



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 – Charles B Dietzel and Naomi D Dietzel

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

AUCTION DATE – Wednesday, June 25th, 2025 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 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: +/- 1.04 ac; Tax ID: 000537401; Parcel ID: 96A-3-205; RUNAWAY BAY LOT 205 PHASE 3

Address: TBD Acres Ct, Lynch Station, VA, 24571

Offering 2: +/- 1.47 ac; Tax ID: 000537400; Parcel ID: 96A-1-77; RUNAWAY BAY LOT 77 PHASE 1

Address: TBD Runaway Bay Rd, Lynch Station, VA, 24571

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, June 25th, 2025 at 4 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**. 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, August 11th, 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. 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

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



Aerial

Offering #1

+/- 1.04 AC



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



Aerial

Offering #2
+/- 1.47 AC



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



Contour

Offering #1



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



Contour

Offering #2



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



Topo

Offering #1



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



Topo

Offering #2



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



FEMA Map

Offering #1



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



FEMA Map

Offering #2



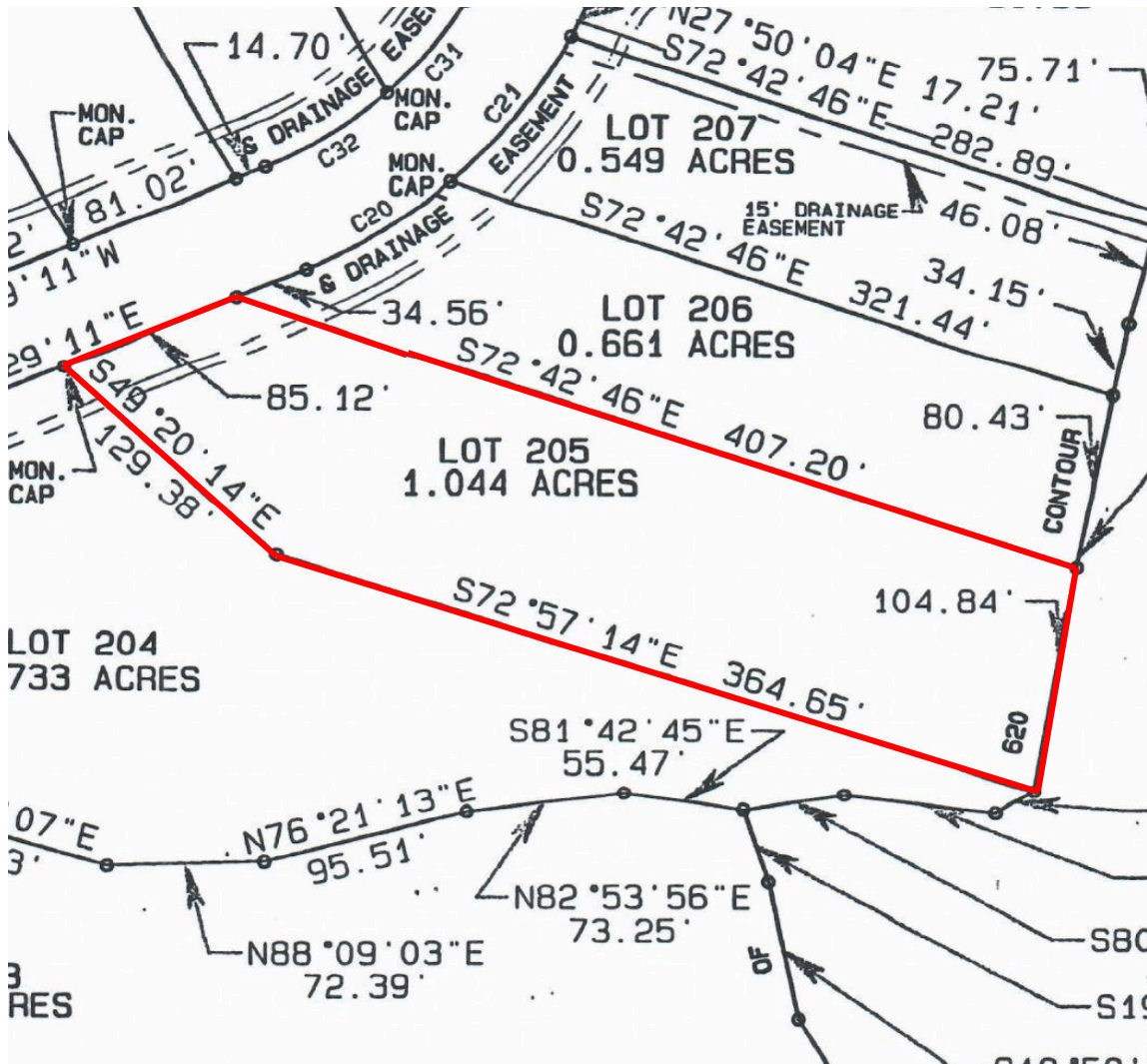
**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Survey

