



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 – Dewayne P. Nygaard and Evelyn M. Nygaard

AUCTION LOCATION – Online at www.BlueRidgeLandandAuction.HiBid.com

AUCTION DATE – Tuesday, February 14th, 2023 at 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:

1. Tax ID 70-37; Consisting of +/- 2.383 acres; Deed Book 481495
2. Tax ID 70-38; Consisting of +/- .5 acres; Deed Book 481495
3. Tax ID 70-38A; Consisting of +/- .5 acres; Deed Book 481495
4. Tax ID 70-39; Consisting of +/- 9.369 acres; Deed Book 481495
5. Tax ID 70-40; Consisting of +/- 7.25 acres; Deed Book 210000996
6. Tax ID 70-43; Consisting of +/- 1.349 acres; Deed Book 190000751
7. Tax ID 70-40A; Consisting of +/- 3.0 acres

More Commonly Known As: 166 Dahoon Dr., Wytheville, VA 24382

- **Online Bidding Open NOW**
- **Online Bidding Closes on Tuesday, February 14th, 2023, 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**. 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 \$10,000 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 **Wednesday, March 29th, 2023**. 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

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

DISCLAIMER:

Property being sold consists of 7 tax map parcels, which are as follows:

Tax ID 70-37; Consisting of +/- 2.383 acres

Tax ID 70-38; Consisting of +/- .5 acres

Tax ID 70-38A; Consisting of +/- .5 acres

Tax ID 70-39; Consisting of +/- 9.369 acres

Tax ID 70-40; Consisting of +/- 7.25 acres

Tax ID 70-43; Consisting of +/- 1.349 acres

Tax ID 70-40A; Consisting of +/- 3.0 acres

GIS mapping does not appear accurate when compared to the surveys. Auction Company used advanced mapping software and best efforts to accurately display boundary on the maps provided. Bidders are expected to do their own due diligence and surveys are considered to be the most dependable source when determining boundary and acreage. Surveys are also included in this bidder pack. Aerial and topographical maps used for illustration and marketing purposes only. They are believed to be accurate but not guaranteed.

Please note, the acreage is taken from the county tax cards.



Auction Services

Aerial

+/- 24.35 acres

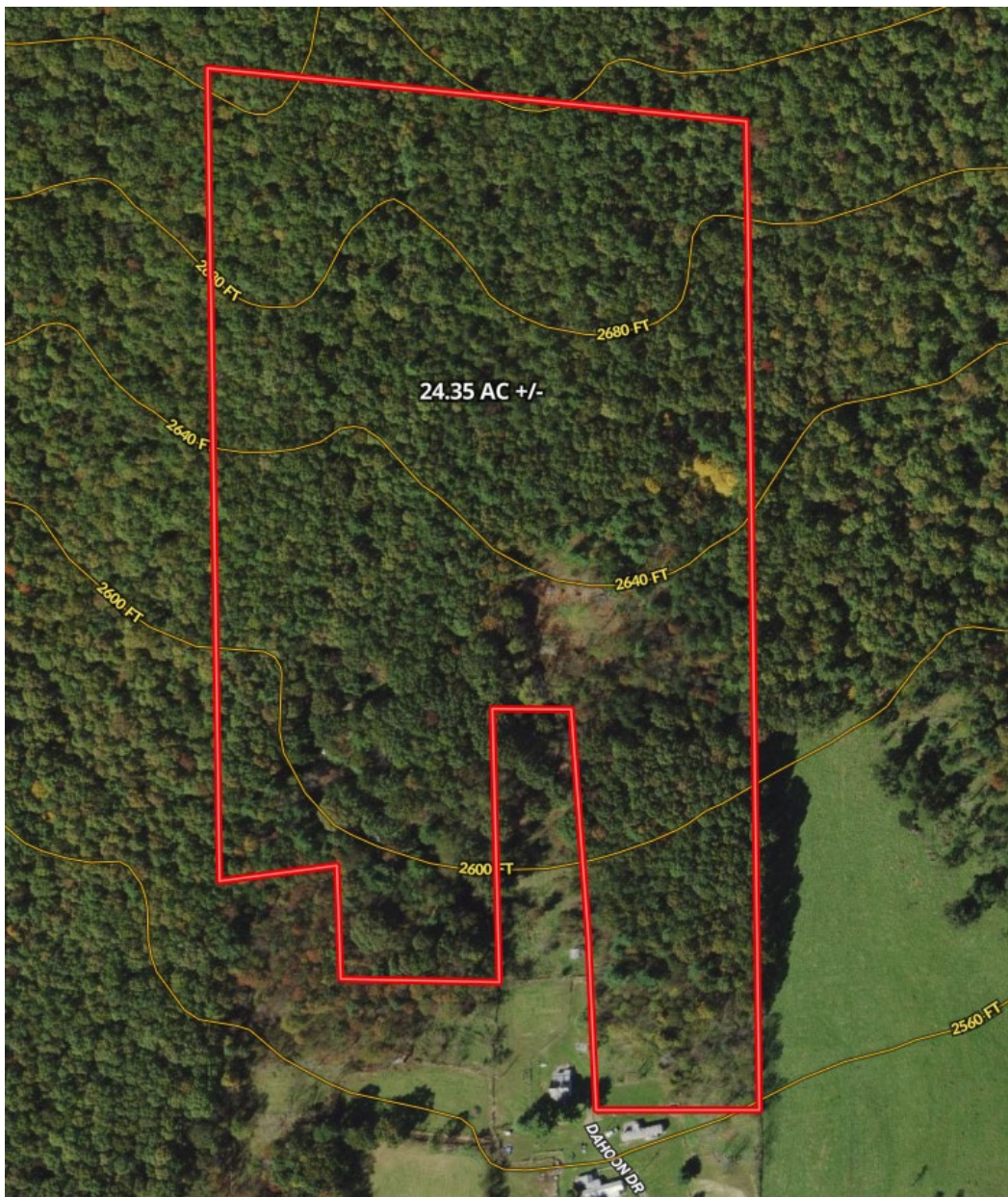
**** Approximate Boundary. Refer to Survey. ****



Contour

+/- 24.35 acres

**** Approximate Boundary. Refer to Survey.****



Topo

**** Approximate Boundary. Refer to Survey. ****





Neighborhood

166 Dahoon Dr.,

Wytheville, VA 24382

**** Approximate Boundary. Refer to Survey. ****





Location

166 Dahoon Dr.,
Wytheville, VA 24382



Journal of Management Education

Figure 1

THE UNIVERSITY OF CHICAGO

ROBERT N. ROSENBAUM
BOOK 138, PG 581

$\frac{1}{2} \times 100 = 50$
 $\frac{1}{2} \times 100 = 50$

1997年12月 第10期

地址: 廣州白鵞潭
電話: 86-20-86111111

Plot Rk. % 1.33

1. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 2. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 3. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 4. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 5. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 6. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 7. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 8. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 9. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

 10. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應遵守下列各項規定：

PROPERTY OF
DEWAYNE PEDER NYGAARD
JULIEN, MARIN

VIRGINIA LAND

DEVELOPMENT CO.

