



# 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** – Life is Crazy LLC- Jeffrey M. Kurtz, Life is Crazy LLC- Will Kessler, Susan M. Kurtz, Dr. Steve Jacobs

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

**AUCTION DATE** – Thursday, June 19<sup>th</sup>, 2025 at 3 PM

\*\*\* Bids at 3 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 Co. located at 102 S. Locust St., Floyd, VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

### **OFFERING** –

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

***Offering #1.*** +/-1.1613 Acres and Improvements; Parcel ID: 084-006-0000-0001; Tax ID: R022429 0; LOT 1 TRANQUILITY COVE SUBD; Deed Book- 2007 Page- 5272

**Address:** 4042 Cabin Land Dr., Radford, VA 24141

***Offering #2.*** +/-1.0980 Acres; Parcel ID: 084-006-0000-0002; Tax ID: R022430 0; LOT 2 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

***Offering #3.*** +/-2.0292 Acres; Parcel ID: 084-006-0000-0003; Tax ID: R022431 0; LOT 3 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

***Offering #4.*** +/-2.5818 Acres; Parcel ID: 084-006-0000-0004; Tax ID: R022432 0; LOT 4 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

***Offering #5.*** +/-6.1153 Acres; Parcel ID: 084-006-0000-0005; Tax ID: R022433 0; LOT 5 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, June 19<sup>th</sup>, 2025 at 3 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 **Kaitlyn Harman at (540) 745-2005 or by email at [BlueRidgeLandandAuction@gmail.com](mailto:BlueRidgeLandandAuction@gmail.com)**. 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) **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. 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 PER OFFERING** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, July 21<sup>st</sup>, 2025**. 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) **Simultaneous Close of Lot Bidding:** Bidders desiring more than one offering will need to be high bidder on all offerings desired. Each offering will stay open until all bidding is complete, and all offerings will close simultaneously.
- 17) **Soft Close:** If a bid is received within the last 2 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.

- 18) **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).
- 19) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to VA State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to [BlueRidgeLandandAuction@gmail.com](mailto:BlueRidgeLandandAuction@gmail.com). If these steps have not been completed, a broker referral fee will not be paid.
- 20) **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 off 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 Referral Fee of 2% (of High Bid Price) is offered to a cooperating VA State Licensed Real Estate Broker or Salesperson 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
South Carolina Real Estate Sales Person License #	139344
Florida Real Estate Sales Person License #	SL3618959
Florida Auctioneer License #	AU5414

**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

**DRAINFIELD INFORMATION FOR TRANQUILITY COVE SUBDIVISION**

**Note: DRAINFIELD INFORMATION PROVIDED BY SOUTHWEST SOILS, INC.  
P.O. BOX 90 WOODLAWN, VA 24381 – STEPHEN DALTON (276) 728-9221**

- Lot 1 – Three bedroom with Puraflo drip irrigation primary with Puraflo drip reserve (Engineering design required for both primary and reserve)**
- Lot 2 – Three bedroom low pressure distribution (LPD) primary with Puraflo drip reserve (Engineering design required for both primary and reserve)**
- Lot 3 – Three bedroom gravity primary with Puraflo drip reserve (Engineering design required for reserve)**
- Lot 4 – Two bedroom: gravity primary with Puraflo drip irrigation reserve (Engineering design required for reserve) (pump chamber required due to DF location)**
- Lot 5 – Three bedroom Puraflo drip irrigation primary with Puraflo drip irrigation reserve (Engineering design required for both primary and reserve)**

**ANY SECONDARY TREATMENT SYSTEM THAT IS APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH (VDH) FOR HAVING THE SAME OR BETTER DRAINFIELD REDUCTION AS PURAFLO MAY BE SUBSTITUTED AT TIME OF USE.**