Offering #1

Auction Services

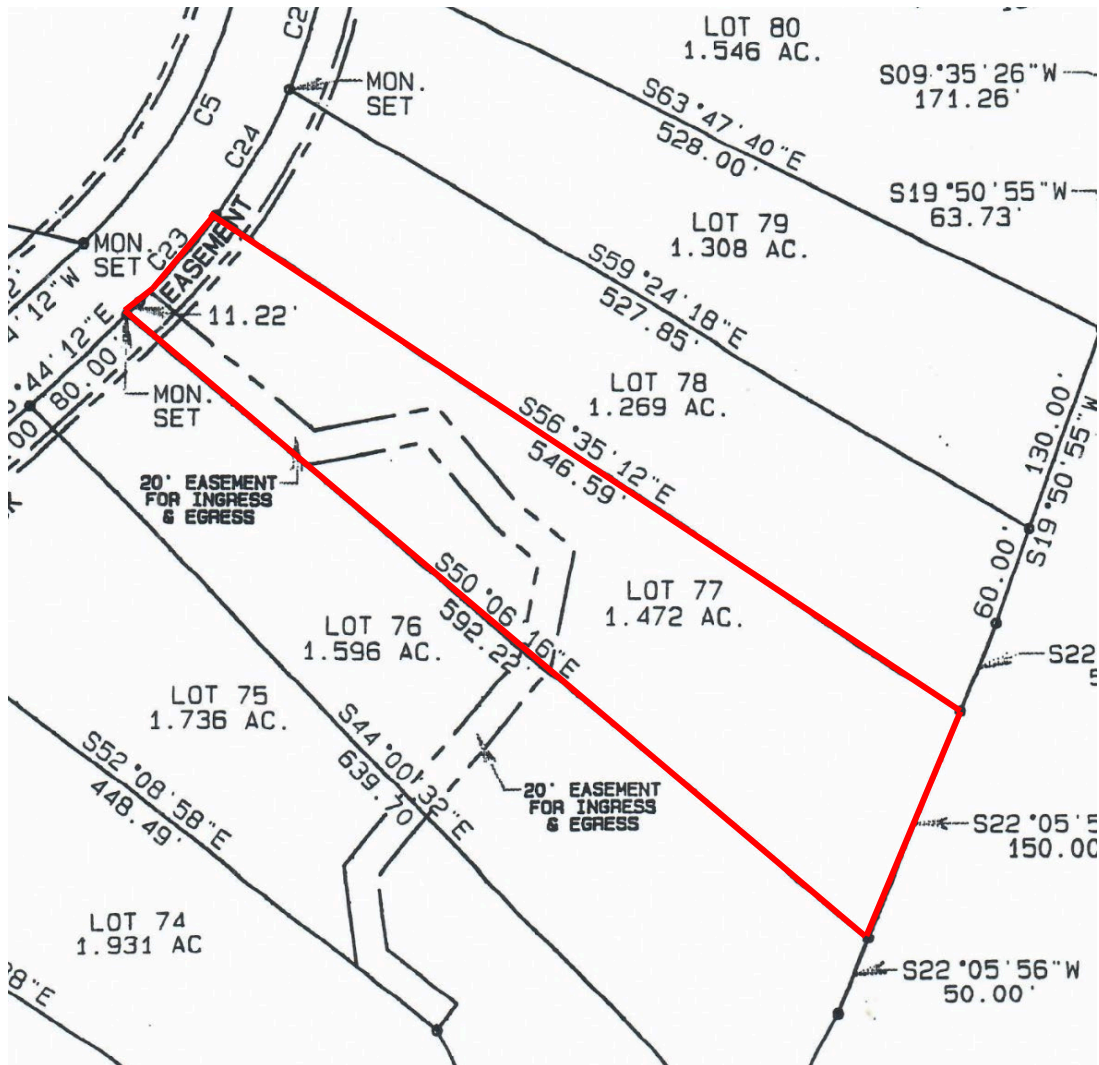




Survey

Offering #2

Auction Services





Neighborhood

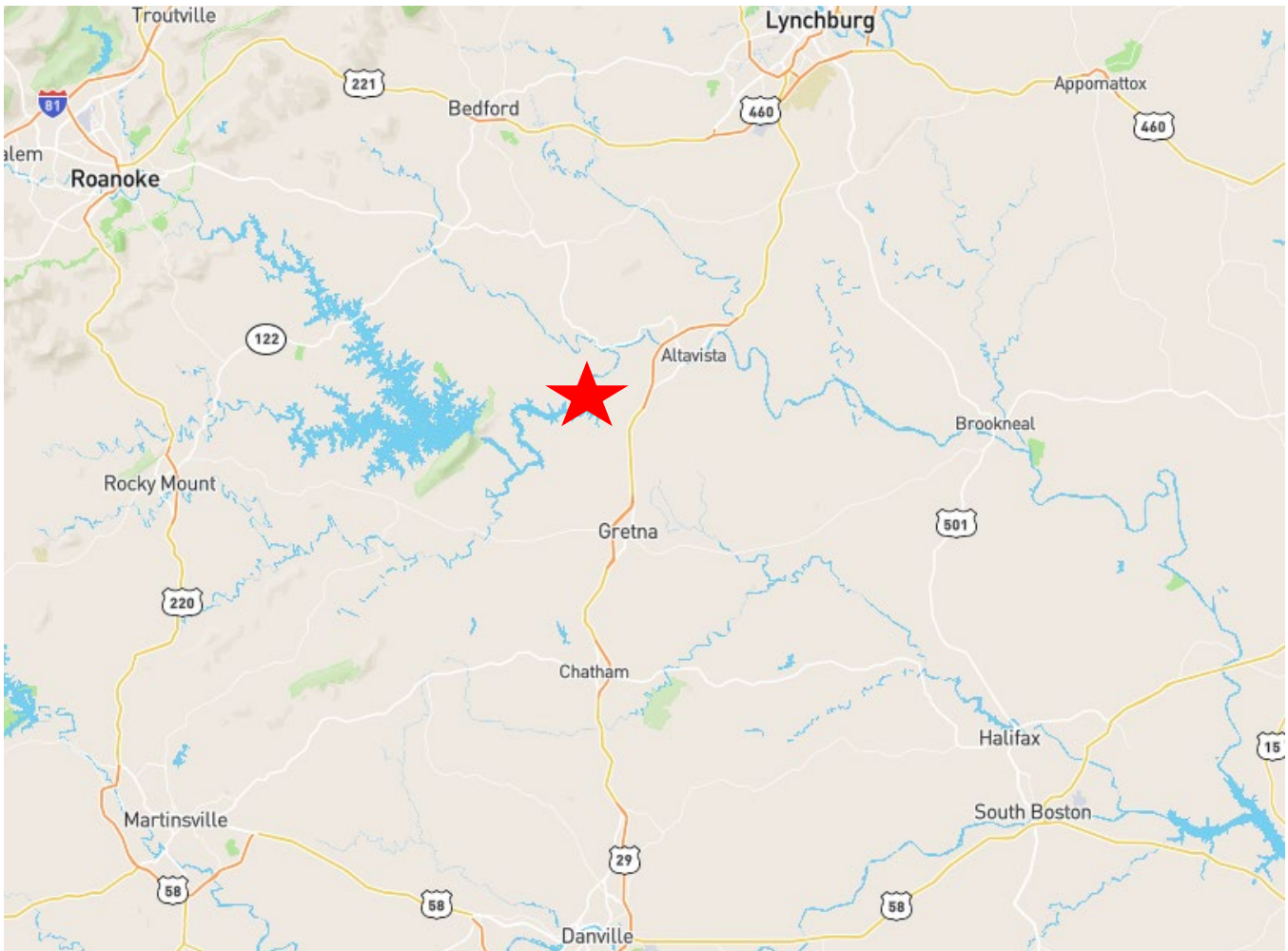
TBD Runaway Bay Rd & Acres Ct,
Lynch Station, VA 24571





