



# 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** – Wilderness Stuart Inc

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

**AUCTION DATE** – Thursday, May 4<sup>th</sup>, 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 65.8(000)000/084; Account # 022900000; Consisting of +/- 111.98 acres and improvements; Deed 1300/01045

**More Commonly Known As:** TBD Slaughter Dr., Axton, VA 24054

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, May 4th, 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](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, June 19<sup>th</sup>, 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](mailto:Gallimore.matt@gmail.com)

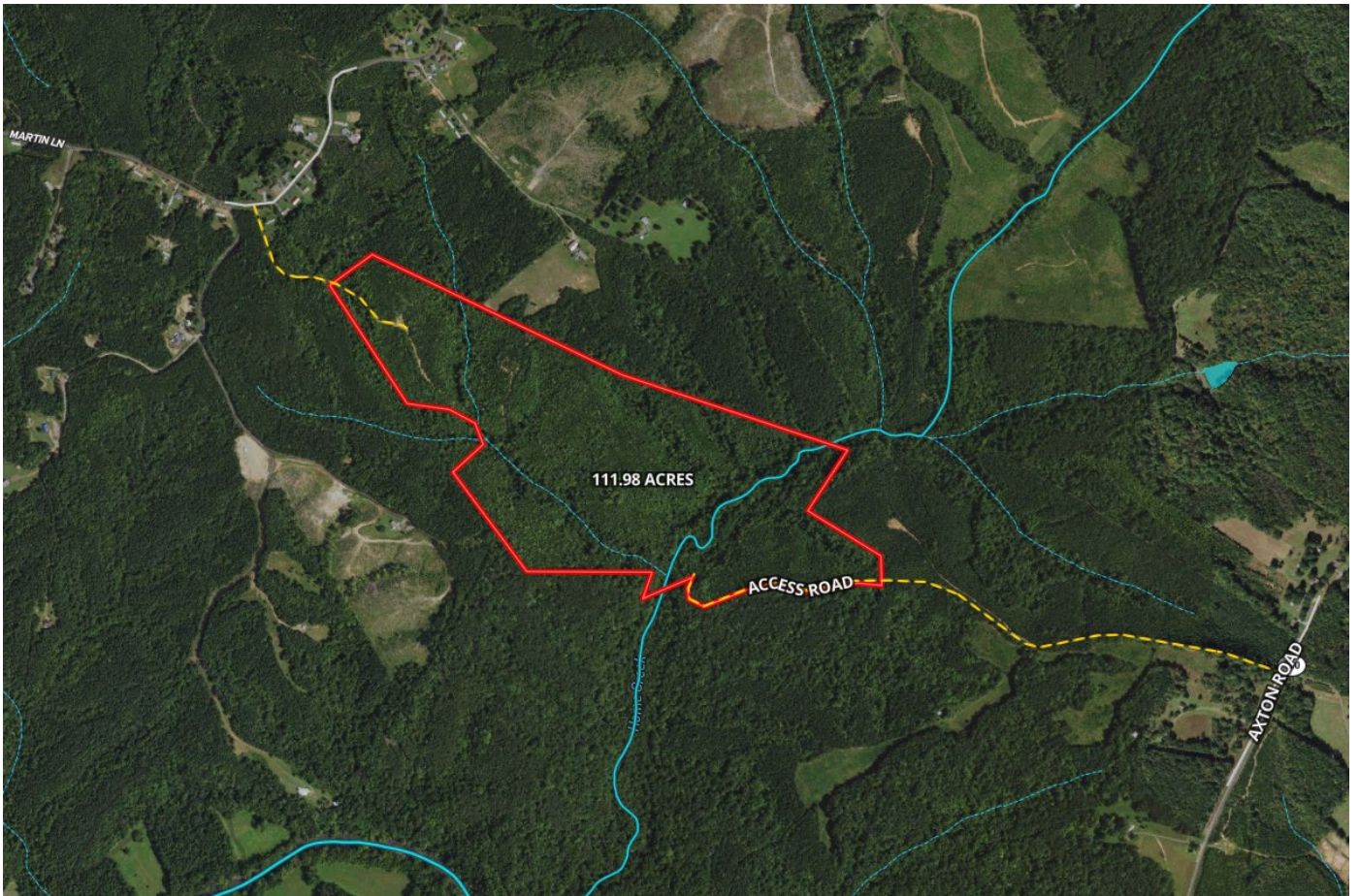
**Individual State License #'s**

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**

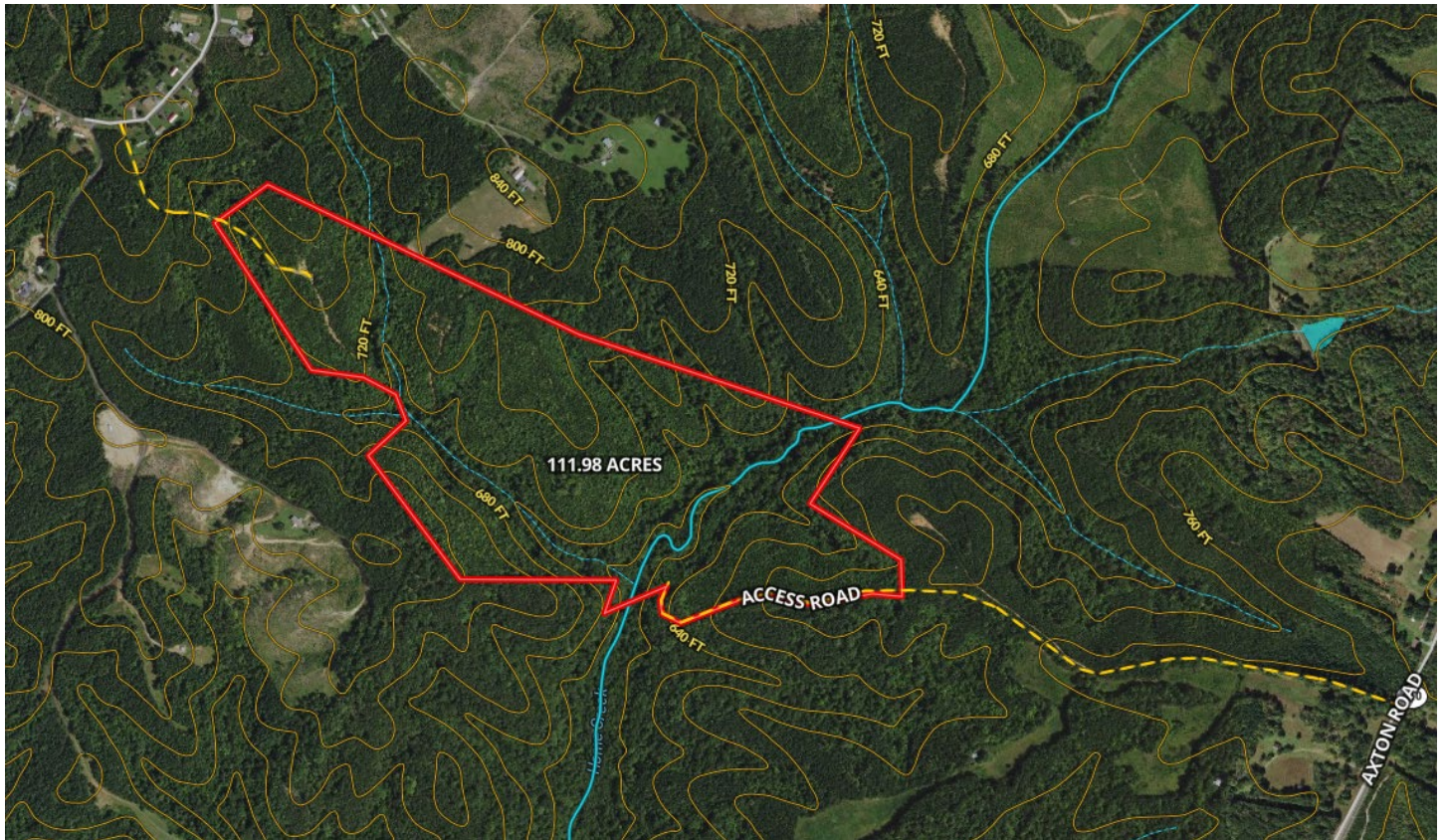
Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941
South Carolina Auction Firm License #	4208