# Aerial



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# Aerial

## Offering #1



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# Aerial

## Offering #2



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# Aerial

## Offering #3

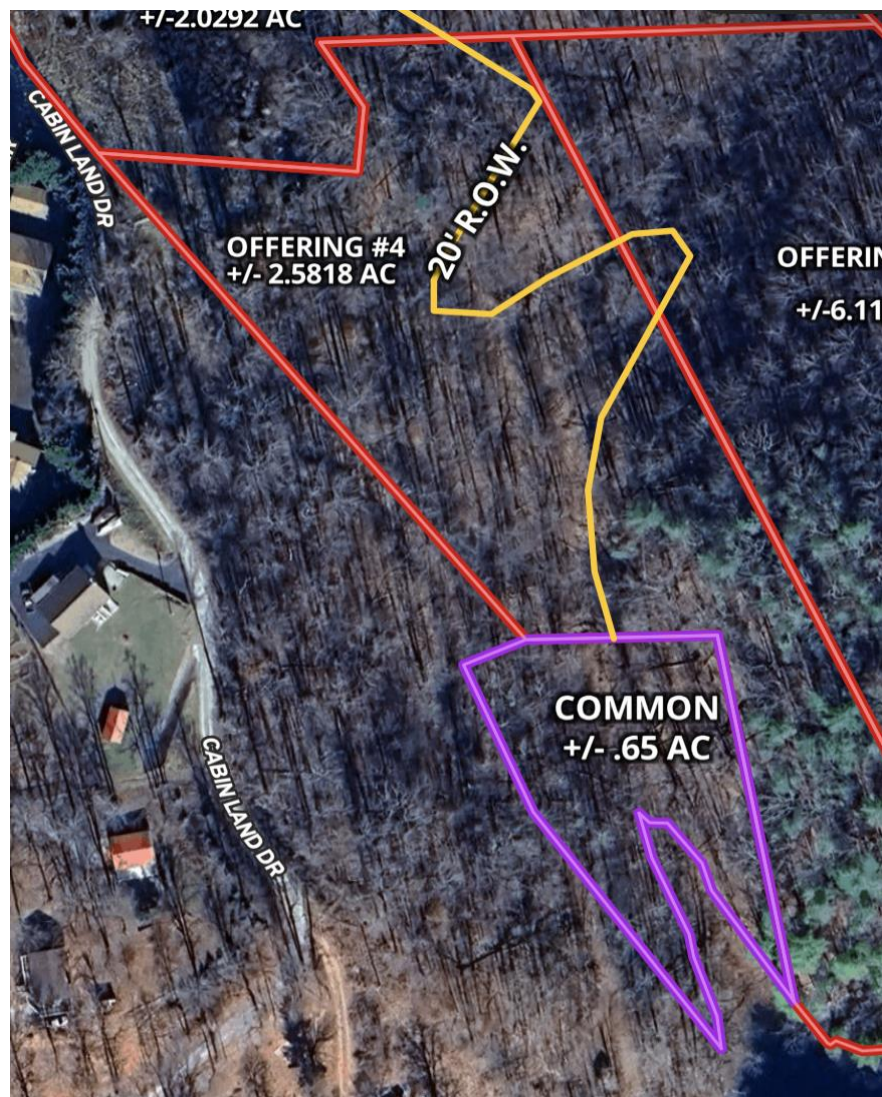


**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# Aerial

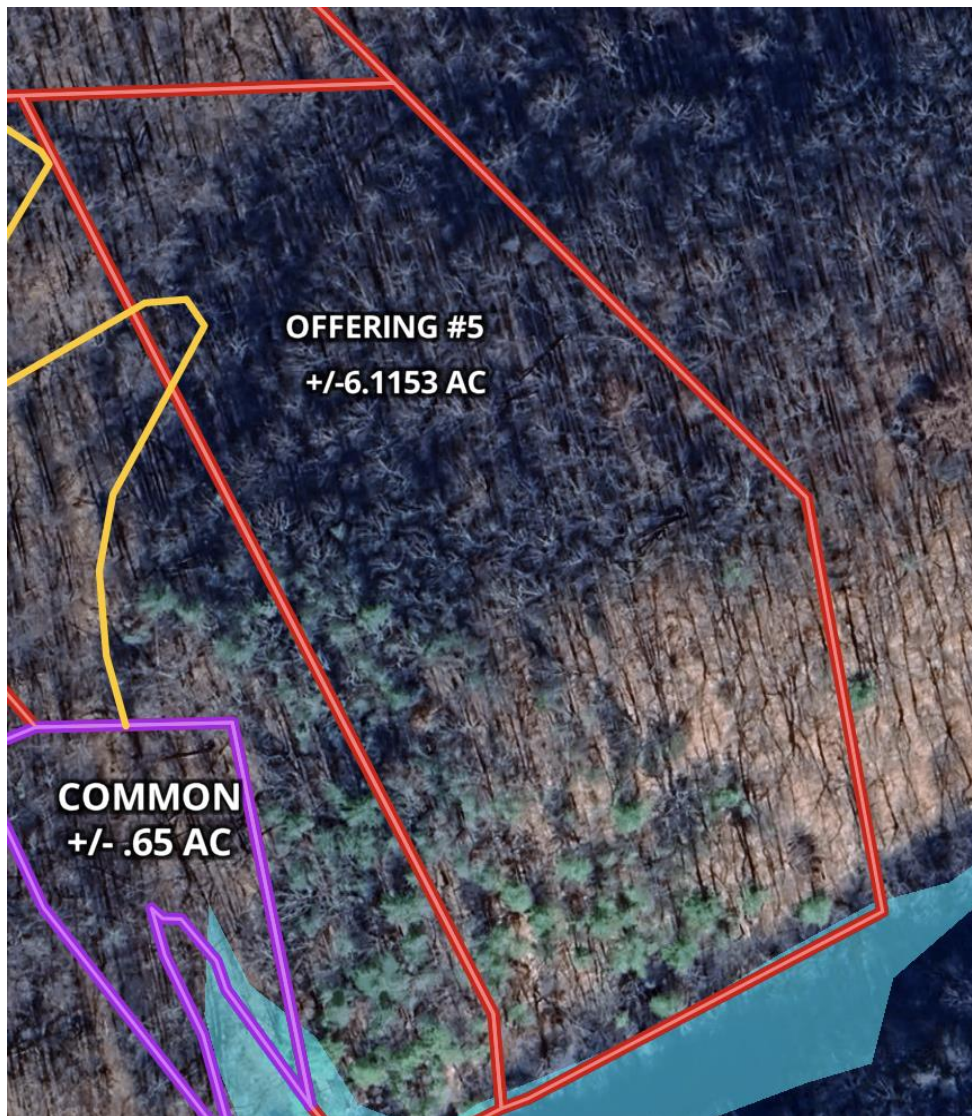