9.369 ACRES

ROBERT R. ROSENBAUM
BOOK 158, PG. 561

JAMES T. COOK
BOOK 173, PG. 563

ROBERT BROWN
95, PG. 58

MAT BROWN
BK. 64, PG. 260

GRAVELED ENTRANCE

POINT ON R.W.
VA RTE 690

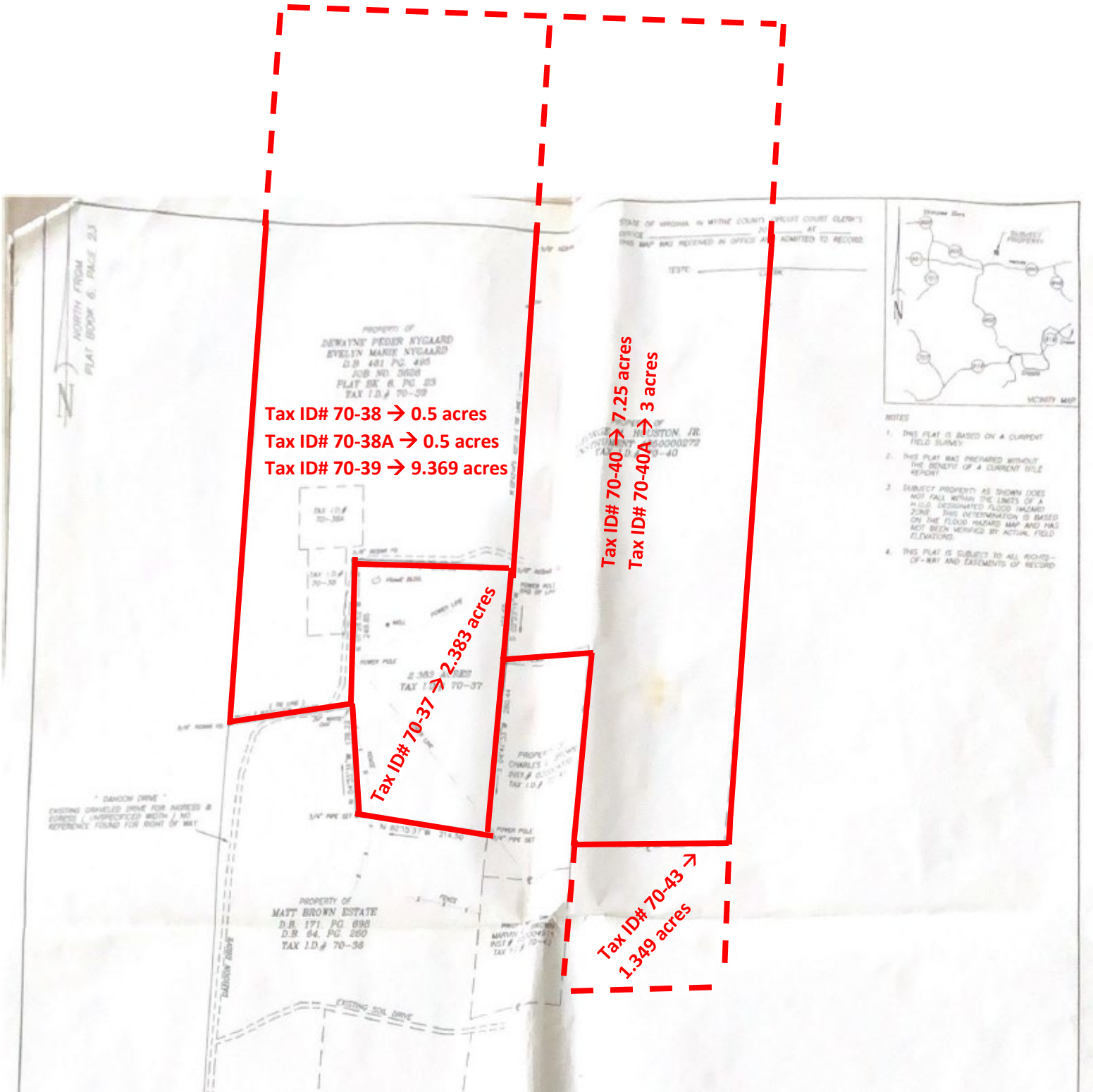


Plat BK. #6 P. 23

I HEREBY CERTIFY THIS PLAT IS
TRUE AND CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF

David B. Scott

TOLLIE HAYNES
GEORGIA ANN HAYNES
SPEEDWELL MAG DISTRICT
WYTHE COUNTY, VIRGINIA
SCALE 1" = 100', 9-21-77
DAVID B. SCOTT C.L.S.
HILLSVILLE, VIRGINIA
JOB NO 3626

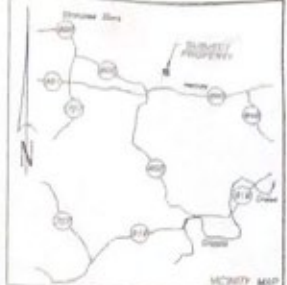


Tax ID# 70-38 → 0.5 acres
Tax ID# 70-38A → 0.5 acres
Tax ID# 70-39 → 9.369 acres

Tax ID# 70-37 → 2.383 acres

Tax ID# 70-40 → 7.25 acres
Tax ID# 70-40A → 3 acres

Tax ID# 70-43 → 1.349 acres



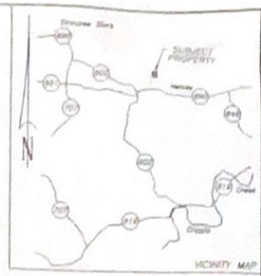
- NOTES
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A N.O.D. DESIGNATED FLOOD HAZARD ZONE. THIS DETERMINATION IS BASED ON THE FLOOD HAZARD MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 4. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

NORTH FROM
PLAT BOOK 6, PAGE 23

PROPERTY OF
DEWAYNE PEDER NYGAARD
EVELYN MARIE NYGAARD
D.B. 481 PG. 485
JOB NO. 3608
PLAT BK 6, PG. 23
TAX I.D. # 70-39

STATE OF VIRGINIA IN WYTHE COUNTY CIRCUIT COURT CLERK'S
OFFICE
THIS MAP WAS RECEIVED IN OFFICE AND ADMITTED TO RECORD.

TESTE: _____
CLERK



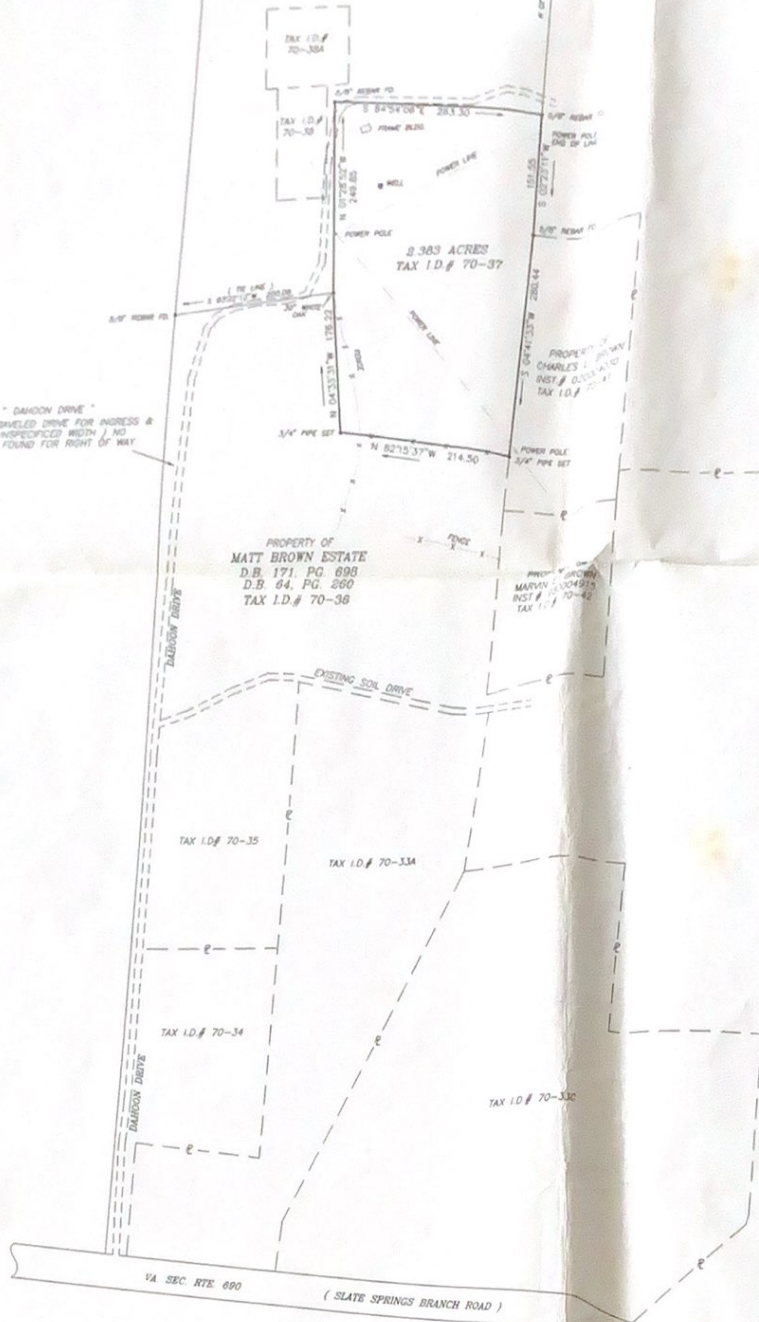
- NOTES
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 3. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A N.I.D. DESIGNATED FLOOD HAZARD ZONE. THIS DETERMINATION IS BASED ON THE FLOOD HAZARD MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
 4. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PROPERTY OF
VANCE M. HOUSTON, JR.
INSTRUMENT #060000272
TAX I.D. # 70-40

PROPERTY OF
MATT BROWN ESTATE
D.B. 171 PG. 688
D.B. 64, PG. 280
TAX I.D. # 70-38

PROPERTY OF
MARVIN L. HODGES
INST. # 70-42
TAX I.D. # 70-42

* DAWSON DRIVE *
EXISTING GRAVELED DRIVE FOR INGRESS & EGRESS (UNSPECIFIED WIDTH) NO REFERENCE FOUND FOR RIGHT OF WAY



ADMITTED TO RECORD IN THE OFFICE
OF THE CLERK OF THE CIRCUIT COURT
OF WYTHE COUNTY ON THE 14th DAY
OF May 20, 08 AT 3:22PM. IN
PLAT BOOK NO. 11 PAGE NO. 976
David B. Scott, DEP. CLERK

SURVEY OF EXISTING
TAX PARCEL NO. 70-37
**DEWAYNE PEDER NYGAARD
EVELYN MARIE NYGAARD**
2.383 ACRES LOCATED OFF
VA. SEC. RTE. 690
SPEEDWELL MAGISTERIAL DISTRICT
WYTHE COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 05-07-2008
DAVID B. SCOTT L.S. #931
HILLSVILLE, VIRGINIA

RECORD REFERENCES AND NOTATIONS:
DEED BOOK 481, PAGE 485 (3-6-1997)
TAX I.D. # 70-37

SOURCE OF TITLE:
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DEWAYNE
PEDER NYGAARD AND EVELYN MARIE NYGAARD FROM RICHARD L.
MAYS BY DEED DATED MARCH 6, 1997, SAID DEED BEING RECORDED
IN DEED BOOK 481, PAGE 485 IN THE CLERK'S OFFICE OF THE
CIRCUIT COURT OF WYTHE COUNTY, VIRGINIA.