# Aerial



# Contour

+/- 111.98 acres



# Topo





# Neighborhood

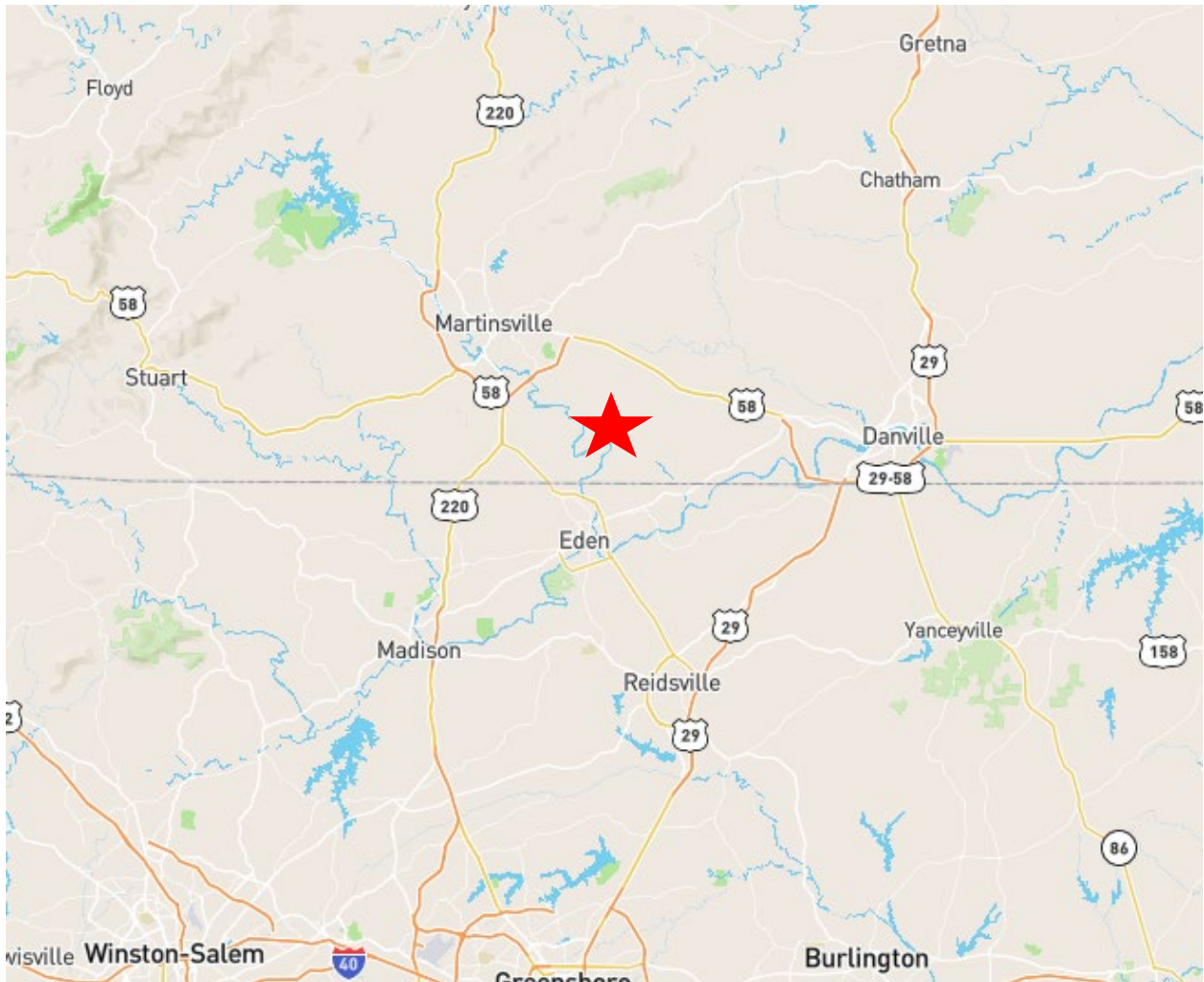
TBD Slaughter Dr.,  
Axton, VA 24054





# Location

TBD Slaughter Rd.,  
Axton, VA 24054

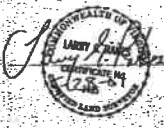




THIS PLAT REPRESENTS A CURRENT SURVEY BY LARRY G. RAKES, L.L.S. # 1435. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