## Offering #4



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***

# Aerial

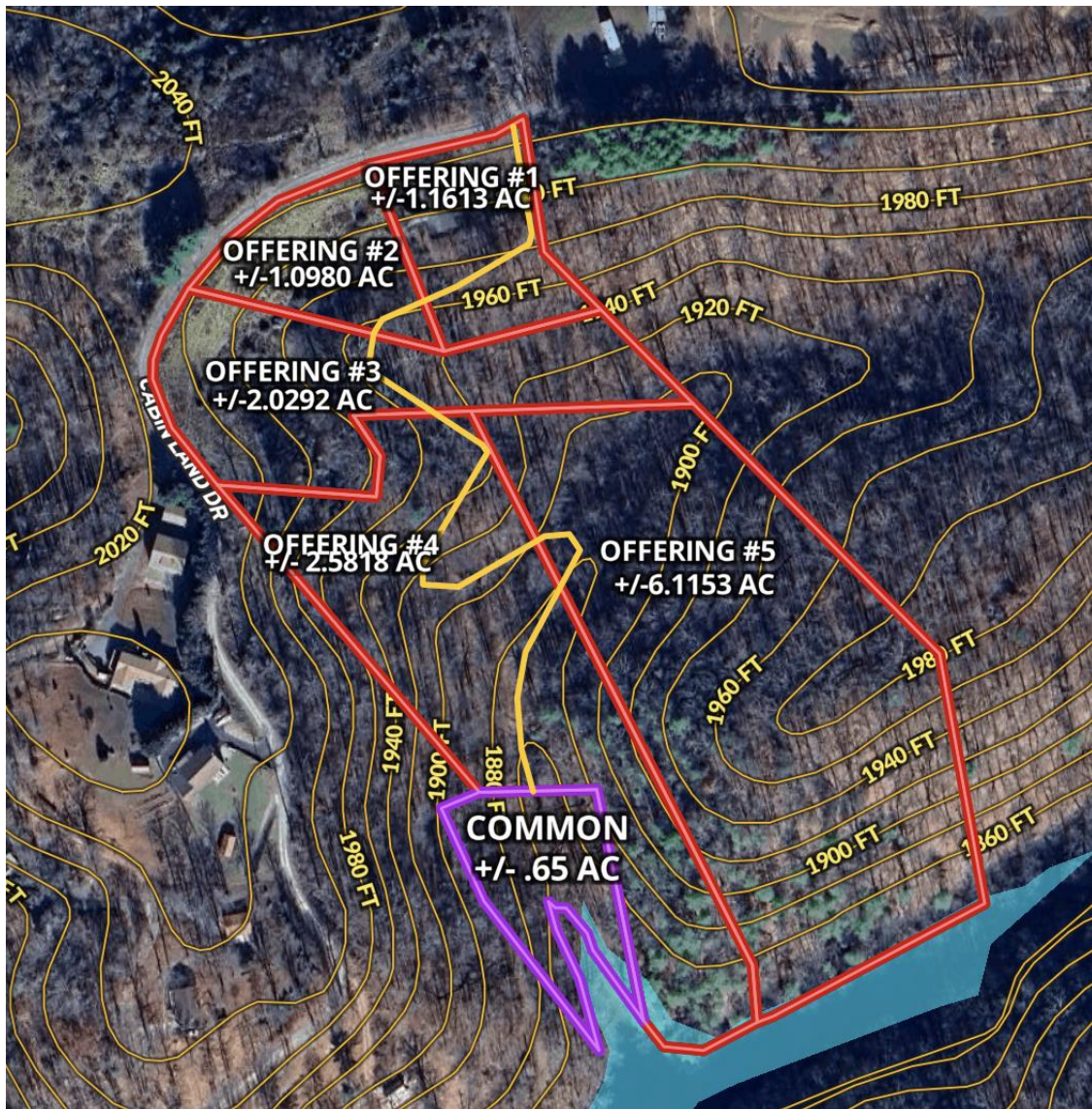
## Offering #5



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



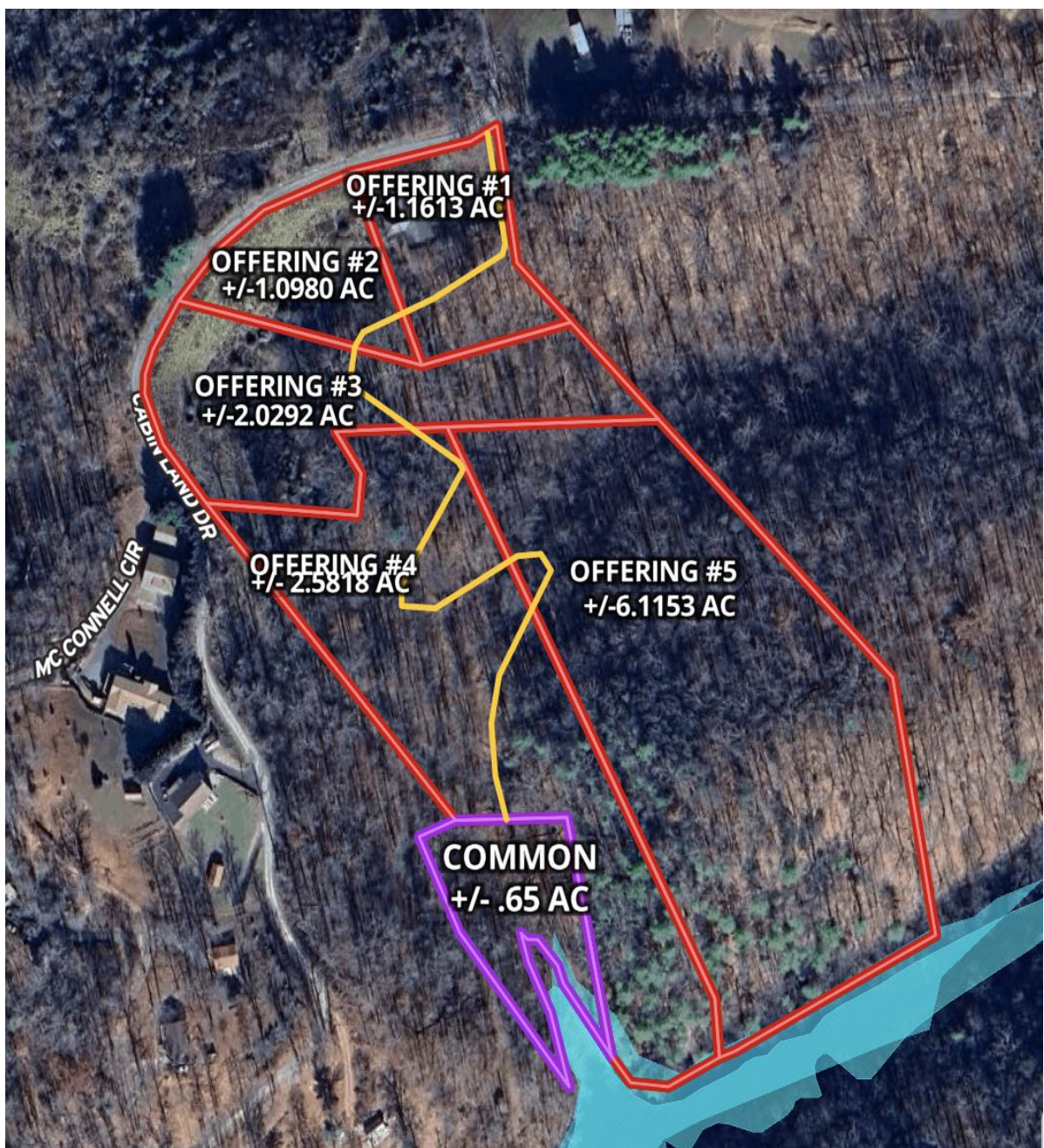
# Contour



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# FEMA Flood Map







# Neighborhood

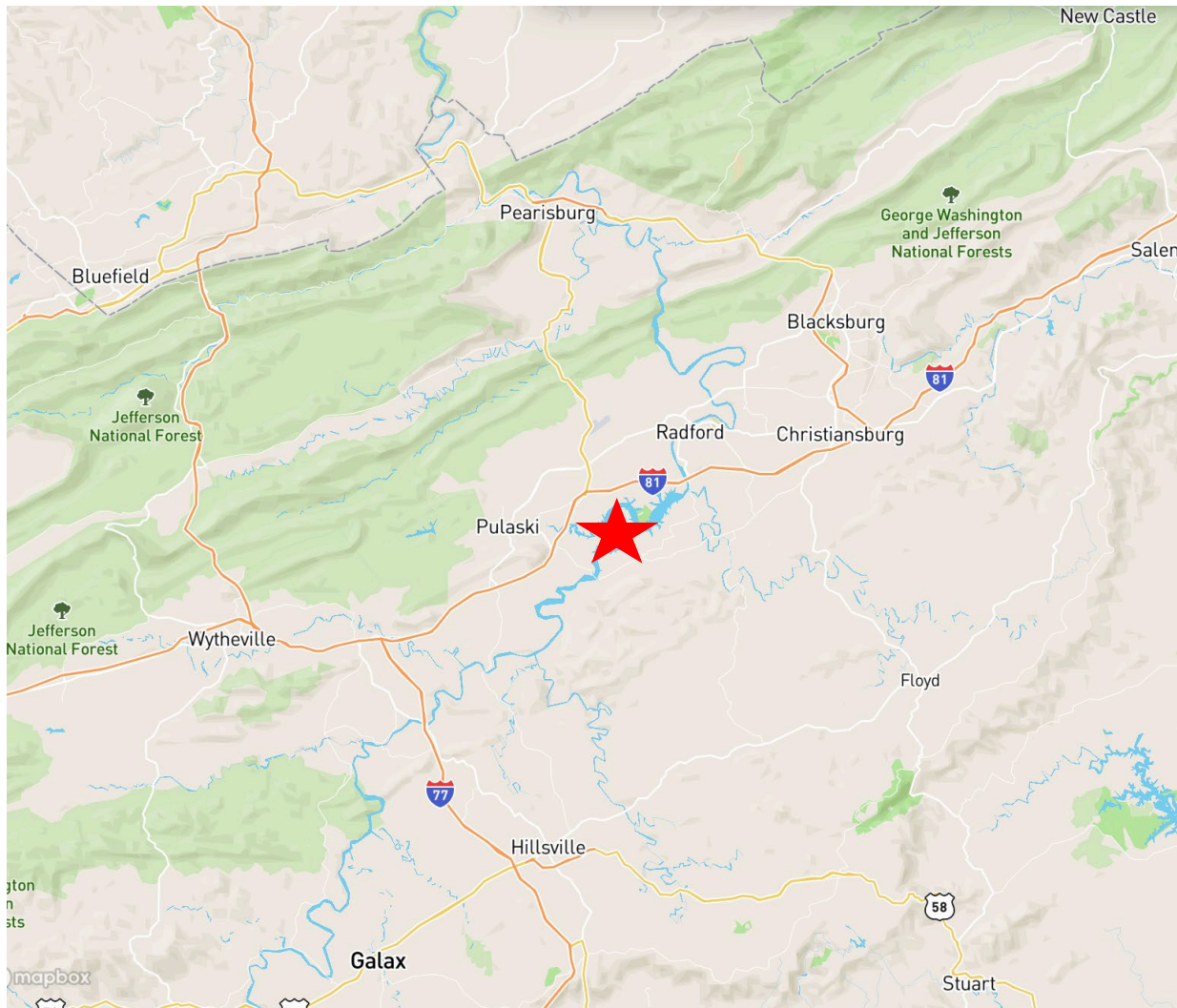
4042 Cabin Land Dr.,  
Radford, VA 24141