SURVEYORS CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY AS SHOWN
HEREON IS BASED ON A CURRENT FIELD SURVEY MADE BY ME OR
UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE
BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.

DAVID B. SCOTT VA. L.S. #931



JOB NO. 8362



ESTIMATE OF Tax ID# 70-38. Tax ID# 70-38A and Tax ID# 70-39

Tax ID# 70-37 → 2.383 acres

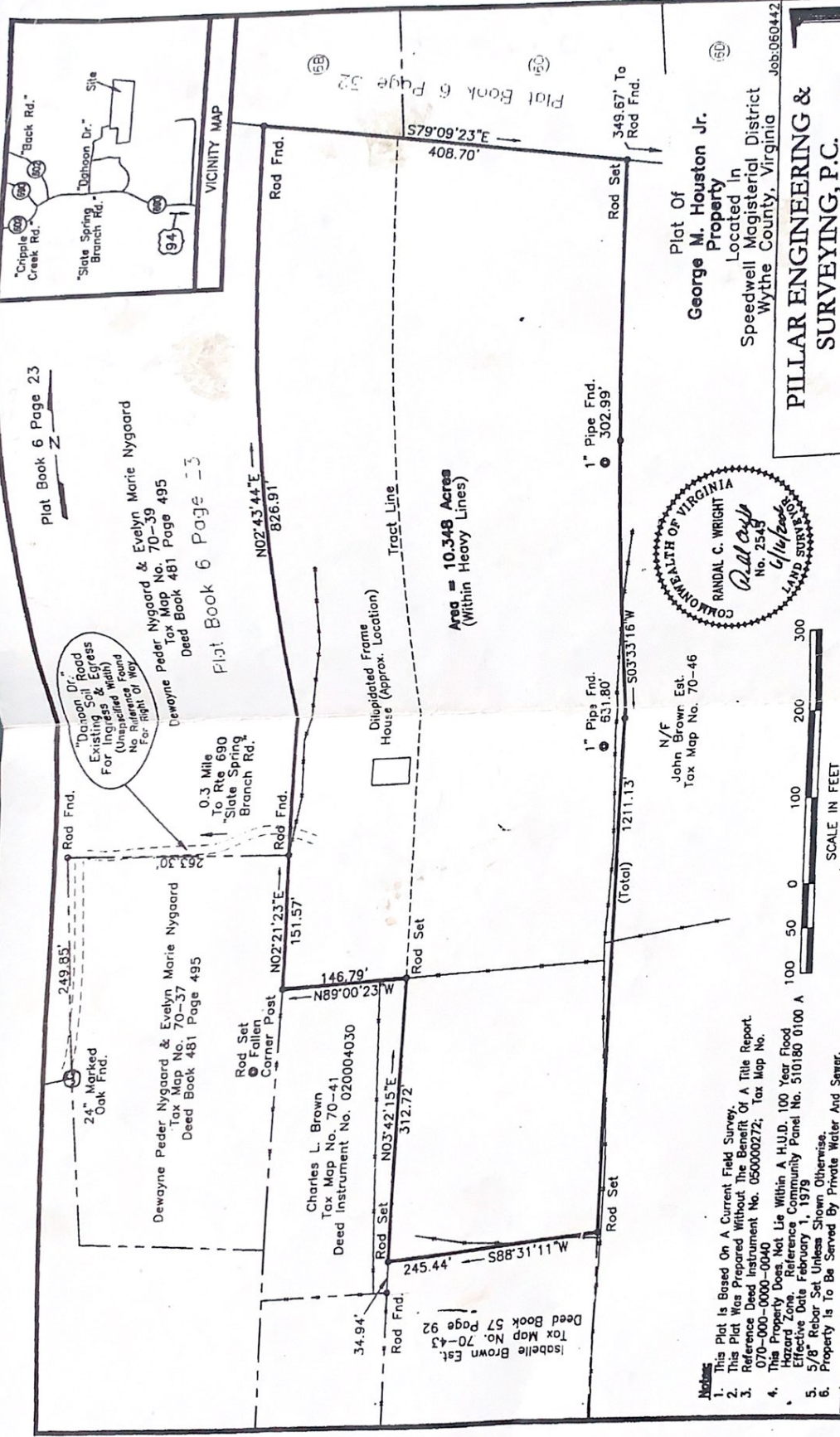
Tax ID# 70-43 →
1.349 acres

**PILLAR ENGINEERING &
SURVEYING, P.C.**
P.O. Box 609, WYTHEVILLE, VA 24382
276-233-0500 276-223-8300 fax www.pillarva.com

SCALE IN FEET
(Scale: 1" = 100')

0029 SEP 9'08

1. This Plot is Based on A Current Field Survey.
2. This Plot Was Prepared Without The Benefit Of A Title Report.
3. References Dead Instrument Nos. 0000000272; Tax Map No. 070-000-0000-0040
4. This Property Does Not Lie Within A H.U.D., 100 Year Flood Hazard Zone, Reference Community Panel No. 510180 0100 Effective Date February 1, 1979
5. 3/4" Rubber Seal Under Shown Overlays.
6. Property is To Be Served By Private Water And Sewer.



Date: June 16, 2006
 SCALE IN FEET
 (Scale: 1" = 100')
 0029 SEP 9'08

Pillar Engineering &
 Surveying, P.C.
 P.O. Box 609, Wytheville, VA 24382
 276.223.0500 276.223.0300 fax www.pillars.com



- Notes:**
1. This Plot is Based On A Current Field Survey.
 2. This Plot Was Prepared Without The Benefit Of A Title Report.
 3. Reference Deed Instrument No. 050000272; Tax Map No. 070-000-0000-0040
 4. The Property Does Not Lie Within A H.U.D. 100 Year Flood Hazard Zone. Reference Community Panel No. 510180 0100 A Effective Date February 1, 1979
 5. 5/8" Rebar Set Unless Shown Otherwise.
 6. Property is To Be Served By Private Water And Sewer.

N/F
 John Brown Est.
 Tax Map No. 70-46

Plot Of
 George M. Houston Jr.
 Property
 Located In
 Speedwell Magisterial District
 Wythe County, Virginia
 Job:050442

Area = 10.348 Acres
 (Within Heavy Lines)

Dilapidated Frame
 House (Approx. Location)

"Dorson Dr." Road
 Existing Soil Egress
 For Unspecified Width
 No Reference Found
 For Right Of Way

Dewayne Peder Nygaard & Evelyn Marie Nygaard
 Tax Map No. 70-39
 Deed Book 481 Page 495

Dewayne Peder Nygaard & Evelyn Marie Nygaard
 Tax Map No. 70-37
 Deed Book 481 Page 495

Charles L. Brown
 Tax Map No. 70-41
 Deed Instrument No. 020004030

Isabelle Brown Est.
 Tax Map No. 70-43
 Deed Book 57 Page 92

Plat Book 6 Page 23

Plat Book 6 Page 23

Rod Set
 Corner Post
 Fallen

Rod Set

Rod Set

Rod Set

1" Pipe Fnd.
 531.80'

1" Pipe Fnd.
 302.99'

(Total) 1211.13'

Rod Set
 349.67' To
 Rod Fnd.

579°09'23"E
 408.70'

Rod Fnd.

N02°43'44"E
 826.91'

Rod Fnd.

N02°21'23"E
 151.57'

146.79'

N89°00'23"W

Rod Set
 N03°42'15"E
 312.72'

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

Rod Fnd.