I CERTIFY THAT THE HENRY COUNTY SUBDIVISION ORDINANCE DOES NOT APPLY TO THIS PLAT OFFERED FOR RECORDATION DUE TO THE FOLLOWING REASON: RESURVEY OF LAND FOR WHICH PRIOR DEEDS ARE ALREADY ON RECORD AND THERE ARE NO CHANGES IN THE BOUNDARY LINES.

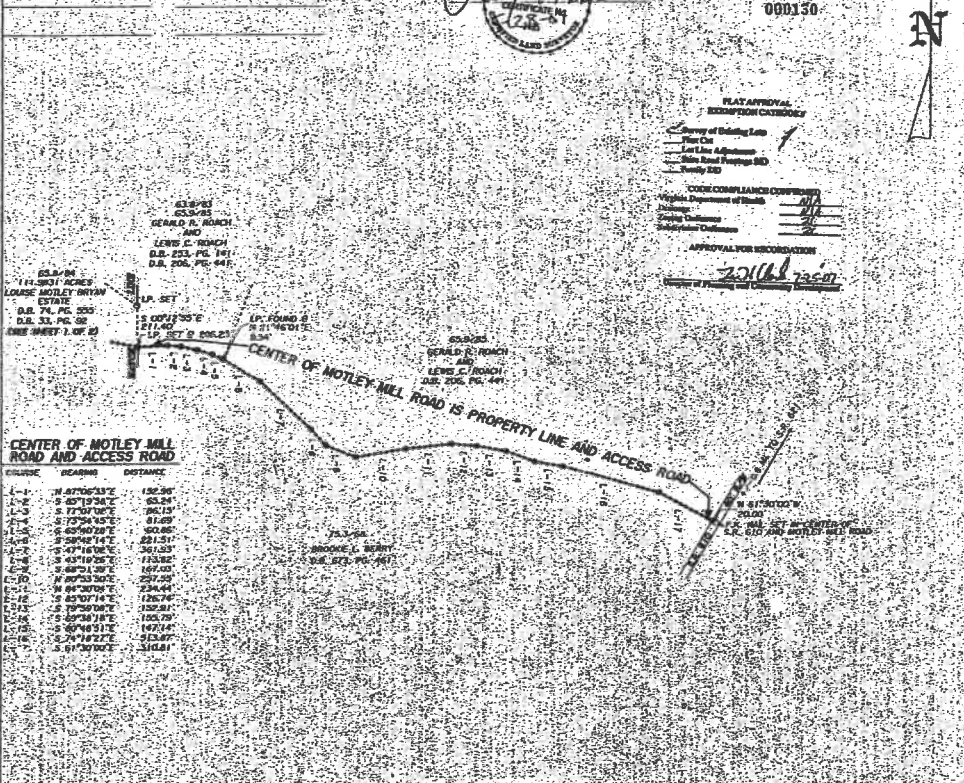
**OWNER'S CONSENT STATEMENT**  
THE PLATING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SEE PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.