# Location

4042 Cabin Land Dr.,  
Radford, VA 24141

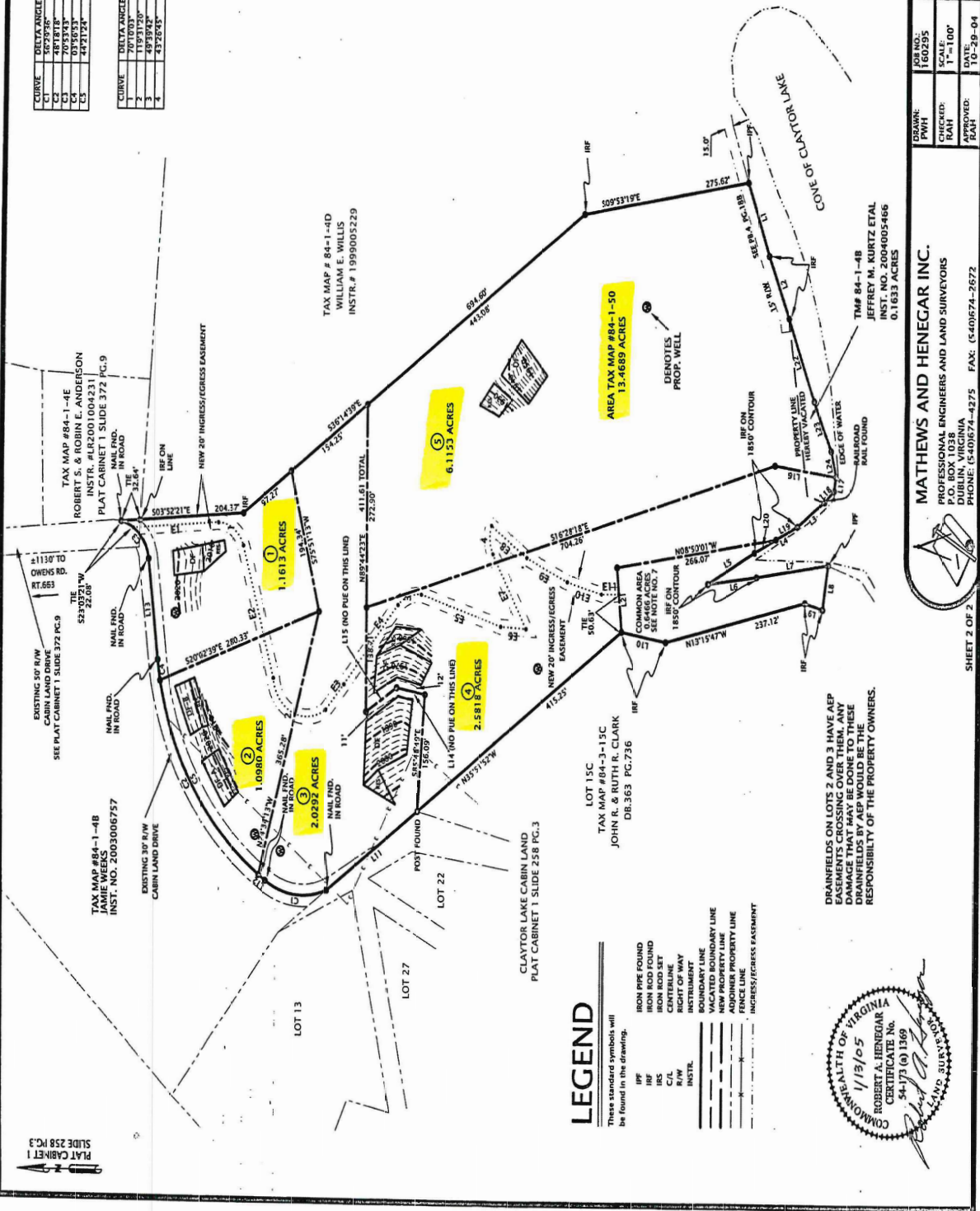




CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	56°29'36"	107.26'	105.75'	101.52'
C2	119°31'20"	55.30'	100.84'	187.29'
C3	70°33'53"	58.78'	27.86'	33.04'
C4	43°26'53"	104.28'	27.86'	27.86'
C5	44°21'24"	404.28'	312.98'	164.81'
			105.73'	105.73'
			105.73'	105.73'
EASEMENT CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH
1	70°10'03"	55.30'	55.30'	91.35'
2	119°31'20"	55.30'	119.31'	187.29'
3	70°33'53"	58.78'	27.86'	33.04'
4	43°26'53"	104.28'	27.86'	27.86'
5	44°21'24"	404.28'	312.98'	164.81'
			105.73'	105.73'
			105.73'	105.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 50°32'21"E	127.26'
L2	S 50°32'21"W	184.14'
L3	N 36°43'30"W	35.65'
L4	N 89°52'01"W	76.78'
L5	N 89°52'01"W	76.78'
L6	S 05°48'52"E	81.48'
L7	S 05°48'52"E	81.48'
L8	N 08°21'31"E	120.03'
L9	N 15°28'00"E	50.84'
L10	N 10°10'30"E	74.40'
L11	N 34°50'18"E	13.66'
L12	N 83°08'35"E	136.16'
L13	N 83°08'35"E	136.16'
L14	N 34°50'18"E	13.66'
L15	S 07°46'59"W	102.50'
L16	N 89°52'01"W	35.65'
L17	N 89°52'01"W	35.65'
L18	N 36°43'30"W	35.65'
L19	N 89°52'01"W	35.65'
L20	N 89°52'01"W	35.65'
L21	S 05°48'52"E	81.48'
L22	S 05°48'52"E	81.48'
L23	N 08°21'31"E	120.03'
L24	S 77°01'57"W	35.48'

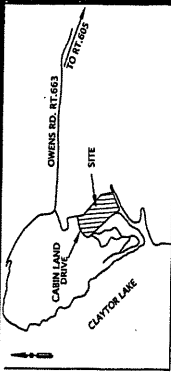
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 03°32'21"E	127.26'
E2	S 75°50'32"W	184.14'
E3	S 50°32'21"E	184.14'
E4	S 50°32'21"E	184.14'
E5	S 75°50'32"W	184.14'
E6	S 75°50'32"W	184.14'
E7	S 75°50'32"W	184.14'
E8	S 75°50'32"W	184.14'
E9	S 75°50'32"W	184.14'
E10	S 75°50'32"W	184.14'
E11	S 75°50'32"W	184.14'
E12	S 75°50'32"W	184.14'
E13	S 75°50'32"W	184.14'
E14	S 75°50'32"W	184.14'
E15	S 75°50'32"W	184.14'
E16	S 75°50'32"W	184.14'
E17	S 75°50'32"W	184.14'
E18	S 75°50'32"W	184.14'
E19	S 75°50'32"W	184.14'
E20	S 75°50'32"W	184.14'
E21	S 75°50'32"W	184.14'
E22	S 75°50'32"W	184.14'
E23	S 75°50'32"W	184.14'
E24	S 75°50'32"W	184.14'
E25	S 75°50'32"W	184.14'
E26	S 75°50'32"W	184.14'
E27	S 75°50'32"W	184.14'
E28	S 75°50'32"W	184.14'
E29	S 75°50'32"W	184.14'
E30	S 75°50'32"W	184.14'
E31	S 75°50'32"W	184.14'
E32	S 75°50'32"W	184.14'
E33	S 75°50'32"W	184.14'
E34	S 75°50'32"W	184.14'
E35	S 75°50'32"W	184.14'
E36	S 75°50'32"W	184.14'
E37	S 75°50'32"W	184.14'
E38	S 75°50'32"W	184.14'
E39	S 75°50'32"W	184.14'
E40	S 75°50'32"W	184.14'
E41	S 75°50'32"W	184.14'
E42	S 75°50'32"W	184.14'
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E61	S 75°50'32"W	184.14'
E62	S 75°50'32"W	184.14'
E63	S 75°50'32"W	184.14'
E64	S 75°50'32"W	184.14'
E65	S 75°50'32"W	184.14'
E66	S 75°50'32"W	184.14'
E67	S 75°50'32"W	184.14'
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E69	S 75°50'32"W	184.14'
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E80	S 75°50'32"W	184.14'
E81	S 75°50'32"W	184.14'
E82	S 75°50'32"W	184.14'
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E92	S 75°50'32"W	184.14'
E93	S 75°50'32"W	184.14'
E94	S 75°50'32"W	184.14'
E95	S 75°50'32"W	184.14'
E96	S 75°50'32"W	184.14'
E97	S 75°50'32"W	184.14'
E98	S 75°50'32"W	184.14'
E99	S 75°50'32"W	184.14'
E100	S 75°50'32"W	184.14'



TRANQUILITY COVE SUBDIVISION  
BEING A FAMILY SUBDIVISION ON THE PROPERTY OF  
JEFFREY M. & SUSAN M. KURTZ, MICHAEL L. MILENKO  
AND STEVEN E. & CATHERINE E. JACOBS  
REV. 1-13-05  
REV. 1-14-04  
PULASKI COUNTY, VIRGINIA

MATTHEWS AND HENEGAR INC.  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
P.O. BOX 603  
DUBLIN, VIRGINIA  
PHONE: (540) 674-4275 FAX: (540) 674-2672

COMMONWEALTH OF VIRGINIA  
1/13/05  
ROBERT A. HENEGAR  
CERTIFICATE NO. 54-173 (6) 1360  
JAMES KURTZ-JEFF SUBD



VICINITY MAP (NOT TO SCALE)

**CERTIFICATE OF APPROVAL**  
 THIS PLAT SHOWING TRANQUILITY COVE SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING ORDINANCES AND REGULATIONS OF THE COUNTY OF PULASKI, VIRGINIA, AND MAY BE ADDED TO RECORD.  
 DATE: 2/17/05  
 AGENT, COUNTY OF PULASKI

