, with certificate thereto attached  
admitted to record. The tax imposed by Section 58.1-602 of the code in  
the amount of \$ 138.50 has been paid.

Testa: WENDELL G. PETERS Clerk

Wendell G. Peters D.C.

PG0062 DEC 13 9

PROFITT & SCHROEDER

ATTORNEYS, P.C.

304 EAST MAIN STREET, POST OFFICE BOX 156

FLOYD, VIRGINIA 24091-0156

PHONE: (540) 745-4435

100002098

Tax Map Reference Number: 19-36B

Title insurance: unknown to preparer

Return this original to Grantees: Jody S. Keith and Sherrie R. Keith

Grantees' Address: 1612 Stonewall Road NE; Check, Virginia 24072

GLEN ALLEN LINK

TO: DEED

JODY S. KEITH

SHERRIE R. KEITH

THIS DEED made and entered into this 23<sup>rd</sup> day of November, 2010, by and between GLEN ALLEN LINK, party of the first part hereinafter styled Grantor, and JODY S. KEITH and SHERRIE R. KEITH, husband and wife, parties of the second part hereinafter styled Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by the said Grantees to the said Grantor, the receipt for all of which is hereby acknowledged, said Grantor does hereby bargain, sell, grant, and convey unto the said Grantees, as tenants by the entirety with the right of survivorship as at common law as provided for in Section 55-20.2 of the Code of Virginia, 1950, as amended, with GENERAL WARRANTY and with ENGLISH Covenants of Title, the following describe real estate:

All that certain tract or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being in the Locust Grove Magisterial District of Floyd County, Virginia, containing 3.312 acres as shown on that certain plat of survey prepared by David B. Scott, L.S., dated June 21, 2006, as Job No. 8058, a copy of

mailed  
12-13-10

PG0084 DEC13

PROFITT & SCHROEDER

ATTORNEYS, P.C.

304 EAST MAIN STREET, POST OFFICE BOX 156

FLOYD, VIRGINIA 24091-0156

PHONE: (540) 745-4435

said plat of survey being of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in PC3-295A, and the description contained therein being incorporated by reference herein; and

BEING the same property acquired by Glen Allen Link by Deed dated July 11, 2006, from F. Michael Montgomery, said Deed being of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, as Instrument No. 060001698, and

This conveyance is made expressly SUBJECT TO the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, that have not expired by a time limitation contained therein or that have not otherwise become ineffective, and to matters visible upon inspection, and expressly subject to that septic easement as described in that Deed to JSK V, L.L.C, dated November 23, 2010, from Glen Allen Link of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, prior to the recordation of this instrument.

WITNESS the following signature and seal:

Glen Allen Link (SEAL)  
GLEN ALLEN LINK

COMMONWEALTH OF VIRGINIA,

COUNTY OF FLOYD, to-wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of

September, 2010, by GLEN ALLEN LINK.

ALICE H. HOLLANDSWORTH  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
(NOTARY REGISTRATION NUMBER: 137547)  
MY COMMISSION EXPIRES JULY 31, 2012

Alice H. Hollandsworth  
Notary Public

My Registration Number:

My Commission Expires:

137547  
July 31, 2012

Witnessed: In the Clerk's Office of the Circuit Court of Floyd County  
December 10, 2010, at 4:12 P M  
This instrument received in office, and, with certificate thereto attached  
admitted to record. The tax imposed by Section 58.1-802 of the code in  
the amount of \$ 32.00 has been paid.

Teste: WENDELL G. PETERS, Clerk

Jason S. Sushner D.C.



## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of May 25th, 2022, between JSK V LLC by and through Jody Keith and Sherrie R Keith as Managing Members owner of record of the Property sold herein (hereinafter referred to as the "Seller"), and \_\_\_\_\_

\_\_\_\_\_  
(hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

**1. Real Property.** Purchaser agrees to buy, and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Floyd, Virginia, and described as:

**2. Legal Description –**

Tax ID #19-37; Consisting of .48 acres and improvements; ROANOKE RIVER; Deed Book 114, Page 331

Tax ID #19-36B; Consisting of 3.31 acres and improvements; ROANOKE RIVER; PC3-300A

**More Commonly Known As –** 1011 Wilson Cemetery Rd NE, Check, VA 24072

**3. Purchase Price.** The purchase price of the Property is equal to the auction bid price plus 10% Buyer's Premium, which is as follows: \_\_\_\_\_

(hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

**4. Deposit.** Purchaser has made a deposit with the Auction Company, of \$5,000 (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Auction Company, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

**5. Settlement Agent and Possession.** Settlement shall be made at \_\_\_\_\_ on or before July 11, 2022 ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

## 6. Required Disclosures.

(a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation.

If more than 6 months have elapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the property owners' association along with a request for assurance that the information required by Virginia Code § 55-512 previously furnished to Purchaser in the association disclosure packet remains materially unchanged; or, if there have been material changes, a statement specifying such changes. Purchaser shall be provided with such assurances or such statement within 10 days of the receipt of such request by the property owner's association. Purchaser may be required to pay a fee for the preparation and issuance of the requested assurances. Said fee shall reflect the actual costs incurred by the property owners' association in providing such assurances but shall not exceed \$100.00 or such higher amount as may now or hereafter be permitted pursuant to applicable statutes.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form does not apply. Commercial

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding contract. If the required disclosures are unavailable on the date of ratification, Seller shall promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

If more than 60 days have lapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the unit owners' condominium association with a request for assurance from the unit owners' condominium association that there have been no material changes from the previously furnished information from the unit owners' condominium association.