Location

TBD Runaway Bay Rd & Acres Ct,
Lynch Station, VA 24571



County of Campbell, Virginia

Parcel ID: 96A-3-205
Property Address: ,
Tax ID #: 000537401

Owner: DIETZEL CHARLES B & NAOMI D
Owner(Secondary): N/A
Mailing Address: 13171 LADYBANK LN
 HERNDON, VA 20171-0000

Summary

Property Descriptions

Legal Description: RUNAWAY BAY
 LOT 205 PHASE 3
Neighborhood No: 110047
Property Class: 2

Land Information

Area: 1.0400

Location Information

Plat: N/A
Voting Precinct: OTTER-RIVER
Polling Place: Calvary-Baptist-Church
Election District: ALTAVISTA
Fire District: ALTAVISTA-VFD
EMS District: ALTAVISTA-LSC

School Zones

Elementary School: Altavista
Middle School: Altavista
High School: Altavista

Zoning

Zone: Residential - Single Family, Conditional

Properties may have multiple Location Information, School Zones or Zoning. Please refer to the Map for additional information

Ownership History

Sale Date	Sale Amount	Document No	Deed Bk / Pg	Seller's Name
06/24/1999	\$89,880		S0958 0868	X


Assessment

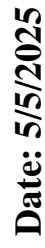
Date	Land Value	Improvement Value	Total Value
01/01/2023	\$125,000	\$0	\$125,000
01/01/2019	\$180,000	\$0	\$180,000
01/01/2015	\$180,000	\$0	\$180,000
01/01/2011	\$193,100	\$0	\$193,100

Property Tax

20241205	20241023	\$0	\$281.25	-\$281.25
20240805	20240517	\$0	\$281.25	-\$281.25
20231205	20231129	\$0	\$281.25	-\$281.25
20230605	20230616	\$0	\$281.25	-\$281.25
20221205	20221215	\$0	\$468	-\$468
20220812	20220630	\$0	\$468	-\$468
20211206	20211025	\$0	\$936	-\$936

Legend

- Feet
- 
- 0 25 50 75 100
- 1:1,28 / 1"=94 Feet



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.

County of Campbell, Virginia

Parcel ID: 96A-1-77
Property Address: ,
Tax ID #: 000537400

Owner: DIETZEL CHARLES B & NAOMI D
Owner(Secondary): N/A
Mailing Address: 13171 LADYBANK LN
 HERNDON, VA 20171-0000

Summary

Property Descriptions

Legal Description:	RUNAWAY BAY LOT 77 PHASE 1
Neighborhood No:	110047
Property Class:	2

Land Information

Area:	1.4700
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Location Information

Plat:	N/A
Voting Precinct:	OTTER-RIVER
Polling Place:	Calvary-Baptist-Church
Election District:	ALTAVISTA
Fire District:	ALTAVISTA-VFD
EMS District:	ALTAVISTA-LSC

School Zones

Elementary School:	Altavista
Middle School:	Altavista
High School:	Altavista

Zoning

Zone:	Residential - Single Family, Conditional
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Properties may have multiple Location Information, School Zones or Zoning. Please refer to the Map for additional information

Ownership History

Sale Date	Sale Amount	Document No	Deed Bk / Pg	Seller's Name
12/16/1998	\$54,880		S0936 0836	X

Assessment







Date	Land Value	Improvement Value	Total Value
01/01/2023	\$120,000	\$0	\$120,000
01/01/2019	\$171,000	\$0	\$171,000
01/01/2015	\$171,000	\$0	\$171,000
01/01/2011	\$179,800	\$0	\$179,800