CHARLES L. BROWN
TMP 70-41
INST: 020004010

MARVIN E. BROWN
TMP 70-42
INST: 980004915

DONALD R. SURRETT
TMP 70-40
INST: 080003038

CHARLES L. BROWN
TMP 70-44
INST: 990000936
TRACTS 1 & 2

LINE	BEARING	HORIZ DIST
L1	N3°36'18"E	34.94'

312.74' TO REBAR FOUND

EXISTING SOIL ROAD

REBAR FOUND

N 88°33'12" E
245.44'

REBAR FOUND

REBAR FOUND

N 3°40'00" E
216.93'

Tax ID# 70-43 → 1.349 acres

S 2°49'09" W
225.40'

JOHN BROWN ESTATE
TMP 70-46

MEANDERING FENCE

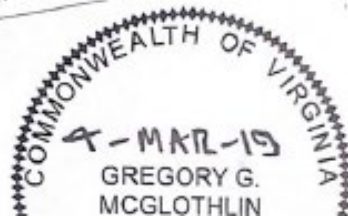
252.43'
S 82°37'02" W

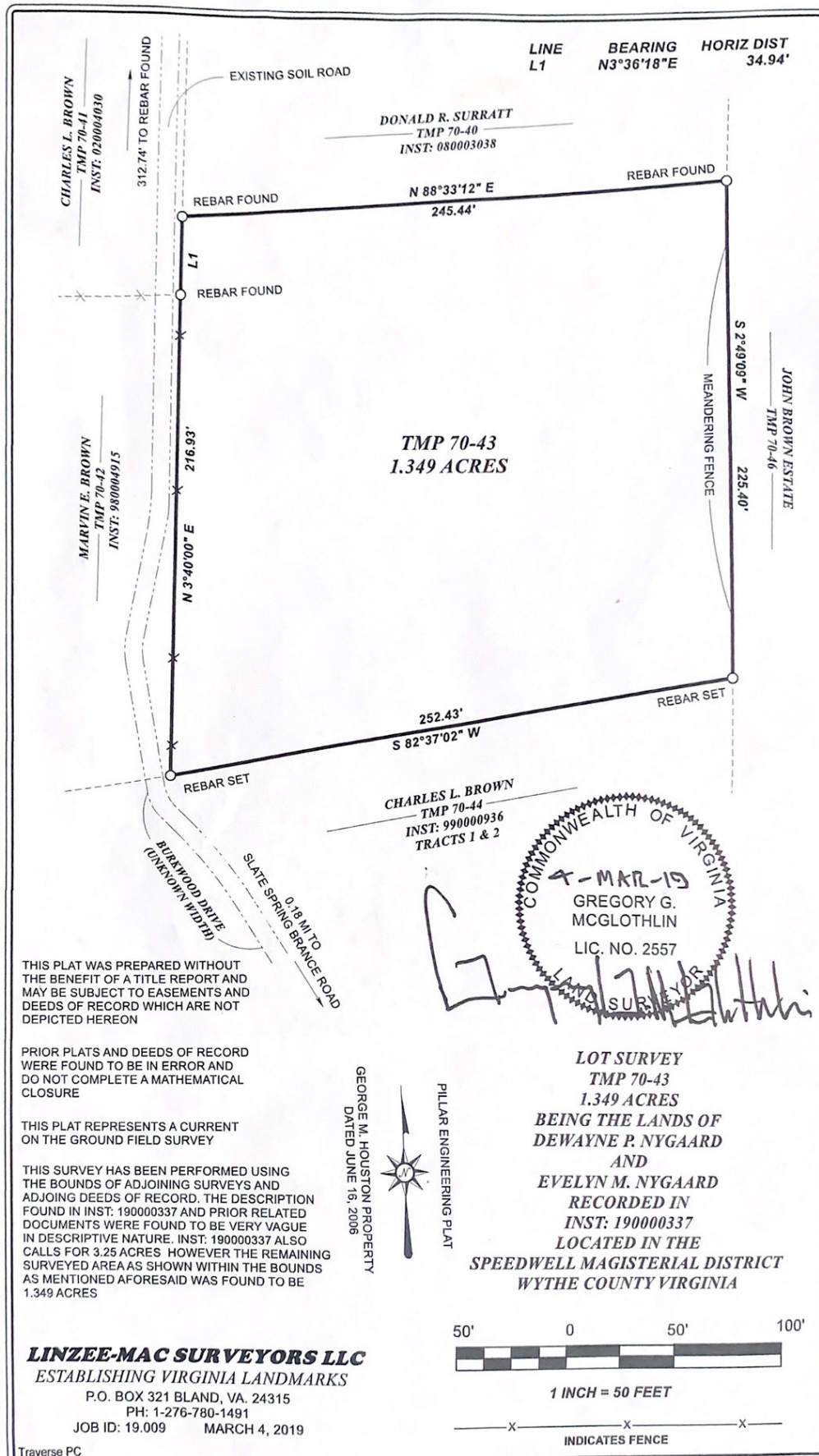
REBAR SET

REBAR SET

BURNWOOD DRIVE
(UNKNOWN WIDT)