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT, AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SURVEYORS, ORDINANCES AND REGULATIONS OF THE COUNTY OF PULASKI, VIRGINIA, REGARDING THE PAVING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF FEBRUARY 2005.  
 VIRGINIA STATE CERTIFIED LAND SURVEYOR  
 SIGNATURE: *Robert A. Henegar*

**OWNER'S STATEMENT**  
 THIS PLAT SHOWING TRANQUILITY COVE SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES  
 OWNERS SIGNATURE: *Jeffrey M. Kurtz* DATE: 2-4-05  
 OWNERS SIGNATURE: *Susan M. Kurtz* DATE: 2-4-05  
 OWNERS SIGNATURE: *Michael L. Milenko* DATE: 2-4-05  
 OWNERS SIGNATURE: *Michael L. Milenko* DATE: 2-4-05  
 OWNERS SIGNATURE: *Michael L. Milenko* DATE: 2-4-05

**NOTARY STATEMENT**  
 I, *Robert A. Henegar*, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, COUNTY OF *Pulaski*, WHOSE COMMISSION WILL EXPIRE ON *2/17/2007*, DO HEREBY CERTIFY THAT *Jeffrey M. Kurtz, Susan M. Kurtz, Michael L. Milenko, Michael L. Milenko, Michael L. Milenko* HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND COUNTY AFORESAID, GIVEN UNDER MY HAND THIS *17th* DAY OF *February*, 2005.  
 NOTARY PUBLIC  
 DATE: 2/17/05

**NOTARY STATEMENT**  
 I, *Robert A. Henegar*, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, COUNTY OF *Pulaski*, WHOSE COMMISSION WILL EXPIRE ON *2/17/2007*, DO HEREBY CERTIFY THAT *Jeffrey M. Kurtz, Susan M. Kurtz, Michael L. Milenko, Michael L. Milenko, Michael L. Milenko* HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND COUNTY AFORESAID, GIVEN UNDER MY HAND THIS *17th* DAY OF *February*, 2005.  
 NOTARY PUBLIC  
 DATE: 2/17/05

ON THIS DATE: 2/17/05  
 THIS PARCEL IS ZONED: *R-1*



**MATTHEWS AND HENEGAR INC.**  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 P.O. BOX 1038  
 DUBLIN, VIRGINIA  
 PHONE: (540) 674-4275 FAX: (540) 674-2872

**TRANQUILITY COVE SUBDIVISION**  
 BEING A FAMILY SUBDIVISION ON THE PROPERTY OF  
 JEFFREY M. & SUSAN M. KURTZ, MICHAEL L. MILENKO  
 REV. 1-13-05 AND SUSAN E. & CATHERINE E. JACOBS  
 REV. 11-15-04 PULASKI COUNTY, VIRGINIA

**SUBDIVISION APPROVAL STATEMENT:**  
 THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ.). THE PRIVATE EVALUATIONS FOR CONFORMANCE WITH THE ORDINANCES OF THE LOCAL HEALTH DEPARTMENT TO ACCEPT VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-168.4 OF THE CODE OF VIRGINIA AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE BOARD OF HEALTH'S REQUIREMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH WITH THE APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.  
 PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS FOR APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.  
 THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR 'ALTERNATIVE & TRADITIONAL SYSTEMS', HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.  
 PULASKI COUNTY HEALTH OFFICIAL  
 DATE: 2/17/05

**DRAINFIELD INFORMATION FOR TRANQUILITY COVE SUBDIVISION**  
 Note: DRAINFIELD INFORMATION PROVIDED BY SOUTHWEST SOILS, INC.  
 P.O. BOX 90 WOODLAWN, VA 24381 - STEPHEN DALTON (276) 728-9221

- Lot 1 - Three bedroom with Purallo drip irrigation primary with Purallo drip reserve (Engineering design required for both primary and reserve)
- Lot 2 - Two bedroom with Purallo drip irrigation primary with Purallo drip reserve (Engineering design required for both primary and reserve)
- Lot 3 - Three bedroom gravity primary with Purallo drip reserve (Engineering design required for reserve)
- Lot 4 - Two bedroom gravity primary with Purallo drip irrigation reserve (Engineering design required for both primary and reserve)
- Lot 5 - Three bedroom Purallo drip irrigation primary with Purallo drip irrigation reserve (Engineering design required for both primary and reserve)

ANY SECONDARY TREATMENT SYSTEM THAT IS APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH (VDH) FOR HAVING THE SAME OR BETTER DRAINFIELD REDUCTION AS PURALLO MAY BE SUBSTITUTED AT TIME OF USE.

- NOTES:**
- TAX MAP #84-1-50 AB
  - JEFFREY M. & SUSAN M. KURTZ, STEVEN E. & CATHERINE E. JACOBS, AND MICHAEL L. MILENKO INST. NO. 2004005569 (13.4689 AC) INST. NO. 2004005466 (1633 AC)
  - NO TITLE REPORT FURNISHED.
  - DATED: DECEMBER 19, 1997
  - THIS PLAT IS THE RESULT OF AN ACTUAL FIELD SURVEY AND THEREFORE MAY NOT CONFORM TO EXISTING DEEDS AND PLATS OF RECORD.
  - PLU TO BE ALONG ALL FRONT LOT LINES, 10' P.U.E. ALONG ALL SIDE AND REAR LOT LINES
  - SETBACK REQUIREMENTS: FRONT 35' SIDE 10' REAR 25'
  - THE 0.6466 ACRE COMMON AREA IS FOR THE USE OF LOTS 1 THRU 5 OF THIS SUBDIVISION AND IS NOT A BUILDABLE LOT.
  - ALL LOT OWNERS UNLESS OTHERWISE NOTED.
  - TOTAL SUBDIVISION AREA = 13.6322 ACRES
  - FOR LOTS 2,3, & 4 A VARIANCE IS TO BE GRANTED TO ALLOW DRAINFIELDS TO BE LOCATED WITHIN 10' OF P.U.E.'S
  - LOT 1 & 2 WILL REQUIRE A CONDITIONAL DRAINFIELD PERMIT
  - THE CULVERT ON LOT 1 WILL NEED TO BE DIVERTED AND EXTENDED BELOW THE DRAINFIELD.

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
				Total Land Value: 23300



Style: 75 Ranch/Rambler  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 1360  
Attic: None  
Basement: Full

## ACCOMMODATION

Finished Rooms:	4
Bedrooms:	2

## HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air

	Lower /Bsmt	1	Full Upper	Part Upper
Air Cond	0	1360	0	0

## PLUMBING

	#	TF
2.F.1 + B.1	2	6

3 Fixt. Baths	2	6
Kit Sink	1	1

Kit Sink	1	1
Water Heat	1	1

Water Heat	1	1
TOTAL		8

REMODELING AND MODERIZATION

Amount	Date
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## ROOFING

Material: Metal

Type: Gable

Framing: Std for class

Pitch: Medium 5/12-8/12

## FLOORING

Slab	B
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Sub and joists	1.0
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Hardwood-std oak 1.0

EXTERIOR COVER

Cement fiber siding	B
---------------------	---

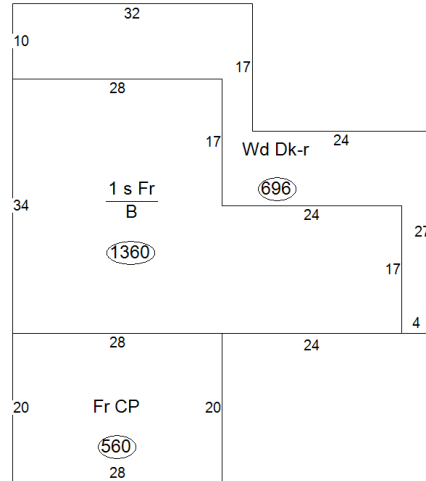
Stucco & wood exposed 1.0

## INTERIOR FINISH

## Drywall 1.0

Tax ID R022429 0

Printed 4/11/2025



## Special Features

### Description

### Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00		D	2008	2000	AV	2720
G01	ICP	0.00	1				AV	560
Total Improvement Value								60700