000130



C.S. & G. ENGINEERS, INC. 101-101-101



**CENTER OF MOTLEY MILL ROAD AND ACCESS ROAD**

COURSE	BEARING	DISTANCE
L-1	N 87°06'33"E	132.36
L-2	S 83°19'34"E	63.24
L-3	S 77°07'07"E	90.13
L-4	S 73°24'53"E	81.89
L-5	S 63°40'49"E	50.85
L-6	S 50°46'14"E	231.51
L-7	S 47°16'08"E	361.23
L-8	S 43°16'07"E	1133.21
L-9	S 40°14'20"E	167.03
L-10	N 80°53'30"E	237.29
L-11	N 84°30'07"E	234.64
L-12	S 83°07'14"E	126.74
L-13	S 70°50'07"E	152.81
L-14	S 69°34'18"E	105.79
L-15	S 60°48'31"E	147.74
L-16	S 24°14'27"E	513.67
L-17	S 81°30'02"E	310.81

**PLAT APPROVAL**  
EXEMPTION CHECKBOXES  
 Survey of Existing Lots  
 Plat Case  
 Lot Line Adjustment  
 State Road Reopening (SR)  
 Utility EIS

**CODE COMPLIANCE CONFIRMATION**  
 Virginia Department of Health  
 Planning  
 Zoning Ordinance  
 Subdivision Ordinance

**APPROVAL FOR RECORDATION**  
*Larry G. Rakes*

PLAT OF SURVEY FOR  
**LOUISE MOTLEY BRYAN ESTATE**  
 SHEET 2 OF 2

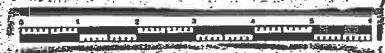
GREENWOOD MAGISTERIAL DISTRICT HENRY COUNTY VIRGINIA  
 LEGAL REFERENCE: D.B. 74, PG. 303 AND D.B. 33, PG. 30  
 SCALE: 1" = 200'  
 MAY 24, 2001

PREPARED BY  
**LARRY G. RAKES, L.L.S. # 1435**  
 STUART, VIRGINIA  
 (540) 581-7334  
 (540) 547-7337

In the State Office of the Clerk of the County of Henry, Virginia, this instrument is recorded in Volume of Records 1-25 with the date of recording.

*[Signature]*

*Map Book 93 Page 110*



<b>CURRENT OWNER</b>		<b>2022 ASSESSED VALUE</b>	
WILDERNESS-STUART INC	Building Value	0	
P O BOX 559	Extra Features	0	
	Outbuildings	0	
	<b>Total Building Value</b>	<b>0</b>	
STUART VA 24171	Land Value	123,200	
	<b>Total Value</b>	<b>123,200</b>	

<b>TRANSFER HISTORY</b>		<b>DEED</b>	<b>SALE DATE</b>	<b>Q1</b>	<b>SALE PRICE</b>
WILDERNESS-STUART INC	L1300/01045		03-21-2013	U	0

<b>YEAR BUILT</b>		<b>ASSESSMENT HISTORY</b>	
0	<b>LEGEND</b>	<b>2021</b>	<b>2022</b>
Year 1754 means Date unknown	Building & Extra Features	0	0
<b>MARKET VALUATION</b>	Outbuilding	0	0
Year remodeled	Land	123200	123200
Market Dep %	<b>Total</b>	<b>123200</b>	<b>123200</b>
Functional Obsl			
External ObsInc	<b>ZONING</b>		
Condition	A1:Agricultural		
% Complete	<b>PROPERTY USE</b>		
Overall % Cond	00:RESIDENTIAL		
Dep % Ovr	<b>DISTRICT</b>		
Misc Imp Ovr	IW		
Cost to Cure Ovr	<b>CLASS CODE</b>		
Deprec Code	06:Agricultural-100+		

<b>OUTBUILDINGS &amp; HOUSE FEATURES</b>		<b>BUILDING SUMMARY</b>	
Description	Units/Sq Ft	Value	
	Code	Description	Living Area
			Gross Area

<b>LAND FACTORS</b>		<b>LAND VALUATION SECTION</b>	
<b>ROAD UTILITIES</b>			
Dirt Road	Zone D	LandUnits	I.Facto
<b>TOPO</b>	1	111.983 AC	1.0000
Rolling	UseDescription		
<b>MH Lots</b>	Agricultural 100+		
0			
	<b># PARCELS</b>		
	<b>Total Acres</b>	<b>111.983</b>	

<b>ROOM COUNT</b>		<b>ROOM COUNT</b>	
Total Bedrooms		Total Bedrooms	
Total Bathroom		Total Bathroom	
Total Half Baths		Total Half Baths	

Current Sketch  
 No Sketch  
 Total Land Value 123,200

\* I = Outbuildings  
 \*\* B= House Features

130001045

Prepared by James W. Shortt, Attorney (VSB #29187)

Title Insurance: Unknown to Preparer

Grantees Address: P.O. Box 559, Stuart, Virginia 24171

Consideration: \$0.00

Tax Map No. 15.4(000)000/046R & 65.8(000)000/084

T.P.B., L.L.C.