SLATE SPRING
0.18 A



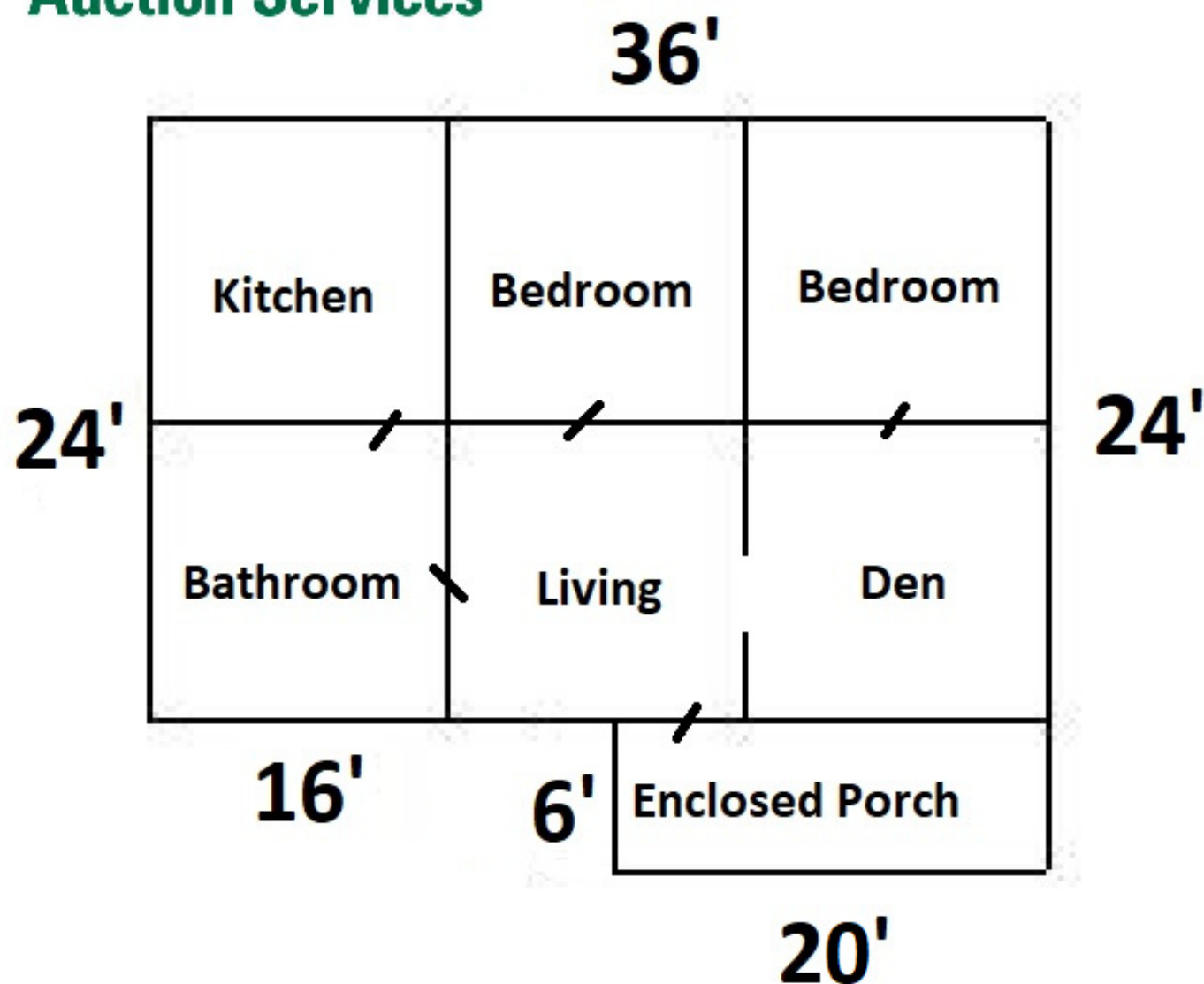




General Floorplan

864 Square Feet

Auction Services



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		USE VALUE	
NYGAARD DEWAYNE PEDER & EVELYN MARIE 166 DAHOON DR	0 None					Type Description	Code	MARKET VALUE	USE VALUE
	0 None					Land	200	4,800	4,800
WYTHEVILLE VA 24382		SUPPLEMENTAL DATA				Total		4,800	4,800
Tax Map # 070 -000-0000-0037		User Field		Associated P					
Area Code 01:Wythe County		Appeal Ch N							
Ag Dist Co 00:None		Appeal No N:No							
User Field		Land Tax 25.92							
User Field		Building Ta 0							
GIS Id 070 -000-0000-0037									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
NYGAARD DEWAYNE PEDER & MAYS RICHARD L	481495 0	03-11-1997	U	V	30,000	00		Year	Code
	452659 0	10-12-1993	U	V	0	00		2021	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200
								4,800	200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	00	Vacant	Total Area		
Style	99	Vacant Land	Basement		
Grade			Fin Bsmt Area		
Stories					
# Units					
Roof Type					
Roof Cover					
Exterior Wall 1					
Exterior Wall 2					
Frame Type					
Heat System					
Heat Fuel					
AC Type					
Interior Wall 1					
Interior Wall 2					
Interior Wall 3					
Interior Floor 1					
Interior Floor 2					
Interior Floor 3					
Interior Floor 4					
Total Room(s)					
Bedroom(s)					
Full Bath(s)					
Half Bath(s)					
Extra Fixture(s)					
Extra Kitchen(s)					
Fireplace(s)					
Gas FPL(s)					
Extra Opening(
Chimney(s)					
Foundation					
Total Area					
Basement					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	L/B	Units	Unit Price	Year
				Cond. Cd	Percent
				Grade	Grade Adj.
					Appr. Value
BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
					Undeprec Value
Ttl Gross Liv / Lease Area					0

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				USE VALUE					
NYGAARD DEWAYNE PEDER & EVELYN MARIE 166 DAHOON DR WYTHEVILLE VA 24382		0 None				Type Description	Code	MARKET VALUE	USE VALUE	10131 WYTHE COUNTY, VA VISION					
		0 None				Land	200	1,000	1,000						
		SUPPLEMENTAL DATA													
		Tax Map # 070 -000-0000-0038	User Field							Total		1,000			
		Area Code 01:Wythe County	Appeal Ch N							Total		1,000			
		Ag Dist Co 00:None	Appeal No N:No							Total		1,000			
		User Field	Land Tax 5,4							Total		1,000			
		User Field	Building Ta 0							Total		1,000			
		User Field								Total		1,000			
		GIS Id 070 -000-0000-0038	Associated P							Total		1,000			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NYGAARD DEWAYNE PEDER & MAYS RICHARD L		481495 0	03-11-1997	U	V	30,000 00	00	Year	Code	Year	Code	Assessed V	Year	Code	Total Assesse
		452659 0	10-12-1993	U	V	0 00	00	2021	200	2020	200	1,000	1,000	2019	200
		OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor							
		Number						Amount		Interest					
		ASSESSING NEIGHBORHOOD													
Prc Assng Dist 0001		Nbhd Name		Street Index Name		Property Use		Class							
				15		02									
TYPE		YEAR		NOTES											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	00	Vacant	Total Area		
Style	99	Vacant Land	Basement		
Grade			Fin Bsmt Area		
Stories					
# Units					
Roof Type					
Roof Cover					
Exterior Wall 1					
Exterior Wall 2					
Frame Type					
Heat System					
Heat Fuel					
AC Type					
Interior Wall 1					
Interior Wall 2					
Interior Wall 3					
Interior Floor 1					
Interior Floor 2					
Interior Floor 3					
Interior Floor 4					
Total Room(s)					
Bedroom(s)					
Full Bath(s)					
Half Bath(s)					
Extra Fixture(s)					
Extra Kitchen(s)					
Fireplace(s)					
Gas FPL(s)					
Extra Opening(
Chimney(s)					
Foundation					
Total Area					
Basement					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	L/B	Units	Unit Price	Year
				Cond. Cd	Percent
				Grade	Grade Adj.
					Appr. Value
BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
					Undeprec Value
Ttl Gross Liv / Lease Area					0

No Sketch	
-----------	--

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT													
NYGAARD DWAYNE PEDER & EVELYN MARIE 166 DAHOON DR WYTHEVILLE VA 24382			0 None				Type Description	Code	MARKET VALUE	USE VALUE										
			0 None				Building	200	1,000	1,000										
							Land	200	8,000	8,000										
			SUPPLEMENTAL DATA				Total		9,000											
Tax Map # 070 -000-0000-0038A			User Field																	
Area Code 01:Wythe County			Appeal Ch N																	
Ag Dist Co 00:None			Appeal No N:No																	
User Field			Land Tax 43.2																	
User Field			Building Ta 5.4																	
User Field																				
GIS Id 070 -000-0000-0038A			Associated P																	
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
NYGAARD DWAYNE PEDER & MAYS RICHARD L			481495 0	03-11-1997	U	V	30,000	00	Year	Total Assesse										
			452659 0	10-06-1995	U	V	9,000	00	2021	200	1,000	2020	200	1,000	2019	200	8,000	200	8,000	
									Year	Code	Assessed V	Year	Code	Total Assesse						
									2021	200	1,000	2020	200	1,000	2019	200	8,000	200	8,000	
									2022	200	8,000	2021	200	8,000	2020	200	8,000	2019	200	8,000
									Total		9,000		Total		9,000		Total		9,000	
									This signature acknowledges a visit by a Data Collector or Assessor											
									APPRAISED VALUE SUMMARY											
									Appraised Bldg. Value (Card)											
									Appraised Xf (B) Value (Bldg)											
									Appraised Ob (B) Value (Bldg)											
									Appraised Land Value (Bldg)											
									Special Land Value											
									Total Appraised Parcel Value											
									Value Source											
									Total Appraised Parcel Value											
									9,000											
									LAND LINE VALUATION SECTION											
B	Use Code	Description	Zoni	LA	Land Type	Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Appraised				
1	200V	SFD - Suburban				0.500	AC	8,000	1.00000	0	1.00	1.000	125 HOME SITE		8,000	8,000				

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description						
Model	00	Vacant	Total Area								
Style	99	Vacant Land	Basement								
Grade			Fin Bsmt Area								
Stories											
# Units											
Roof Type											
Roof Cover											
Exterior Wall 1											
Exterior Wall 2											
Frame Type											
Heat System											
Heat Fuel											
AC Type											
Interior Wall 1											
Interior Wall 2											
Interior Wall 3											
Interior Floor 1											
Interior Floor 2											
Interior Floor 3											
Interior Floor 4											
Total Room(s)											
Bedroom(s)											
Full Bath(s)											
Half Bath(s)											
Extra Fixture(s)											
Extra Kitchen(s)											
Fireplace(s)											
Gas FPL(s)											
Extra Opening(
Chimney(s)											
Foundation											
Total Area											
Basement											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Year	Cond.	Cd	Percent	Grade	Grade Adj.	Appr. Value
CAB1	Cabin	L	1	0.00		AV		1	C	0.70	1,000

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				10131 WYTHE COUNTY, VA						
NYGAARD DEWAYNE PEDER & EVELYN MARIE 166 DAHOON DR WYTHEVILLE VA 24382		0 None				Type Description	Code	MARKET VALUE	USE VALUE	VISION						
		0 None				Land	200	18,700	18,700							
SUPPLEMENTAL DATA							Total	18,700	18,700							
Tax Map # 070 -000-0000-0039		User Field														
Area Code 01:Wythe County		Appeal Ch N														
Ag Dist Co 00:None		Appeal No N:No														
User Field		Land Tax 100.98														
User Field		Building Ta 0														
User Field																
GIS Id 070 -000-0000-0039		Associated P					Total	18,700	18,700							
							Total	18,700	18,700							
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC					
NYGAARD DEWAYNE PEDER & MAYS RICHARD L						481495 0	03-11-1997	U	V	30,000	00					
						452659 0	10-06-1995	U	V	1	00					
OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Code		Description		Number		Amount		Interest								
ASSESSING NEIGHBORHOOD																
Prc Assng Dist 0001		Nbhd Name		Street Index Name		Property Use 15		Class 02								
PROPERTY NOTES																
TYPE		YEAR		NOTES												
INCLUDES TAXABLE PARCELS																
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zoni	LA	Land Type	Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Appraised
1	200V	SFD - Suburban				9.369 AC	2,000 AC	1.00000	0	1.00		1.000	WOODED		2,000	18,700
Total Card Land Units 9.369 AC Parcel Total Land Area 9.369 Total Land Value 18,700																