084-006-0000-0002

KURTZ JEFFREY M & SUSAN M (TOD) ETAL

KURTZ JEFFREY M & SUSAN M (TOD) ETAL  
730 COAL BANK HOLLOW RD  
BLACKSBURG VA 24060  
LOT 2 TRANQUILITY COVE SUBD

Tax ID R022430 0

Printed 4/11/2025

Card No. 1 of 1

Neighborhood Number  
110

Neighborhood Name  
Cabinland

TAXING DISTRICT INFORMATION

Jurisdiction Name     Pulaski County  
Area                     001  
District                 03

Parent Parcel Number  
Dept. of Tax Code     2 SF Residential Suburban  
Property Address

Site Description

Topography:  
Rolling  
Neighborhood:  
Static  
Zoning:  
A: Agricultural, A  
Legal Acres:  
1.0980

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
KURTZ JEFFREY M & SUSAN M ETAL	0	11/03/2023	D 2023 3126	TD

Valuation Record

Assessment Year		01/01/2014	01/01/2015	01/01/2017	01/01/2021				
Reason for Change			2015 Reasses	REQ POSTING	2021 Reval				
0	L	35000	23000	23000	23000				
	I	0	0	0	0				
	T	35000	23000	23000	23000				
Taxable Value:									23000

Land/Use Information

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Total Land Value: 23000				

KURTZ JEFFREY M & SUSAN M (TOD) ETAL  
730 COAL BANK HOLLOW RD  
BLACKSBURG VA 24060  
LOT 3 TRANQUILITY COVE SUBD

Neighborhood Number  
110

Neighborhood Name  
Cabinland

TAXING DISTRICT INFORMATION

Jurisdiction Name     Pulaski County  
Area                     001  
District                 03  
Parent Parcel Number  
Dept. of Tax Code     2 SF Residential Suburban  
Property Address

Site Description

Topography:  
Rolling  
Neighborhood:  
Static  
Zoning:  
A: Agricultural, A  
Legal Acres:  
2.0292

Tax ID R022431 0

Printed 4/11/2025

Card No. 1 of 1

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
KURTZ JEFFREY M & SUSAN M ETAL	0	11/03/2023	D 2023 D 3126	TD

Valuation Record

Assessment Year		01/01/2014	01/01/2015	01/01/2017	01/01/2021				
Reason for Change			2015 Reasses	REQ POSTING	2021 Reval				
0	L	42700	27600	27600	27600				
	I	0	0	0	0				
	T	42700	27600	27600	27600				
Taxable Value:									27600

Land/Use Information

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Total Land Value: 27600				

KURTZ JEFFREY M & SUSAN M (TOD)  
730 COAL BANK HOLLOW RD  
BLACKSBURG VA 24060  
LOT 4 TRANQUILITY COVE SUBD  
DEED BK - 2007, DEED PG - 5270

Neighborhood Number  
110

Neighborhood Name  
Cabinland

TAXING DISTRICT INFORMATION

Jurisdiction Name     Pulaski County

Area                         001

District                    03

Parent Parcel Number

Dept. of Tax Code     2 SF Residential Suburban

Property Address

Site Description

Topography:  
Rolling  
Neighborhood:  
Static  
Zoning:  
A: Agricultural, A  
Legal Acres:  
2.5818

Tax ID R022432 0

Printed 4/11/2025

Card No. 1 of 1

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
KURTZ JEFFREY M & SUSAN M	0	11/03/2023	D 2023 D 3126	TD
REINER ELLEN ETAL	0	10/26/2007	D 2007 D 5270	

Valuation Record

Assessment Year		01/01/2014	01/01/2015	01/01/2015	01/01/2017	01/01/2021	01/01/2021		
Reason for Change			2015 Reasses	Reg Appeal	REQ POSTING	2021 Reval	ASSESSOR CHG		
0	L	100000	87900	67900	67900	87900	83500		
	I	0	0	0	0	0	0		
	T	100000	87900	67900	67900	87900	83500		
								Taxable Value:	83500

Land/Use Information

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
				Total Land Value: 83500

KURTZ JEFFREY M & SUSAN M (TOD) ETAL  
730 COAL BANK HOLLOW RD  
BLACKSBURG VA 24060  
LOT 5 TRANQUILITY COVE SUBD

Neighborhood Number  
110

Neighborhood Name  
Cabinland

TAXING DISTRICT INFORMATION  
Jurisdiction Name     Pulaski County  
Area                     001  
District                 03  
Parent Parcel Number  
Dept. of Tax Code     2 SF Residential Suburban  
Property Address

Site Description  
Topography:  
Rolling  
Neighborhood:  
Static  
Zoning:  
A: Agricultural, A  
Legal Acres:  
6.1153

Tax ID R022433 0

Printed 4/11/2025

Card No. 1 of 1

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
KURTZ JEFFREY M & SUSAN M ETAL	0	11/03/2023	D 2023 D 3126	TD

Valuation Record

Assessment Year		01/01/2014	01/01/2015	01/01/2015	01/01/2017	01/01/2021	01/01/2021		
Reason for Change			2015 Reasses	Reg Appeal	REQ POSTING	2021 Reval	ASSESSOR CHG		
0	L	120000	105600	85600	85600	105600	100300		
	I	0	0	0	0	0	0		
	T	120000	105600	85600	85600	105600	100300		
								Taxable Value:	100300

Land/Use Information

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
				Total Land Value: 100300

## Straw Bale Houses

Straw bale houses are a type of sustainable and energy-efficient construction that utilizes straw bales as a primary building material. Here are the key attributes and characteristics of straw bale houses:

1. **Insulation:** Straw bales provide excellent insulation properties, with high R-values that contribute to energy efficiency. They offer superior thermal performance, keeping the interior cool in summer and warm in winter.
2. **Renewable and Sustainable:** Straw bales are a renewable resource typically derived from agricultural byproducts like wheat, rice, barley, or oat straw. Building with straw promotes sustainable practices and reduces reliance on conventional building materials.
3. **Energy Efficiency:** Due to their thick insulation, straw bale houses require less energy for heating and cooling compared to traditional buildings. This can result in lower utility bills and reduced carbon footprint.
4. **Natural Materials:** Straw bales are non-toxic and do not emit harmful chemicals, making them a healthier choice for indoor air quality. They are also biodegradable and contribute to a more eco-friendly construction process.
5. **Sound Insulation:** Straw bales have good sound-absorbing qualities, reducing noise transmission between rooms and from outside sources.
6. **Fire Resistance:** Contrary to common belief, straw bales can be quite fire-resistant when properly plastered and maintained. The thick bales char on the outside and can protect the inner core from burning.
7. **Design Flexibility:** Straw bales can be used in various architectural styles, allowing for unique and creative designs. They can be load-bearing or non-load-bearing depending on construction techniques. House at Claytor Lake is non-load-bearing.
8. **Thermal Mass:** Straw bale walls have the capacity to store heat, providing a more stable indoor temperature and reducing temperature fluctuations.
9. **Durability:** When properly maintained and protected from moisture, straw bale structures can be durable and long-lasting. Adequate roof overhangs, proper plastering, and good site drainage are essential for preserving straw bale integrity. Roof and overhangs were engineered appropriately.
10. **Aesthetic Appeal:** Straw bale walls can have a unique and rustic appearance, adding character and charm to a home. They can be left exposed as a design feature or covered with natural plaster finishes for a more polished look.

Overall, straw bale houses offer unique advantages in terms of sustainability, energy efficiency, and design flexibility, making them an attractive option for eco-conscious homeowners seeking alternative building methods. However, proper planning, construction techniques, and maintenance are crucial to ensure the success and longevity of straw bale construction projects.