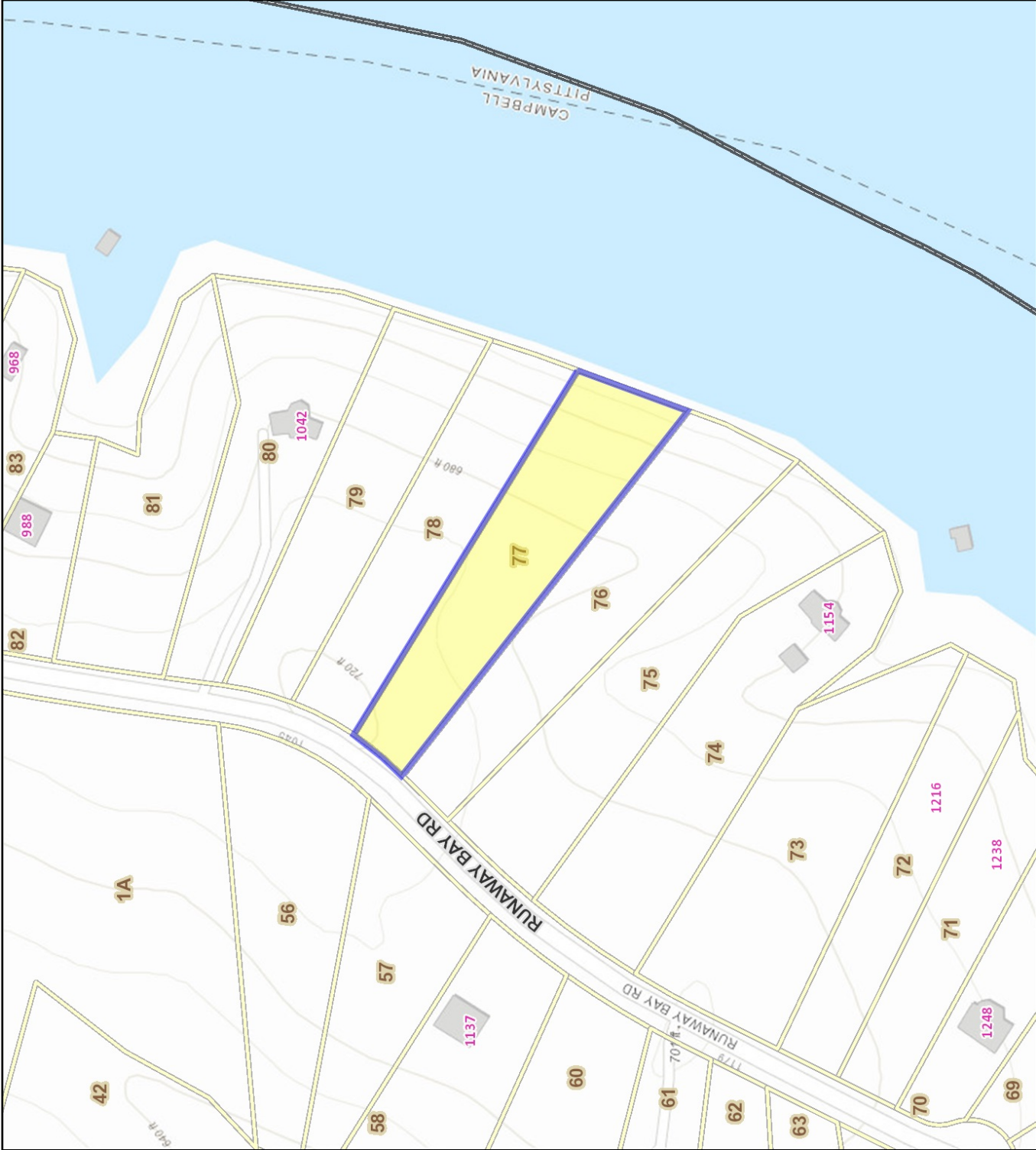
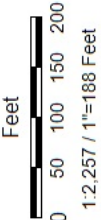
Property Tax

20241205	20241023	\$0	\$270	-\$270
20240805	20240517	\$0	\$270	-\$270
20231205	20231129	\$0	\$270	-\$270
20230605	20230616	\$0	\$270	-\$270
20221205	20221215	\$0	\$444.6	-\$444.6
20220812	20220630	\$0	\$444.6	-\$444.6
20211206	20211025	\$0	\$889.2	-\$889.2

Campbell County, VA

Legend

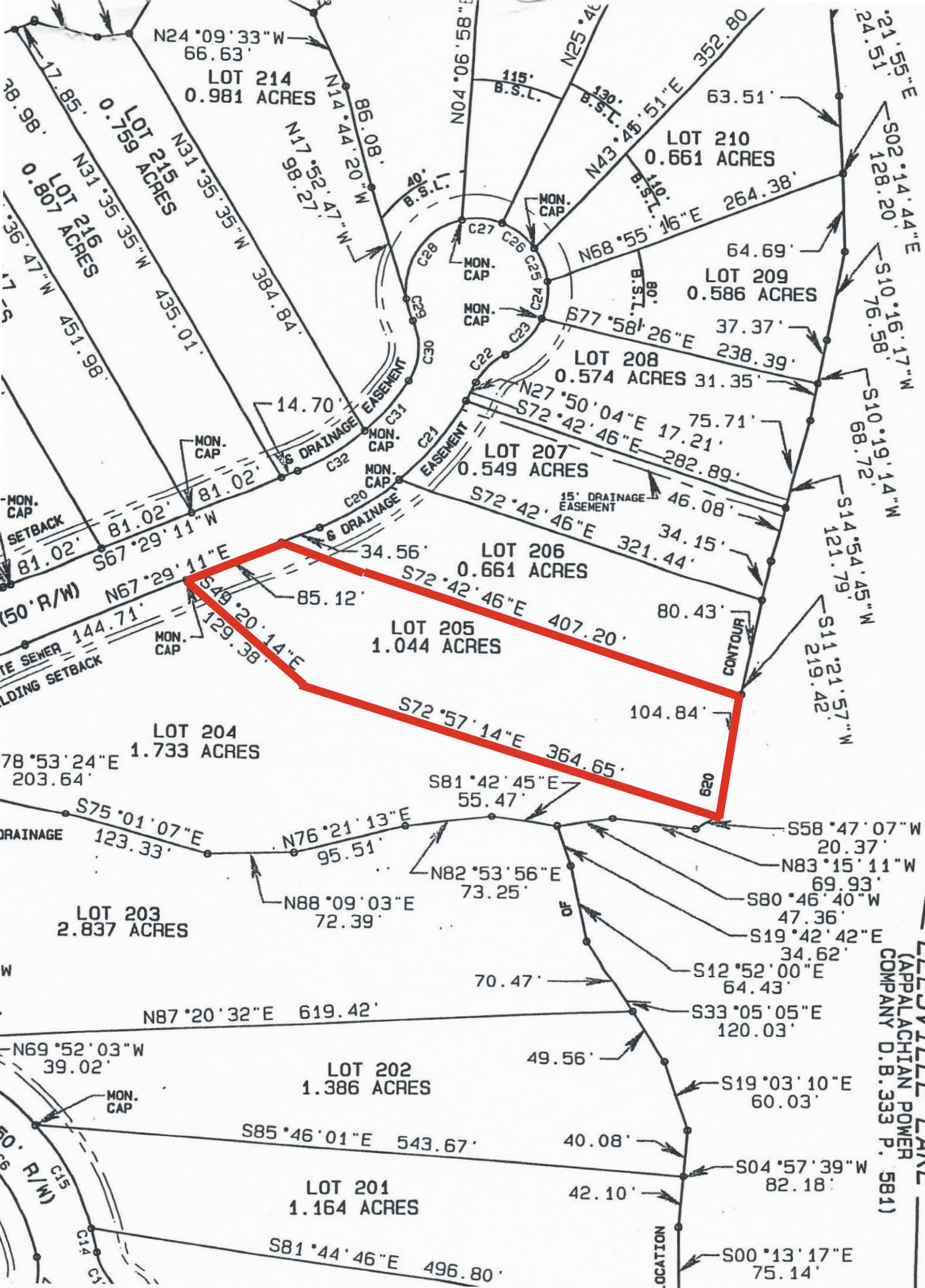
-  County Boundary
-  E9-1-1 Addresses
-  Street Names
-  Lot Numbers
-  Parcels
-  HiddenRoadCenterline