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	00	Vacant	Total Area		
Style	99	Vacant Land	Basement		
Grade			Fin Bsmt Area		
Stories					
# Units					
Roof Type					
Roof Cover					
Exterior Wall 1					
Exterior Wall 2					
Frame Type					
Heat System					
Heat Fuel					
AC Type					
Interior Wall 1					
Interior Wall 2					
Interior Wall 3					
Interior Floor 1					
Interior Floor 2					
Interior Floor 3					
Interior Floor 4					
Total Room(s)					
Bedroom(s)					
Full Bath(s)					
Half Bath(s)					
Extra Fixture(s)					
Extra Kitchen(s)					
Fireplace(s)					
Gas FPL(s)					
Extra Opening(
Chimney(s)					
Foundation					
Total Area					
Basement					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	L/B	Units	Unit Price	Year
				Cond.	Cd
				Percent	Grade
				Grade Adj.	Appr. Value

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			10131 WYTHE COUNTY, VA								
NYGAARD DEWAYNE & EVELYN M 166 DAHOON DR WYTHEVILLE VA 24382		0 None				Type Description	Code	MARKET VALUE	USE VALUE	VISION							
		0 None				Land	200	14,500	14,500								
		SUPPLEMENTAL DATA				Total		14,500	14,500								
		Tax Map # 070 -000-0000-0040	User Field			Associated P											
		Area Code 01:Wythe County	Appeal Ch N														
		Ag Dist Co 00:None	Appeal No N:No														
		User Field	Land Tax 78.3														
		User Field	Building Ta 0														
		GIS Id 070 -000-0000-0040															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NYGAARD DEWAYNE & EVELYN M SURREATT DONALD ROGER HOUSTON GEORGE M JR COOK JAMES T		210000996	0	04-07-2021	U	V	30,800	00	Year	Total							
		080003038	0	09-08-2008	U	V	34,000	00	2021	200							
		050000272	0	01-21-2005	U	V	12,300	00	2020	200							
		0	0	01-01-1900	U	V	0	00	14,500	2019							
		Total						14,500		Total							
								14,500		14,500							
This signature acknowledges a visit by a Data Collector or Assessor																	
APPRaised VALUE SUMMARY																	
								Appraised Bldg. Value (Card)		0							
								Appraised Xf (B) Value (Bldg)		0							
								Appraised Ob (B) Value (Bldg)		0							
								Appraised Land Value (Bldg)		14,500							
								Special Land Value		0							
								Total Appraised Parcel Value		14,500							
								Value Source		C							
								Total Appraised Parcel Value		14,500							
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zoni	LA	Land Type	Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Appraised	
1	200V	SFD - Suburban				7.250	AC 2,000	1.00000	0	1.00		1.000	WOODED		2,000	14,500	
Total Card Land Units											7.250	AC	Parcel Total Land Area		7.250	Total Land Value	14,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	00	Vacant	Total Area		
Style	99	Vacant Land	Basement		
Grade			Fin Bsmt Area		
Stories					
# Units					
Roof Type					
Roof Cover					
Exterior Wall 1					
Exterior Wall 2					
Frame Type					
Heat System					
Heat Fuel					
AC Type					
Interior Wall 1					
Interior Wall 2					
Interior Wall 3					
Interior Floor 1					
Interior Floor 2					
Interior Floor 3					
Interior Floor 4					
Total Room(s)					
Bedroom(s)					
Full Bath(s)					
Half Bath(s)					
Extra Fixture(s)					
Extra Kitchen(s)					
Fireplace(s)					
Gas FPL(s)					
Extra Opening(
Chimney(s)					
Foundation					
Total Area					
Basement					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)					
Code	Description	L/B	Units	Unit Price	Year
				Cond. Cd	Percent
				Grade	Grade Adj.
					Appr. Value
BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
					Undeprec Value
Ttl Gross Liv / Lease Area					0

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			USE VALUE										
NYGAARD DEWAYNE P & EVELYN M 166 DAHOON DRIVE WYTHEVILLE VA 24382							Type Description	Code	MARKET VALUE	6,000										
							Land	200	6,000	6,000										
			SUPPLEMENTAL DATA																	
			Tax Map # 070 -000-0000-0040A Area Code 01: Wythe County Ag Dist Co 00: None User Field User Field User Field GIS Id 070 -000-0000-0040A Associated P						Total	6,000	6,000									
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
NYGAARD DEWAYNE P & EVELYN M SURREATT DONALD ROGER			190000954 080003038	0 0	04-15-2019 09-08-2008	U U	V V	6,000 0	00 00	Year	Code	Total Assesse	Year	Code	Total Assesse					
											2021	200	6,000	2020	200	6,000	2019	200	6,000	
			Total			6,000			Total			6,000			Total			6,000		
This signature acknowledges a visit by a Data Collector or Assessor																				
APPRAISED VALUE SUMMARY																				
			Appraised Bldg. Value (Card)												0					
			Appraised Xf (B) Value (Bldg)												0					
			Appraised Ob (B) Value (Bldg)												0					
			Appraised Land Value (Bldg)												6,000					
			Special Land Value												0					
			Total Appraised Parcel Value												6,000					
			Value Source												C					
			Total Appraised Parcel Value												6,000					
LAND LINE VALUATION SECTION																				
B	Use	Description	Front	Depth	Zoni	LA	Land Type	Units	Unit Pri	Size Adj	Site I	Cond.	Nbhd.	Nbhd.	Notes	Location Adjustment	Adj Unit P	Appraised		
1	200	SFD - Suburban	0	0				3.000	AC	2,000.0	1.00000	0	1.00	1.000	WOODED		1.0000	2,000	6,000	
Total Card Land Units 3.000 AC Parcel Total Land Area 3.000 Total Land Value 6,000																				

[illegible]

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		10131 WYTHE COUNTY, VA							
NYGAARD DEWAYNE P & EVELYN M 166 DAHOON DR WYTHEVILLE VA 24382				0 None				Type Description	Code	MARKET VALUE	USE VALUE						
				0 None				Land	200	4,000	4,000						
				SUPPLEMENTAL DATA													
				Tax Map # 070 -000-0000-0043 User Field Area Code 01:Wythe County Ag Dist Co 00:None User Field Land Tax 21.6 Building Ta 0 User Field Associated P GIS Id 070 -000-0000-0043													
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NYGAARD DEWAYNE P & EVELYN M				190000751 0	03-21-2019	U	V	0	00	Year	Total Assesse	Year	Code	Assessed V	Year	Code	Total Assesse
NYGAARD DEWAYNE P & EVELYN M				190000337 0	02-12-2019	U	V	5,700	00	2021	200	2020	200	4,000	2019	200	4,000
SURREATT DONALD ROGER				100003525 0	12-22-2010	U	V	5,700	00								
BROWN ISABELLE EST				0 0	01-01-1900	U	V	0	00								
										Total	Total	Total	Total	Total	Total	Total	4,000
This signature acknowledges a visit by a Data Collector or Assessor																	
APPRAISED VALUE SUMMARY																	
								Appraised Bldg. Value (Card)				0					
								Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				0					
CMNT				private 03/22/19-Changed acreage on this tract per Boundary Survey rec. with #190000751. #190000751 is a Deed of Gift-ktv				Appraised Land Value (Bldg)				4,000					
								Special Land Value				0					
								Total Appraised Parcel Value				4,000					
								Value Source				C					
								Total Appraised Parcel Value				4,000					
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zoni	LA	Land Type	Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Appraised	
1	200V	SFD - Suburban				1.349 AC	3,000	1.00000	0	1.00		1.000	OPEN RESIDUE		3,000	4,000	
Total Card Land Units 1.349 AC													Parcel Total Land Area 1.349		Total Land Value 4,000		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Model	00	Vacant	Total Area							
Style	99	Vacant Land	Basement							
Grade			Fin Bsmt Area							
Stories										
# Units										
Roof Type										
Roof Cover										
Exterior Wall 1										
Exterior Wall 2										
Frame Type										
Heat System										
Heat Fuel										
AC Type										
Interior Wall 1										
Interior Wall 2										
Interior Wall 3										
Interior Floor 1										
Interior Floor 2										
Interior Floor 3										
Interior Floor 4										
Total Room(s)										
Bedroom(s)										
Full Bath(s)										
Half Bath(s)										
Extra Fixture(s)										
Extra Kitchen(s)										
Fireplace(s)										
Gas FPL(s)										
Extra Opening(
Chimney(s)										
Foundation										
Total Area										
Basement										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Cond. Cd	Percent	Grade	Grade Adj.	Appr. Value

NO TITLE EXAMINATION PERFORMED BY
SCOT S. FARTHING, ATTORNEY AT LAW, PC

Tax Map Reference No.: 070-000-0000-0043
Title Insurance Underwriter: None
Consideration: \$0.00
Tax Value: \$9,800.00

190000751

**This deed is exempt from recordation taxes pursuant to
Section 58.1-811D of the Code of Virginia, 1950, as amended.**

THIS DEED OF GIFT, made and entered into this the 21st day of March, 2019, by
and between DEWAYNE P. NYGAARD and EVELYN M. NYGAARD, husband and
wife, as Grantors, and DEWAYNE P. NYGAARD and EVELYN M. NYGAARD,
husband and wife, 166 Dahoon Drive, Wytheville, VA 24382, as Grantees;

WITNESSETH

THAT for and in consideration of love and affection, and other good and valuable
consideration between the parties, the Grantors, do hereby grant and convey with general
warranty of title unto Grantees, as tenants by the entirety with right of survivorship, all that
tract or parcel of real estate together Speedwell Magisterial District, Wythe County,
Virginia, and more particularly bounded and described as follows, to-wit:

Beginning at a point in the most northern corner marked with a rebar
found; thence S 2° 49' 09" W 225.40' to a rebar set; thence S 82°
37' 02" W 252.43' to a point with a rebar set; thence N 3° 40' 00" E
216.93' to a rebar found; thence N 3° 36' 18" E 34.94' to a point
marked with a rebar found; thence N 88° 33' 12" E 245.44' to the
point of beginning, containing 1.349 acres, more or less, and being
more particularly shown on a plat of survey by Gregory G.
McGlothlin, Land Surveyor, dated March 4, 2019, said plat is
attached to this deed.