## Offering #1

Title: Harnessing Nature's Efficiency: The Benefits of Building a Straw Home

In an era where sustainability is paramount, the humble straw bale emerges as a beacon of eco-friendly architecture. Building with straw, once considered an antiquated practice, has experienced a renaissance due to its remarkable energy efficiency and myriad benefits. The primary allure of straw bale construction lies in its exceptional insulation properties. Compressed straw bales create thick walls, offering superior thermal insulation. This natural barrier effectively regulates indoor temperatures, reducing the need for artificial heating and cooling systems. Consequently, occupants enjoy year-round comfort while significantly slashing energy bills. Beyond its insulating prowess, straw homes boast a minimal carbon footprint. Unlike conventional building materials, straw is renewable, abundantly available, and biodegradable. By opting for straw, homeowners mitigate environmental degradation associated with resource extraction and manufacturing processes. Moreover, straw bale homes sequester carbon dioxide, contributing to carbon neutrality and combating climate change. Another compelling advantage of straw bale construction is its affordability. Harvested from agricultural byproducts, straw is often acquired at minimal cost, making it an economical building material. Additionally, its lightweight nature simplifies construction, reducing labor expenses. For those seeking sustainable housing solutions without breaking the bank, straw bale homes offer a compelling proposition. Furthermore, straw homes exhibit exceptional durability when properly maintained. Contrary to misconceptions, straw bales, when shielded from moisture, pests, and fire hazards, can endure for decades. With proper design and construction techniques, straw bale structures can surpass conventional counterparts in longevity and resilience. In addition to environmental and financial benefits, straw bale homes offer aesthetic charm and design versatility. From rustic cottages to contemporary masterpieces, straw construction accommodates diverse architectural styles. Moreover, the tactile warmth and natural ambiance of straw interiors foster a sense of connection with the surrounding environment. In conclusion, the resurgence of straw bale construction heralds a sustainable paradigm shift in architecture. As communities strive for energy efficiency, cost-effectiveness, and environmental stewardship, straw homes emerge as a viable solution, marrying tradition with innovation in the pursuit of a greener future.

## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **June 19<sup>th</sup> 2025**, between **Life is Crazy LLC- Jeffrey M. Kurtz, Life is Crazy LLC- Will Kessler, Susan M. Kurtz, Dr. Steve** Jacobs owner's 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 Pulaski, Virginia**, and described as:

**Offering #1:** +/-1.1613 Acres and Improvements; Parcel ID: 084-006-0000-0001; Tax ID: R022429 0; LOT 1 TRANQUILITY COVE SUBD; Deed Book- 2007 Page- 5272

**Address:** 4042 Cabin Land Dr., Radford, VA 24141

**Offering #2:** +/-1.0980 Acres; Parcel ID: 084-006-0000-0002; Tax ID: R022430 0; LOT 2 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

**Offering #3:** +/-2.0292 Acres; Parcel ID: 084-006-0000-0003; Tax ID: R022431 0; LOT 3 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

**Offering #4:** +/-2.5818 Acres; Parcel ID: 084-006-0000-0004; Tax ID: R022432 0; LOT 4 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

**Offering #5:** +/-6.1153 Acres; Parcel ID: 084-006-0000-0005; Tax ID: R022433 0; LOT 5 TRANQUILITY COVE SUBD; Deed Book- 2023 Page- 3126

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 PER OFFERING** (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.

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

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

4. **Settlement Agent and Possession.** Settlement shall be made at \_\_\_\_\_ on or before July 21<sup>st</sup> 2025 ("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.

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.

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

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



(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 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

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

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

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.

(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

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

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

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

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

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

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

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

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

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



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 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.

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Life is Crazy LLC- Jeffrey M. Kurtz (Seller)

Date

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Life is Crazy LLC- Will Kessler (Seller)

Date

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Susan M. Kurtz (Seller)

Date

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Dr. Steve Jacobs (Seller)

Date

---

Purchaser Name

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Address

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Phone #

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Email

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(Purchaser signature)

Date

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

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



## SUMMARY OF RIGHTS AND OBLIGATIONS OF SELLERS AND PURCHASERS UNDER THE VIRGINIA RESIDENTIAL PROPERTY DISCLOSURE ACT



Virginia's Residential Property Disclosure Act (the "Act") (Virginia Code § 55.1-700 et seq.) requires real estate licensees to inform the parties to a transaction with whom they deal of their rights and obligations under the Act. The licensee providing this information to you is prepared to answer any questions you may have about what the Act means to you, and to furnish you with a copy of the Act at your request.

The Act applies to sales, exchanges, installment sales, or leases with option to purchase of residential real property improved with one to four dwelling units. The Act does not apply to: transfers pursuant to court order (estate administration, pursuant to writ execution, foreclosure, bankruptcy, condemnation, or by decree for specific performance); transfers among co-owners; transfers among spouses; transfers among parents or grandparents and their children or grandchildren; tax sales; transfers involving a government or housing authority; or (subject to certain exceptions discussed below) sales of new homes.

The Act requires sellers to furnish purchasers with a disclosure statement developed by the Virginia Real Estate Board. The statement must be furnished to the purchaser before final ratification of the purchase contract or the purchaser may terminate the contract or sue later for damages. The disclosures will be current as of the date of delivery. The seller will not be required to provide updated or additional disclosures if a transaction pursuant to a ratified real estate contract proceeds to settlement after the effective date of legislation amending any of the disclosures under § 55.1-700, provided that the correct disclosures were delivered under the law in effect at the time of delivery. The statement will direct purchasers to the RESIDENTIAL PROPERTY DISCLOSURES web page ([https://www.dpor.virginia.gov/Consumers/Disclosure\\_Forms](https://www.dpor.virginia.gov/Consumers/Disclosure_Forms)) for important information about the real property. Purchasers are advised to consult the webpage.

A seller, in furnishing a disclosure statement, makes no representations or warranties as to the condition of the property or any improvements located thereon nor with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page ([https://www.dpor.virginia.gov/Consumers/Disclosure\\_Forms](https://www.dpor.virginia.gov/Consumers/Disclosure_Forms)). Purchaser is advised to exercise whatever due diligence purchaser deems necessary, including a home inspection, as defined in Virginia Code § 54.1-500, in accordance with the terms and conditions of the purchase contract, but in any event prior to settlement.

A builder of a new home must disclose to a purchaser in writing all known material defects which would constitute a violation of any applicable building code. In addition, for property located wholly or partially in any locality comprising Planning District 15 (the City of Richmond, the Town of Ashland, and the counties of Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent and Powhatan), the builder (or seller, if the owner is not the builder) shall disclose in writing whether mining operations have previously been conducted on the property or the presence of any abandoned mines, shafts or pits. This disclosure does not abrogate any warranty or other obligations the builder may have to the purchaser, and must be made (i) when selling a completed home, before acceptance of the purchase contract, or (ii) when selling a home before or during construction, after issuance of a certificate of occupancy. No disclosure or statement of any kind is required if there is no such information to disclose. Any required disclosure may be, but need not be, contained in the disclosure statement described in this summary.

A purchaser must be furnished with a disclosure statement signed by the seller prior to final ratification of the purchase contract. If such statement is received after final ratification, the purchaser's sole remedy shall be to terminate the purchase contract by sending written notice to the seller either by hand delivery or U.S. Mail, postage prepaid, at or prior to the earliest of (i) three days after receiving the statement (if delivered in person); (ii) five days after postmark (if sent by U.S. Mail, postage prepaid); (iii) settlement; (iv) occupancy by purchaser; (v) purchaser's making written application for a mortgage loan if such application discloses that the termination right ends upon application; (vi) purchaser's execution of a written waiver of the right to terminate (such waiver may not be in the purchase contract).

If the seller fails to provide the required disclosure statement, the contract may be terminated as set forth above. If the seller fails to provide the required disclosure statement or the seller misrepresents, willfully or otherwise, the information required in such disclosure, except as a result of information provided by the locality in which the property is located, the purchaser may bring an action to recover actual damages suffered as a result of such violation. No purchaser of property located in a noise zone designated on the official zoning map of the locality as having a day-night average sound level of less than 65 decibels shall have a right to maintain an action for such damages. Any such action must be brought within one year of the date the purchaser received the disclosure statement. If no disclosure statement was provided to the purchaser, the action must be brought within one year of the date of settlement, or purchaser's occupancy of the property by lease with option to purchase.