Title: Parcels

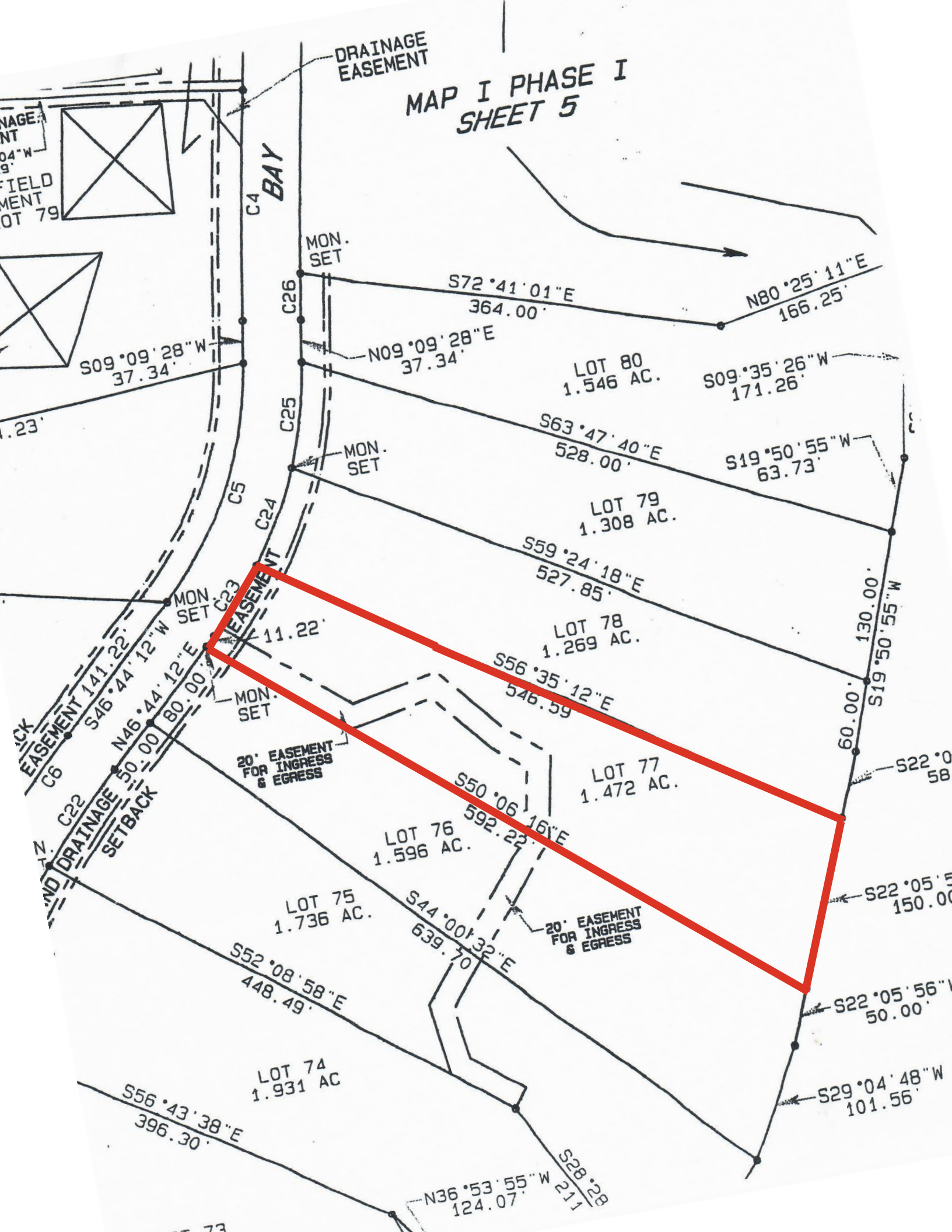
Date: 5/5/2025

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.