Being the same property conveyed by Donald Roger Surratt for DeWayne NyGaard
to DeWayne P. NyGaard and Evelyn M. NyGaard, husband and wife, by Deed dated
February 12, 2019, and recorded in the Wythe County Circuit Court Clerk's Office as
Instrument Number 190000337.

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

Examined March 21/20 19
Dewayne P. Nygaard
166 Dahoon Drive, Wytheville, VA
1856 Kimberly Caudle Dep. Clerk
1

By Way of Explanation: Special Commissioner's Deed dated December 14, 2010, Instrument Number 100003525, and Deed dated February 12, 2019, Instrument Number 190000337, contained descriptions that were found to be very vague in nature, and did not complete a mathematical closure. A lot survey was completed and the acreage of said property contains 1.349 acres, more or less. The purpose of this deed is to provide an accurate description of the land Grantees own.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply.

Possession of the premises shall be delivered by the Grantors to the Grantees with the delivery of this deed.

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the Grantees shall have the quiet possession thereof.

No title examination was performed by the office of Scot S. Farthing, Attorney at Law, P.C.

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

WITNESS the following signatures and seals:

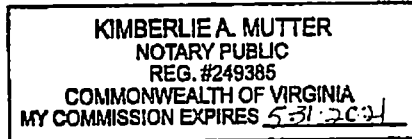
DeWayne P. Nygaard (SEAL)
DEWAYNE P. NYGAARD

STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify that **DeWayne P. Nygaard**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 21st day of March, 2019.
My Commission Expires: 5/31/2021
Notary I.D.#: 249385

Kimberlie A. Mutter
Notary Public



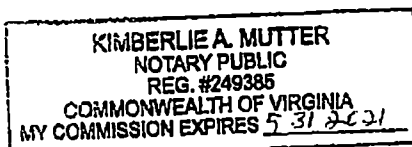
Evelyn M. Nygaard (SEAL)
EVELYN M. NYGAARD

STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify that **Evelyn M. Nygaard**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

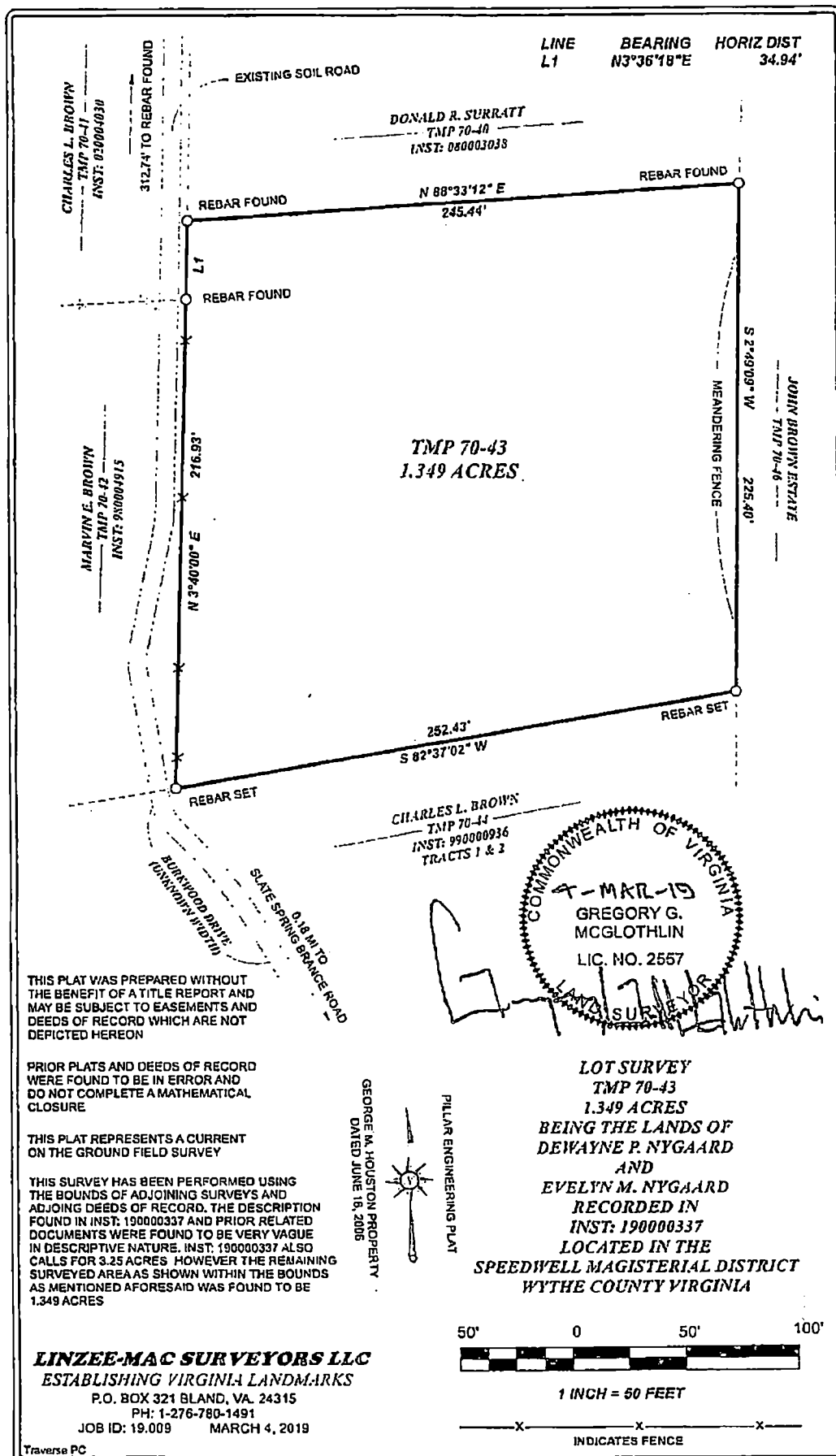
Given under my hand this 21st day of March, 2019.
My Commission Expires: 5/31/2021
Notary I.D.#: 249385

Kimberlie A. Mutter
Notary Public



This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382



CLR210000996

Tax Map Reference No.: 070-000-0000-0040

Title Insurance Underwriter: None

Consideration: \$30,800.00

Tax Value: \$14,500.00

THIS DEED, made and entered into this the 7th day of April, 2021, by and between DONALD ROGER SURRATT, as Grantor, and DEWAYNE P. NYGAARD and EVELYN M. NYGAARD, husband and wife, 166 Dahoon Drive, Wytheville, VA 24382, as Grantees;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantees, as tenants by the entirety with right of survivorship, all that tract or parcel of real estate together Speedwell Magisterial District, Wythe County, Virginia, and more particularly bounded and described as follows, to-wit:

"One lot and parcel of land lying on the waters of Cripple Creek, containing 7 $\frac{3}{4}$ acres, more or less, bounded as follows, to wit: beginning at a stake two chestnuts posterns on with Bill Lindsey's line 75 $\frac{1}{2}$ poles to a stake on Big Survey line; thence with said line 16 $\frac{3}{4}$ poles to a stake on said line; thence with Amanda Woods' line 75 $\frac{1}{2}$ poles to a stake by Red Oak posterns; thence J.W. Brown's and Bill Brown's line north 87 $\frac{1}{2}$ poles to the beginning."

"Together with that certain easement as described in the Deed of Easement and Road Maintenance Agreement dated August 15, 2008 between Dwayne Peder Nygaard and Evelyn Marie Nygaard, Grantors and Grantees, parties of the first part, and George M. Houston, Jr., Grantor and Grantee, party of the second part, to be recorded in the Wythe County Circuit Court Clerk's Office [as Instrument Number 080003037.]"