TO: DEED OF GIFT

WILDERNESS-STUART, INC.

---

**DEED OF GIFT**

THIS DEED OF GIFT, made this 15<sup>th</sup> day of March, 2013, by and between T.P.B., L.L.C., a Virginia limited liability company, hereinafter styled Grantor, and WILDERNESS-STUART, INC., a Virginia corporation, hereinafter styled Grantee;

**WITNESSETH:**

That for and in consideration of the sum of ONE DOLLAR (\$1.00) and in consideration of the affiliated interests between the Grantor and the Grantee, the Grantor does hereby grant, give, and convey unto Grantee, in fee simple and with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE, the following described property, to-wit:

**Parcel No. 1**

All that certain tract or parcel of land, together with any improvements thereon and appurtenances and rights of way thereunto belonging, located on the northwest side of State Route 673, on the northerly and southerly sides of and at the end of Warehouse Street, which leads off the westerly side of State Route 673, Reed Creek District, Henry County, Virginia, containing 57.094 acres, being Tract "R", as shown on survey dated May 29, 2009, prepared by Terry A. Waller, Land Surveyor, of record in Map Book 93, page 786; and

**BEING the same real estate conveyed to T.P.B., L.L.C., a Virginia limited liability company, by Deed dated July 22, 2009, from Bassett Furniture Industries, Inc., a Virginia corporation, said deed being of record in the Clerk's Office of the Circuit Court of Henry County, Virginia as Instrument No. 090003191.**

**Parcel No. 2**

**All that certain tract or parcel of land, together with any improvements thereon and appurtenances and rights of way thereunto belonging, located in the Iriswood District, Henry County, Virginia, containing 111.9831 acres, being Parcel "A", as shown on survey dated May 28, 2001, prepared by Larry G. Rakes, Land Surveyor, of record in Map Book 93, page 411; and**

**BEING the same real estate conveyed to T.P.B., L.L.C., a Virginia limited liability company, by Deed dated September 26, 2007, from the Estate of Sallie M. Bryan, said deed being of record in the Clerk's Office of the Circuit Court of Henry County, Virginia as Instrument No. 070006832.**

**TOGETHER WITH that certain 20 foot non-exclusive and perpetual right of way and easement as more particularly described in Deed of Easement dated December 21, 2007, of record in the aforesaid Clerk's Office as Instrument No. 080000002. AND FURTHER TOGETHER WITH that certain 20 foot non-exclusive and perpetual right of way and easement as more particularly described in Deed of Easement dated January 1, 2008, of record in the aforesaid Clerk's Office as Instrument No. 080000003.**

This conveyance is made expressly subject to all covenants, conditions, restrictions, easements and rights of way of record.

James W. Shortt & Associates, P.C.

Attorneys and Counsellors at Law

108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091

Tel (540) 745-3131 • Fax (540) 745-2999

WITNESS the following signature and seal:

T.P.B., L.L.C.

By: [Signature] (SEAL)  
Ronnie D. Bolt, Member

State of Virginia,  
County of Floyd, to wit:

The foregoing instrument was acknowledged before me this 19th day of March, 2013, by T.P.B., L.L.C., Member of T.P.B., L.L.C.

My commission expires:  
3/31/16

[Signature]  
Notary Public

Notary ID:  
229267



**Nota Bene:** This deed is exempt from the recordation taxes imposed by Section 58.1-802 of the Code of Virginia, 1950, as amended, pursuant to Sections 58.1-809 and 58.1-811D.