Purchasers should be aware that neither a seller nor a real estate licensee is obligated to disclose facts or occurrences which have no effect on the physical structure of the property, its physical environment, or the improvements located thereon, or the fact that the property was the site of a homicide, felony, or suicide. Furthermore, it is a violation of federal law to disclose whether a previous occupant of the property was afflicted with the HIV virus or has AIDS.

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Purchasers should be aware that in providing a disclosure statement:

- (1) The owner is making no representations or warranties as to the condition of the real property or any improvements thereon, or with regard to any covenants and restrictions, or any conveyance of mineral rights, as may be recorded among the land records affecting the real property or any improvements thereon. Purchasers should exercise whatever due diligence they deem necessary, including obtaining a home inspection, as defined in § 54.1-500, a mold assessment conducted by a business that follows the guidelines provided by the U.S. Environmental Protection Agency, and a residential building energy analysis as defined in § 54.1-1144, in accordance with the terms and conditions as may be contained in the real estate purchase contract.
- (2) The owner makes no representation with respect to current lot lines or the ability to expand, improve, or add any structures on the property, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary, including obtaining a property survey and contacting the locality to determine zoning ordinances or lot coverage, height or setback requirements on the property.
- (3) The owner is making no representations with respect to any matters that may pertain to parcels adjacent to the subject property, including zoning classification or permitted uses of adjacent parcels. Purchasers should exercise whatever due diligence they deem necessary with respect to adjacent parcels in accordance with the terms and conditions of the purchase contract, but in any event prior to settlement on the subject property.
- (4) The owner makes no representations as to any matters that pertain to whether the provisions of any historic district ordinance affect the property. Purchasers are advised to exercise whatever due diligence they deem necessary with respect to any historic district designated by the locality pursuant to Virginia Code § 15.2-2306, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, any materials available from the locality that explain any requirements to alter, reconstruct, renovate, restore, or demolish buildings or signs in the local historic district and the necessity of any local review board or governing body approvals prior to doing any work on a property located in a local historic district, in accordance with terms and conditions as may be contained in the purchase contract, but in any event prior to settlement on the property.
- (5) The owner makes no representations with respect to whether the property contains any resource protection areas established in an ordinance implementing the Virginia Chesapeake Bay Preservation Act (§ 62.1-44.15:67 et seq.) adopted by the locality where the property is located pursuant to Virginia Code § 62.1-44.15:74. Purchasers should exercise whatever due diligence they deem necessary to determine whether the provisions of any such ordinance affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the purchase contract, but in any event prior to settlement on the property.
- (6) The owner makes no representations with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2. Purchasers are advised to exercise whatever due diligence they deem necessary with respect to such information, in accordance with the terms and conditions of the purchase contract, but in any event prior to settlement. Such information may be obtained by contacting the local police department or the Department of State Police, Central Criminal Records Exchange, at (804) 674-2000, or on the Internet at <http://sex-offender.vsp.virginia.gov/sor/>
- (7) The owner makes no representations with respect to whether the property is within a dam break inundation zone. Purchaser is advised to exercise whatever due diligence the purchaser deems necessary with respect to whether the property resides within a dam break inundation zone, including a review of any map adopted by the locality depicting dam break inundation zones.
- (8) The owner makes no representations with respect to the presence of any wastewater system, including the type or size thereof or associated maintenance responsibilities related thereto, located on the property and the purchaser is advised to exercise whatever due diligence the purchaser deems necessary to determine the presence of any wastewater system on the property and the costs associated with maintaining, repairing, or inspecting any wastewater system, including any costs or requirements related to the pump-out of septic tanks, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.
- (9) The owner makes no representations with respect to any right to install or use solar energy collection devices on the property.
- (10) The owner makes no representations with respect to whether the property is located in one or more special flood hazard areas and purchasers are advised to exercise whatever due diligence they deem necessary, including (i) obtaining a flood certification or mortgage lender determination of whether the property is located in one or more special flood hazard areas, (ii) reviewing any map depicting special flood hazard areas, (iii) contacting the Federal Emergency Management Agency (FEMA) or visiting the website for FEMA's National Flood Insurance Program or the Virginia Flood Risk Information Website operated by the Department of Conservation and Recreation, and (iv) determining whether flood insurance is required, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract. A flood risk information form that provides additional information on flood risk and flood insurance is available for download by the Real Estate Board on its website.
- (11) The owner makes no representations with respect to whether the property is subject to one or more conservation or other easements and that purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract; and
- (12) The owner makes no representations with respect to whether the property is subject to a community development authority approved by a local governing body pursuant to Article 6 (§ 15.2-5152 et seq.) of Chapter 51 of Title 15.2 of the Virginia Code and that purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, including determining whether a copy of the resolution or ordinance has been recorded in the land records of the circuit court for the locality in which the community development authority district is located for each tax parcel included in the district pursuant to Virginia Code § 15.2-5157, but in any event, prior to settlement pursuant to such contract.

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(13) The seller represents that there are no pending enforcement actions pursuant to the Virginia Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent and sanitary living conditions of the property of which the seller has been notified in writing by the locality, nor any pending violation of the local zoning ordinance that the seller has not abated or remedied within the time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as set out in the disclosure statement.

(14) The seller makes no representations with respect to whether the property is located on or near deposits of marine clays (marumscos soils), and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with the terms and conditions as may be contained in the real estate purchase contract, including consulting public resources regarding local soil conditions and having the soil and structural conditions of the property analyzed by a qualified professional.

(15) The seller makes no representations with respect to whether the property is located in a locality classified as Zone 1 or Zone 2 by the U.S. Environmental Protection Agency's (EPA) Map of Radon Zones, and purchasers are advised to exercise whatever due diligence they need necessary to determine whether the property is located in such a zone, including (i) reviewing the EPA's Map of Radon Zones or visiting the EPA's radon information website; (ii) visiting the Virginia Department of Health's Indoor Radon Program website; (iii) visiting the National Radon Proficiency Program's website; (iv) visiting the National Radon Safety Board's website that lists the Board's certified contractors; and (v) ordering a radon inspection, in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.

(16) The seller makes no representations with respect to whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free" pursuant to 42 U.S.C. § 300g-6, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free", in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.

(17) The seller makes no representations with respect to the existence of defective drywall on the property, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether there is defective drywall on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract. For purposes of this paragraph, "defective drywall" means the same as that term is defined in Virginia Code § 36-156.1.

(18) The seller makes no representation with respect to the condition or regulatory status of any impounding structure or dam on the property or under the ownership of the common interest community that the owner of the property is required to join, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary to determine the condition, regulatory status, cost of required maintenance and operation, or other relevant information pertaining to the impounding structure or dam, including contacting the Department of Conservation and Recreation or a licensed professional engineer.

If the property is located in a locality in which a military air installation is located, the seller must provide purchasers with a disclosure statement setting forth whether the property is located in a noise zone or accident potential zone, or both, if so designated on the official zoning map of the locality. Such disclosure shall state the specific noise or accident potential zone, or both, in which the property is located.

Please acknowledge receiving a copy of this summary by signing below.



Life is Crazy LLC -Jeffrey M. Kurtz

04/08/2024 (Date)



Life is Crazy LLC -Will Kessler

04/01/2024 (Date)

\_\_\_\_ (Date)

\_\_\_\_ (Date)

## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

### ACKNOWLEDGEMENT BY SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55.1-700 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 provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

**4042 Cabin Land Dr (Lot 1) and Lots 2,3,4,& 5, Radford, 24141**

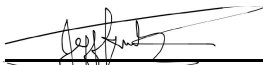
**PROPERTY ADDRESS/**

**LEGAL DESCRIPTION: Parcels 084-6-1, 084-6-2, 084-6-3, 084-6-4, & 084-6-5**

The purchaser is advised of the disclosures listed in the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** located on the Real Estate Board webpage at:

[https://www.dpor.virginia.gov/Consumers/Residential\\_Property\\_Disclosures](https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)

**The owner(s) hereby provides notification** as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.



Owner

**Life is Crazy LLC -Jeffrey M. Kurtz**

04/08/2024

Date



Owner

**Life is Crazy LLC -Will Kessler**

04/01/2024

Date

**The purchaser(s) hereby acknowledges receipt of notification** of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date