Purchaser may declare this Contract void within 3 days after either receipt of the required disclosures or of notice that there are material changes, or the failure of the condominium unit owners' association to provide assurances (within 10 days after receipt of Purchaser's request) that there have been no material changes.

(d) **Mechanics' and Materialmen's Liens.**

#### NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated. (See Standard Provision J on Exhibit A.)

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

(e) **Notice of Principal Residence.** Purchaser does \_\_\_\_\_ or does not \_\_\_\_\_ intend to occupy the Property as Purchaser's principal residence.

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

(f) **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

(g) **Lead-Based Paint Disclosure.** The certification, required pursuant to the Lead-Based Paint Hazard Reduction Act of 1992, signed by Seller on any residence built prior to 1978. Built in 2004 and lead base paint disclosure is not required.

(h) **Choice of Settlement Agent.** Virginia's Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

## 7. **Standard Provisions.**

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney's fees of Seller), plus any amount by which the ultimate sale price for the Property is less

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_



than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser's sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

(f) **Property Sold “As Is”.** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

\_\_\_\_\_  
JSK V LLC by and through Jody Keith, Managing Member (Seller) 05/25/2022

\_\_\_\_\_  
JSK V LLC by and through Sherrie R Keith, Managing Member (Seller) 05/25/2022

\_\_\_\_\_  
Purchaser Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone # Email

\_\_\_\_\_  
(Purchaser signature) 05/25/2022

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

PROPERTY

Parcel Information

Parcel Record Number (PRN)	16842	Town/District	LOCUST GROVE	
Account Name	KEITH JODY S OR SHERRIE R			
Account Name 2				
Care Of				
Address1	735 SOUTHVIEW TERRACE			
Address2				
City, State Zip	CHRISTIANSBURG, VA 24073			
Business Name				
Location Address(es)	WILSON CEMETERY RD		VA	

Map Number

Map Insert	Double Circle	Block	Parcel Number
019			36B

Total Acres	3.31
Deed	DBS-10-0002098
Will	NONE
Plat	NONE
Route	
Legal Desc 1	ROANOKE RIVER PC3-300A
Legal Desc 2	
Zoning	
State Class	SFR SUBURBAN
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2023)	Previous Value (2022)
Land	\$28,400	\$28,400
Main Structures	\$0	\$0
Other Structures	\$0	\$0
TOTALS	\$28,400	\$28,400

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
LINK GLEN ALLEN	\$31,600	DEED BARGAIN SALE-10-0002098	1	12/10/2010
	\$30,000	DEED BARGAIN SALE-06-0001698	1	07/14/2006

Land Segments

Seg	Description	Size	AdjRate	Value
1	SITE VAL ND	1.00	\$18,000	\$18,000
2	RESIDUAL	2.31	\$4,500	\$10,400

Main Structures

No data to display

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
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No data to display



PROPERTY

Parcel Information

Parcel Record Number (PRN)	6208	Town/District	LOCUST GROVE	
Account Name	JSK V LLC			
Account Name 2				
Care Of				
Address1	735 SOUTHVIEW TERRECE			
Address2				
City, State Zip	CHRISTIANSBURG, VA 24073			
Business Name				
Location Address(es)	1011 WILSON CEMETERY RD		VA	

Map Number

Map Insert	Double Circle	Block	Parcel Number
019			37

Total Acres	0.48
Deed	DBS-10-0002096
Will	NONE
Plat	NONE
Route	669
Legal Desc 1	ROANOKE RIVER PLAT DB 114/331
Legal Desc 2	
Zoning	
State Class	COMMERCIAL / INDUSTRIAL
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2023)	Previous Value (2022)
Land	\$20,000	\$20,000
Main Structures	\$0	\$0
Other Structures	\$115,200	\$115,200
TOTALS	\$135,200	\$135,200

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
LINK GLEN ALLEN	\$128,400	DEED BARGAIN SALE-10-0002096	1	12/10/2010
CITIFINANCIAL MORTGAGE CO IN	\$12,500	DEED BARGAIN SALE-03-0001504	1	05/20/2003
SHOCKEY LORETTA CASSOL	\$26,300	DEED OF FORECLOSURE-03-0001503	1	05/20/2003
	\$25,000	UNKNOWN--	1	10/01/1994

Land Segments

Seg	Description	Size	AdjRate	Value
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4/21/22, 3:13 PM

Floyd County, VA - Official Real Estate Data

1	COMMERC/IND	1.00	\$20,000	\$20,000
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Main Structures

No data to display

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	FR DWELLING	FR DWELLIN	NO GRADE	1,920	\$100.00	MANUAL	1.00	2004	\$115,200
2	NOTE	NOTE	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$0
3	NOTE	NOTE	SOUND VALUE	1	\$0.00	MANUAL	1.00	0	\$0