**Nota Bene:** This deed was prepared without the benefit of a current title examination.

INSTRUMENT #130001045  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF HENRY ON  
MARCH 21, 2013 AT 01:10PM

VICKIE S. HELMSTUTLER, CLERK  
RECORDED BY: JFG

MAR21 2013 PG0027

**Tax Parcel ID No. 65.7(006) 000/001B**

**The existence of title insurance is unknown to the preparer of this deed**

**ROBERT A. LUCA**

TO: DEED of EASEMENT

*08 000000 2*

**T.P.B., LLC, a Virginia limited liability company**

THIS DEED OF EASEMENT, made this 21 day of December, 2007, by and between **ROBERT A. LUCA**, hereinafter styled Grantor, and **T.P.B., LLC**, a Virginia limited liability company, hereinafter styled Grantee,

**WITNESSETH:**

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, the following described easement for ingress and egress and public utilities, located in the Iriswood Magisterial District of Henry County, Virginia,, to wit:

**A non-exclusive and perpetual right-of-way and easement 20 feet in width over, upon and through the property of the Grantor herein, which right-of-way shall run from the northwestern corner of the property of Grantor described herein (common corner to the Darlene McCoy Nelms), and shall cross Grantor's real estate in a southeasterly and easterly direction along and over an existing roadway to the real estate of Grantee. Said easement shall be 10' on either side of the existing roadway which runs from the northwestern corner of Grantor's property, in the following general courses which are meant to generally described the area of the roadway: S 45.5141 E for a distance of approximately 94.29 feet, thence S 50 E for a distance of approximately 122 feet, thence S 90 E for a distance of approximately 77 feet, thence N 56 E for a distance of approximately 36 feet, thence S 68 E for a distance of approximately 140 feet to the property of Grantee. Said easement crosses that certain real estate acquired by Grantor containing 15.000 acres as shown as parcel 1-B on that certain plat of survey by J.A. Gustin and**

*James W. Shortt & Associates, P.C.  
Attorneys and Counsellors at Law  
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091  
Tel (540) 745-3131 • Fax (540) 745-2999*

James W. Shortt & Associates, P.C.  
Attorneys and Counsellors at Law  
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091  
Tel (540) 745-3131 • Fax (540) 745-2999

Associates entitled "Plat of Survey for Darlene McCoy Nelms showing Division of 'Smith River Farms' Tract Now Being Designated as Tract 1-A & 1-B," dated October 14, 2005, and of record in the Clerk's Office of the Circuit Court of Henry County, Virginia in Map Book 92, Page 630. Said easement is both for purposes of ingress and egress to the real estate of Grantee and for public utilities within said 20' easement area.

The property burdened by this easement is that certain real estate acquired by the Grantor by Deed dated November 17, 2005, of record in the aforesaid Clerk's Office at Instrument No. 050006949.

The property benefitted by this easement is all that certain real estate which was acquired by the Grantee by deed dated September 26, 2007, from Mary B. Kassebaum, et al., Administrators d.b.n., c.t.a. of the Estate of Sallie M. Bryan, of record in said Clerk's Office at Instrument No. 070006832.

This easement conveyed herein shall run with the land and be perpetual, and provides access to the property of Grantee from the public road and is for public utilities.

WITNESS the following signature and seal:

Robert A. Luca (SEAL)  
Robert A. Luca

State of Virginia,  
County/City of Martinsville, to-wit:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December, 2007, by Robert A. Luca.

My commission expires:  
7-31-09

Kathleen D. Gray  
Notary Public

Registration # 301703

Note: This instrument was prepared without the benefit of a title examination.