LEESVILLE LAKE
(APPALACHIAN POWER
COMPANY D.B. 333 P. 581)

MAP I PHASE I
SHEET 5



Prepared by William F. Quillian III

THIS DEED, made this 4th day of June, 1999, by and between **RIVER OAKS INVESTMENTS OF VIRGINIA, INC.**, a Virginia corporation, party of the first part (GRANTOR); and **CHARLES B. DIETZEL** and **NAOMI D. DIETZEL**, husband and wife, parties of the second part (GRANTEES);

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey, with General Warranty and English Covenants of Title, unto the said parties of the second part, as tenants by the entireties with the right of survivorship as at common law, the following described real property, to-wit:

All that certain lot or parcel of land, together with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, situate, lying and being in Vista District of Campbell County, Virginia, and designated as Lot 205, upon a plat of survey dated May 1, 1999, made by Thomas C. Brooks, Sr., L.S., entitled "Map III, Phase III, RUNAWAY BAY, Vista District, Campbell County, Virginia", recorded in the Campbell County Circuit Court Clerk's Office in Plat Cabinet B, Slide 233 pages 1133 through 1135

It being a portion of the same property conveyed unto the party of the first part by Delmarva Properties, Inc., a Virginia corporation, by deed dated September 17, 1998, which said deed is of record in the aforesaid Clerk's Office in Deed Book 927, page 667.

BOOK 958 PAGE 809

This conveyance is made subject to all valid and existing conditions, easements, reservations and restrictions of record and now binding on said real property.

IN WITNESS WHEREOF, the party of the first part has caused this deed to be executed on its behalf by William G. Allen, its President, pursuant to due corporate authority.

**RIVER OAKS INVESTMENTS
OF VIRGINIA, INC.**

By: [Signature]
William G. Allen, President

STATE OF North Carolina
CITY/COUNTY OF Union, TO-WIT:

The foregoing instrument was acknowledged before me this 10th day of June, 1999, by William G. Allen, President of River Oaks Investments of Virginia, Inc., a Virginia corporation, on behalf of said corporation.

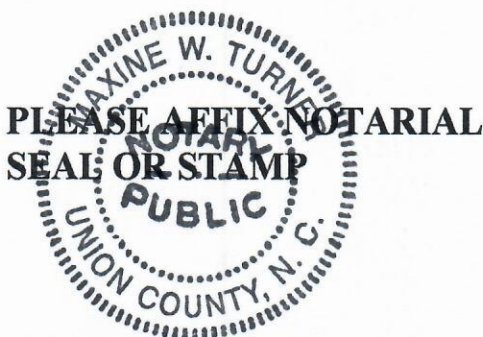
My commission expires: 6-20-2003.

[Signature]
Notary Public

Virginia

in Campbell County Circuit Court, Clerk's Office

This deed 6-24 19 99
was this day received in this office
and upon the annexed certificate of acknowledgement admitted
to record at 4:44 o'clock P M.
The taxes imposed by SECTION 58.1-802 of the Code have
been paid in the amount of \$ 90.00
Teste: [Signature] Clerk



10- Prepared by William F. Quillian III

THIS DEED, made this 2nd day of December, 1998, by and between **RIVER OAKS INVESTMENTS OF VIRGINIA, INC.**, a Virginia corporation, party of the first part (GRANTOR); and **CHARLES B. DIETZEL** and **NAOMI D. DIETZEL**, husband and wife, parties of the second part (GRANTEES);

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey, with General Warranty and English Covenants of Title, unto the said parties of the second part, as tenants by the entireties with the right of survivorship as at common law, the following described real property, to-wit:

All that certain lot or parcel of land, together with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, situate, lying and being in Vista District of Campbell County, Virginia, and designated as Lot 77, upon a plat of survey dated August 18, 1998, made by Thomas C. Brooks, Sr., L.S., entitled "Map I, Phase I, RUNAWAY BAY, Vista District, Campbell County, Virginia", recorded in the Campbell County Circuit Court Clerk's Office in Plat Cabinet B, Slide 217, pages 971 through 978.

The party of the first part also conveys an easement to use the drainfield located on other property owned by the party of the first part and shown on Sheet 4 of the aforementioned plat with the further right to install, repair, and maintain the necessary lines to connect the drainfield with the septic system located on Lot 77 with the right of access to use and service said easement.

BOOK 936 PAGE 837

It being a portion of the same property conveyed unto the party of the first part by Delmarva Properties, Inc., a Virginia corporation, by deed dated September 17, 1998, which said deed is of record in the aforesaid Clerk's Office in Deed Book 927, page 667.

This conveyance is made subject to all valid and existing conditions, easements, reservations and restrictions of record and now binding on said real property.

IN WITNESS WHEREOF, the party of the first part has caused this deed to be executed on its behalf by William G. Allen, its President, pursuant to due corporate authority.

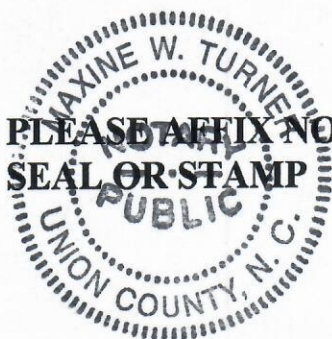
**RIVER OAKS INVESTMENTS
OF VIRGINIA, INC.**

By: William G. Allen
William G. Allen, President

STATE OF North Carolina
CITY/COUNTY OF Union, TO-WIT:

The foregoing instrument was acknowledged before me this 3rd day of December, 1998, by **William G. Allen**, President of **River Oaks Investments of Virginia, Inc.**, a Virginia corporation, on behalf of said corporation.