Being a portion of the same property conveyed from George M. Houston, Jr. to Donald Roger Surratt by deed dated August 20, 2008, and recorded in the Wythe County Circuit Court Clerk's Office as Instrument Number 080003038.

Examined April 7, 2021
Dewayne Nygaard
Evelyn Marie Nygaard
Testis: [Signature] Clerk

NO TITLE EXAMINATION PERFORMED BY
SCOT S. FARTHING, ATTORNEY AT LAW, PC

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply.

Real estate taxes for the year 2021 on the property herein conveyed will be prorated between Grantor and Grantees as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantor to the Grantees with the delivery of this deed.

Grantor covenants that he will warrant generally the title to the property conveyed; that he has the right to convey the same in fee simple; that he has done no act to encumber the same; that he will execute such further assurances of title as may be requisite, and that the Grantees shall have the quiet possession thereof.

No title examination was performed by the office of Scot S. Farthing, Attorney at Law, P.C.

WITNESS the following signatures and seals:

Donald Roger Surratt (SEAL)
DONALD ROGER SURRATT

STATE OF Virginia,
COUNTY OF Carroll, To Wit:

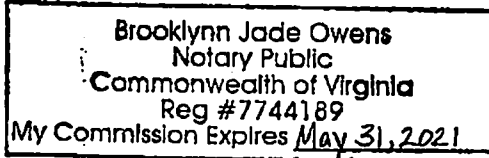
I, Brooklynn Owens, a Notary Public in and for the State and County aforesaid, do hereby certify that Donald Roger Surratt, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 7th day of April, 2021.

My Commission Expires: May 31, 2021

Notary I.D.#: 7744189

Brooklynn Owens
Notary Public



This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

BK 0481 - 00495

200840

(D-1111)

THIS DEED, made this 6th day of March, 1997, by and between RICHARD L. MAYS and, party of the first part, and DEWAYNE PEDER NYGAARD and EVELYN MARIE NYGAARD, parties 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 parties of the second part to the party of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby bargain, sell, grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS of Title unto DEWAYNE PEDER NYGAARD and EVELYN MARIE NYGAARD, husband and wife, as tenants by the entirety with the right of survivorship as at common law, the following described property, to-wit:

All of those certain tracts or parcels of land, together with their improvements and appurtenances, situate, lying and being in the Speedwell Magisterial District, Wythe County, Virginia and more particularly described in Deed dated October 12, 1993 and recorded in the Office of the Clerk of Wythe County in Deed Book 0419 at Page 00398 to which reference is hereby made.

And being the same piece or parcels of land conveyed to Richard L. Mays, widower, by David L. Clark, et. al. by Deed dated October 3, 1995 and recorded in the Office of the Clerk of Wythe County in Deed Book 0452 at Page 00659.

Witnessed at March 11, 1997
Dewayne P. Nygaard et al.
PO Box 76 Crockett VA
Teste EFN
Ret to: Evelyn M. Nygaard

BK 0481 - 00496

This conveyance is made expressly subject to all Restrictions, Covenants and Easements now of record on said property as the same may lawfully apply.

WITNESS the following signature and seal:

Richard L. Mays (SEAL)
RICHARD L. MAYS

STATE OF VIRGINIA:

COUNTY OF RUSSELL, to-wit:

I, the undersigned, a Notary Public for the State of Virginia, County of Russell, hereby certify that RICHARD L. MAYS whose name is signed to the foregoing Deed bearing the date of the ___ day of March, 1997, duly signed and acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 6th day of March, 1997.

My Commission Expires: September 30, 1997

Dennis K. Riddle
NOTARY PUBLIC



INSTRUMENT #970000240
RECORDED IN THE CLERK'S OFFICE OF
MARCH 11, 1997 AT 09:37AM PAID \$5.00
REQUIRE BY SECTION 55.1-602 OF THE VIRGINIA
STATE CODE
HAYDEN H. HORNEY, CLERK
By Tammie H. Horney DEPUTY CLERK

190000954

Tax Map Reference No.: a portion of 070-000-0000-0040

Title Insurance Underwriter: None

Consideration: 6,000

Tax Value: \$6,000.00

THIS DEED, made and entered into this the 9 day of April, 2019, by and between DONALD ROGER SURRATT, as Grantor, and DEWAYNE P. NYGAARD and EVELYN M. NYGAARD, husband and wife, 166 Dahoon Drive, Wytheville, VA 24382, as Grantees;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantees, as tenants by the entirety with right of survivorship, all that tract or parcel of real estate together Speedwell Magisterial District, Wythe County, Virginia, and more particularly bounded and described as follows, to-wit:

"All that certain parcel of land situated and lying in the County of Wythe on the waters of Cripple Creek on the south side of Lick Mountain, and bounded as follows, to wit: beginning at a stake in George Brown's land; thence running northwardly along said Brown's land; thence running northwardly along Sid Brown's land 60 poles to a stake in the Big Survey line; thence westwardly along Big Survey line 8 poles to a stake, a corner of Parthena Johnson; thence southwardly along said Johnson's land 60 poles to a stake; thence westwardly along Bell Brown's land 8 poles to the beginning and containing 3 acres, more or less.

"Together with that certain easement as described in the Deed of Easement and Road Maintenance Agreement dated August 15, 2008 between Dwayne Peder Nygaard and Evelyn Marie Nygaard, Grantors and Grantees, parties of the first part, and George M. Houston, Jr., Grantor and Grantee, party of the second part, to be recorded in the Wythe County Circuit Court Clerk's Office [as Instrument Number 080003037.]"

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

Examined April 15, 2019
Dewayne P. Nygaard & Evelyn M. Nygaard
1 166 Dahoon Drive, Wytheville, VA 24382
Don Clark
Don Clark

NO TITLE EXAMINATION PERFORMED BY
SCOT S. FARTHING, ATTORNEY AT LAW, PC

Being a portion of the same property conveyed from George M. Houston, Jr., Grantor, to Donald Roger Surratt, Grantee, by deed dated August 20, 2008, and recorded in the Wythe County Circuit Court Clerk's Office as Instrument Number 080003038.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply.

Real estate taxes for the year 2019 on the property herein conveyed will be prorated between Grantor and Grantees as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantor to the Grantees with the delivery of this deed.

Grantor covenants that he will warrant generally the title to the property conveyed; that he has the right to convey the same in fee simple; that he has done no act to encumber the same; that he will execute such further assurances of title as may be requisite, and that the Grantees shall have the quiet possession thereof.

No title examination was performed by the office of Scot S. Farthing, Attorney at Law, P.C.

WITNESS the following signature and seal:

Donald Roger Surratt (SEAL)
DONALD ROGER SURRATT

STATE OF Virginia,
COUNTY OF Carroll, To Wit:

I, Brooklynn Owens, a Notary Public in and for the State and County aforesaid, do hereby certify that **Donald Roger Surratt**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 9th day of April, 2019.

My Commission Expires: May 31, 2021

Notary I.D.#: 7744189

Brooklynn Jade Owens
Notary Public
Commonwealth of Virginia
Reg #7744189
Commission Expires May 31, 2021

Brooklynn Owens
Notary Public

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **February 14th, 2023**, between Dewayne P. Nygaard and Evelyn M. Nygaard, 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 Wythe, Virginia, and described as:

2. Legal Description –

1. Tax ID 70-37; Consisting of +/- 2.383 acres; Deed Book 481495
2. Tax ID 70-38; Consisting of +/- .5 acres; Deed Book 481495
3. Tax ID 70-38A; Consisting of +/- .5 acres; Deed Book 481495
4. Tax ID 70-39; Consisting of +/- 9.369 acres; Deed Book 481495
5. Tax ID 70-40; Consisting of +/- 7.25 acres; Deed Book 210000996
6. Tax ID 70-43; Consisting of +/- 1.349 acres; Deed Book 190000751
7. Tax ID 70-40A; Consisting of +/- 3.0 acres

More Commonly Known As – 166 Dahoon Dr., Wytheville, VA 24382

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 **\$10,000** (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 **March 29th, 2023** ("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 is attached.

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.

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.

(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

Seller's Initials _____

Purchaser's Initials _____

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. Home was built in 1952 and lead base paint disclosures apply.

(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 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.

Seller's Initials _____

Purchaser's Initials _____

(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.

(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.

Seller's Initials _____

Purchaser's Initials _____

(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.

Dewayne P. Nygaard (Seller) 02/14/2023

Evelyn M. Nygaard (Seller) 02/14/2023

Purchaser Name

Address

Phone # Email

(Purchaser signature) 02/14/2023

Purchaser Name

Address

Phone # Email

(Purchaser signature) 02/14/2023

Seller's Initials _____

Purchaser's Initials _____