Tax Parcel ID No. 65.7(006) 000/001A

The existence of title insurance is unknown to the preparer of this deed

DARLENE MCCOY NELMS

08000000 3

TO: DEED of EASEMENT

T.P.B., LLC, a Virginia limited liability company

THIS DEED OF EASEMENT, made this 15<sup>th</sup> day of December, 2007, by and

*D.M.N.*  
*Jan. 2008*

between DARLENE MCCOY NELMS, hereinafter styled Grantor, and T.P.B., LLC, a Virginia limited liability company, hereinafter styled Grantee,

**WITNESSETH:**

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, the following described easement for ingress and egress and public utilities, located in the Iriswood Magisterial District of Henry County, Virginia., to wit:

A non-exclusive and perpetual right-of-way and easement 20 feet in width over, upon and through the property of the Grantor herein, which right-of-way shall run from Virginia State Route No. 625 (Martin Lane) over the real estate of Grantor in a south-southeastern direction for a distance of approximately 437.27 feet along and parallel to the western boundary line of that certain real estate acquired by Grantor containing 2.000 acres and shown as parcel 1-A on that certain plat of survey by J.A. Gustin and Associates entitled "Plat of Survey for Darlene McCoy Nelms showing Division of 'Smith River Farms' Tract Now Being Designated as Tract 1-A & 1-B," dated October 14, 2005, and of record in the Clerk's Office of the Circuit Court of Henry County, Virginia in Map Book 92, Page 630. Said easement is both for purposes of ingress and egress to the real estate of Grantee and for public utilities within said 20' easement area.

The property burdened by this easement is the remainder of that certain real

**James W. Shortt & Associates, P.C.**  
**Attorneys and Counsellors at Law**  
108 South Locust Street - P.O. Box 900 - Floyd, Virginia 24091  
Tel (540) 745-3131 • Fax (540) 745-2999

James W. Shortt & Associates, P.C.  
Attorneys and Counsellors at Law  
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091  
Tel (540) 745-3131 • Fax (540) 745-2999

estate acquired by the Grantor by Deed dated December 4, 1998, of record in the aforesaid Clerk's Office at Deed Book 813, Page 570. (See also deed dated November 18, 2005, of record at Instrument No. 050006948 for an explanation of the chain of title for this deed).

The property benefitted by this easement is all that certain real estate which was acquired by the Grantee by deed dated September 26, 2007, from Mary B. Kassebaum, et al., Administrators d.b.n., c.t.a. of the Estate of Sallie M. Bryan, of record in said Clerk's Office at Instrument No. 070006832.

This easement conveyed herein shall run with the land and be perpetual, and provides access to the property of Grantee from the public road and is for public utilities. By execution of this deed, Grantee, its successors and assigns, agrees to maintain the roadway crossing through Grantor's property in its current condition.

WITNESS the following signatures and seals:

Darlene McCoy Nelms (SEAL)  
Darlene McCoy Nelms

T.P.B., LLC

By: \_\_\_\_\_ (SEAL)  
Ronnie D. Bolt, Member

State of Virginia,  
County/City of Henry, to-wit:  
The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of Jan, 2008, by Darlene McCoy Nelms.  
My commission expires: 3-31-09  
Virginia J. Imemore  
Notary Public

Reg # 253379  
State of Virginia,  
County/City of \_\_\_\_\_, to-wit:  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 2007, by Darlene McCoy Nelms.  
My commission expires: \_\_\_\_\_  
Notary Public

Note: This instrument was prepared without the benefit of a title examination.

## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of May 4th, 2023, between Wilderness Stuart Inc 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 Henry, Virginia, and described as:

Tax ID 65.8(000)000/084; Account # 022900000; Consisting of +/- 111.98 acres and improvements; Deed 1300/01045

**More Commonly Known As:** TBD Slaughter Dr., Axton, VA 24054

- 2. 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.

- 3. 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.

- 4. Settlement Agent and Possession.** Settlement shall be made at \_\_\_\_\_ on or before June 19th, 2023 ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

- 5. 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.

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

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

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 not attached because property is vacant land and exempt.

(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

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

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

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) **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.

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

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

(f) **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.

**6. 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.

(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,

Seller’s Initials \_\_\_\_\_

Purchaser’s Initials \_\_\_\_\_

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.

(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

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

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

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.

\_\_\_\_\_  
Wilderness Stuart Inc (Seller) 05/04/2023

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

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
(Purchaser signature) 05/04/2023

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

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
(Purchaser signature) 05/04/2023

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

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