My commission expires: 6-20-2003



PLEASE AFFIX NOTARIAL
SEAL OR STAMP

Maxine W. Turner
Notary Public

In Campbell County Circuit Court, Clerk's Office

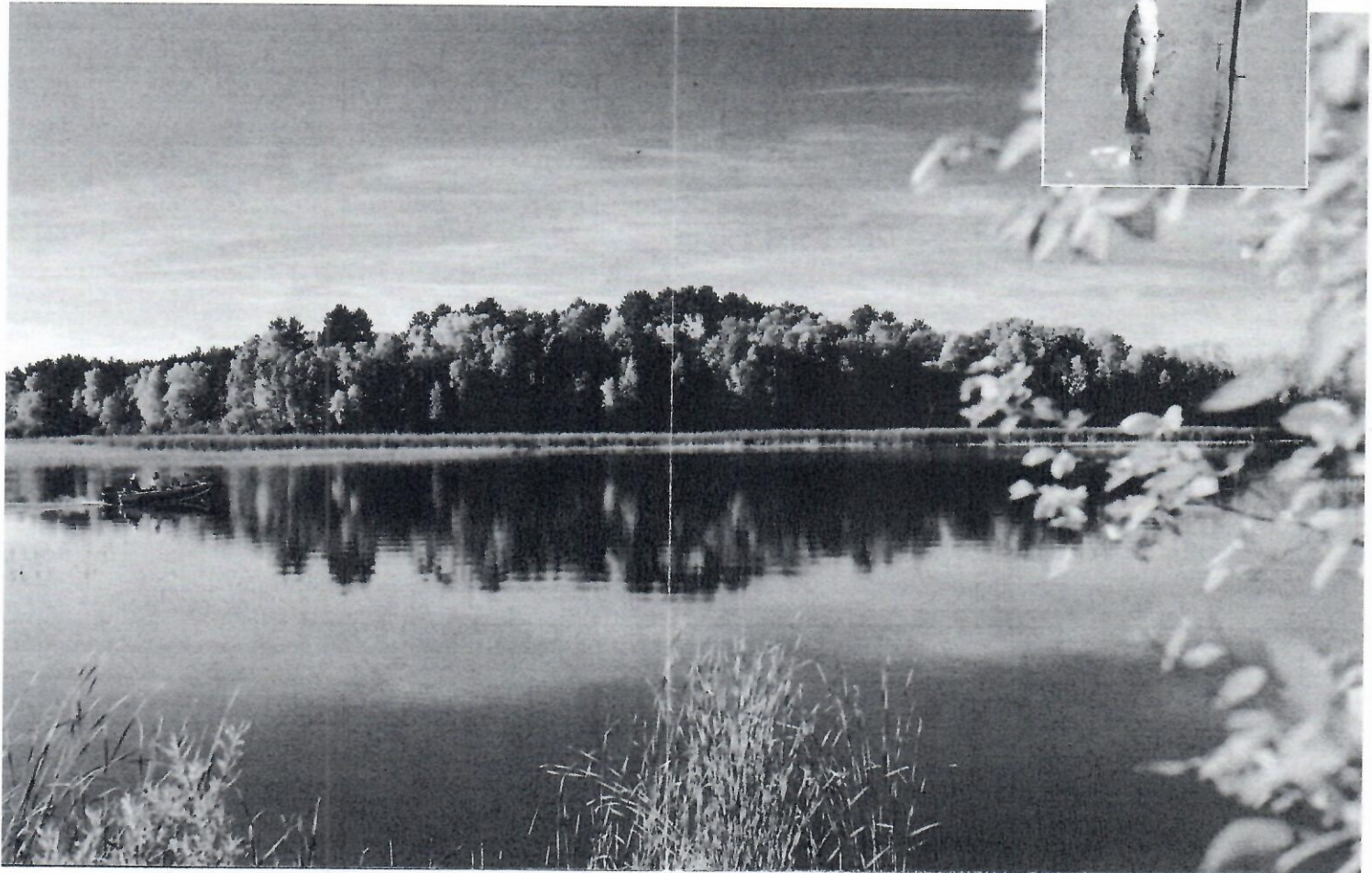
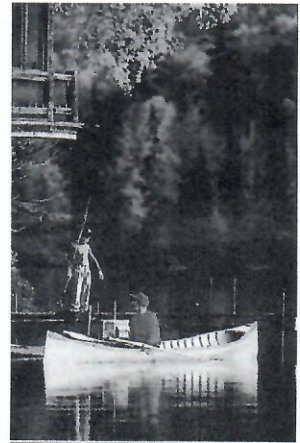
This deed 12-16 1998
was this day received in this office
and upon the annexed certificate of acknowledgement admitted
to record at 9:57 o'clock A M.
The taxes imposed by SECTION 58.1-802 of the Code have
been paid in the amount of \$ 55.00
Notarial & Notation

An Affordable Lifestyle Of Mountain Lake Living.

Runaway Bay is being developed with a variety of family lifestyles in mind. This exclusive lake living community on Leesville Lake is just far enough from the hustle and bustle of city life to afford the tranquility of seclusion in a natural setting of wooded lots bounded by crystal clear waters.

A Natural Choice, Runaway Bay offers miles of lake frontage yielding some of the best fishing and most spectacular views in the area. Family boating and water sport activities are abundant.

The clear beauty of lake living at Runaway Bay will only be enjoyed by a select few because the number of available homesites is limited. Whether it's your primary residence or private retreat reserved for weekends, holidays and vacations, Runaway Bay offers you an enjoyable lifestyle. Truly an affordable lifestyle worth living.



RUNAWAY BAY

Leesville Lake, VA

FEATURES

Approximately 4 miles of frontage along the shores of Leesville Lake

Homesites range in size from $\frac{3}{4}$ of an acre to as large as 9 acres

Impressive natural stone entrance wall

Streetlights and underground utilities

Roads paved to the Commonwealth of Virginia paving standards & maintained by the Virginia Department of Transportation

Recorded protective covenants designed to promote growth of property value

Low county taxes of approximately \$5.70/per thousand

3 Bedroom septic approvals on each lot (individual well and septic required)

Private community boat launch/RV & boat storage area

Community Park with Tennis, Pavilion, Trails, & Picnic Area

Waterfront home sites qualify for covered private or shared piers

Predevelopment discounts with excellent financing available

HIGHLIGHTS OF PROTECTIVE COVENANTS

Runaway Bay is a single-family residential community, with a minimum of 1,600 square feet of heated living area; exclusive of open porches and garages, on waterfront or water access lots.

Trailers, mobile homes, motor homes, basements, garages, tents or temporary structures are not allowed to be used as a temporarily or permanent residence.

There is no requirement on how soon you build or that you use any particular builder.

An architectural review and approval is required prior to construction.

Sites may be combined with another contiguous site to form a larger site; however, existing sites may not be subdivided.

A reasonable number of dogs, cats and household pets are allowed.

Directions to Runaway Bay Lots

Go right off of Route 29 onto Bedford Highway

Turn left at the little country store onto Chellis Ford Road

Bear right onto Chellis Ford Road

Turn left onto Mt. Airy Road

At the fork, stay to the left on Mt. Airy Road

Entrance is on the left onto Runaway Bay Road

To Lot 77:

Sixth driveway on the left after passing Indigo Road on the right.

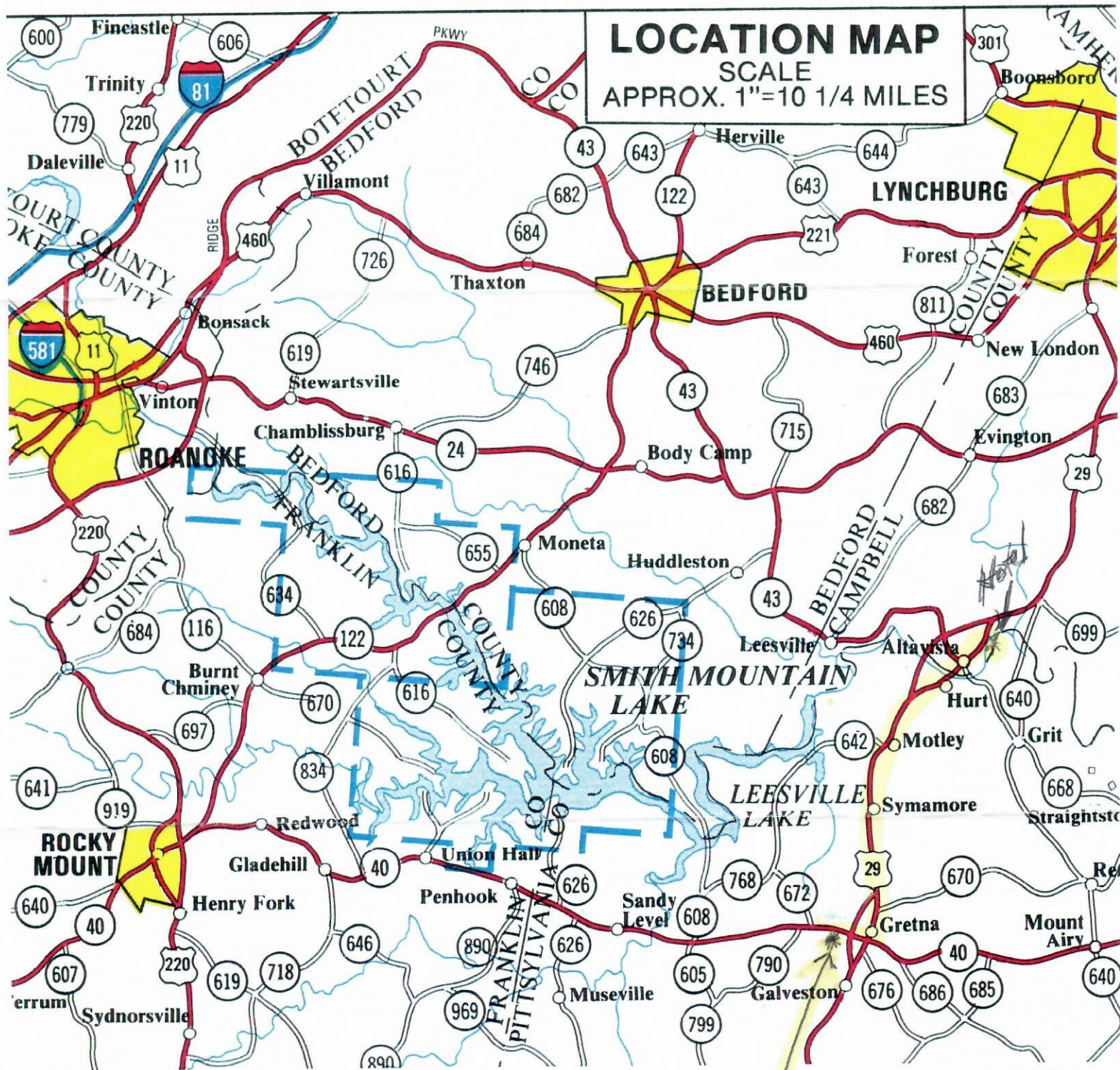
To Lot 205:

Left on Thompson Road

Left on Hidden Cove

Left on Acres Court

Property is on right before house on right



LOCATION MAP
SCALE
APPROX. 1"=10 1/4 MILES

— Office —
See you at 0700

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of June 19th 2025, between Charles B Dietzel and Naomi D Dietzel owners 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 Campbell, Virginia, and described as:

1. +/- 1.04 ac; Tax ID: 000537401; Parcel ID: 96A-3-205; RUNAWAY BAY LOT 205 PHASE 3

Address: TBD Acres Ct, Lynch Station, VA, 24571

2. +/- 1.47 ac; Tax ID: 000537400; Parcel ID: 96A-1-77; RUNAWAY BAY LOT 77 PHASE 1

Address: TBD Runaway Bay Rd, Lynch Station, VA, 24571

- 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.

- 4. Settlement Agent and Possession.** Settlement shall be made at _____ on or before August 11th 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.

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

Seller's Initials _____

Purchaser's Initials _____

contract. If the required disclosures are unavailable on the date of ratification, Seller shall promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

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

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

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

NOTICE

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

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

(e) **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.

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(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 _____

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survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

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

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

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

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

Seller's Initials _____

Purchaser's Initials _____

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

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

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

Seller's Initials _____

Purchaser's Initials _____

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

Charles B Dietzel (Seller) Date

Naomi D Dietzel (Seller) Date

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Seller's Initials _____

Purchaser's Initials _____