



# 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** – Ritivo Paul Simpkins Estate By and Through Kimberly Woods Executor

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

**AUCTION DATE** – Wednesday, July 30<sup>th</sup>, 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:**

Consisting of +/- 1.008 acres and improvements; Parcel ID: 8541; Map #: 028-76; LITTLE RIVER LOT 2; Deed Book 030002509; Will 240000157

**Address:**

595 Gallimore Ln., Floyd, VA 24091

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, July 30<sup>th</sup>, 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](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 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, September 15<sup>th</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 special warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 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.
- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). The property is available for and

subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

- 18) **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.
- 19) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all 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

# Aerial



**\*\* 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. \*\***



# Flood Map

**Auction Services**







# Neighborhood

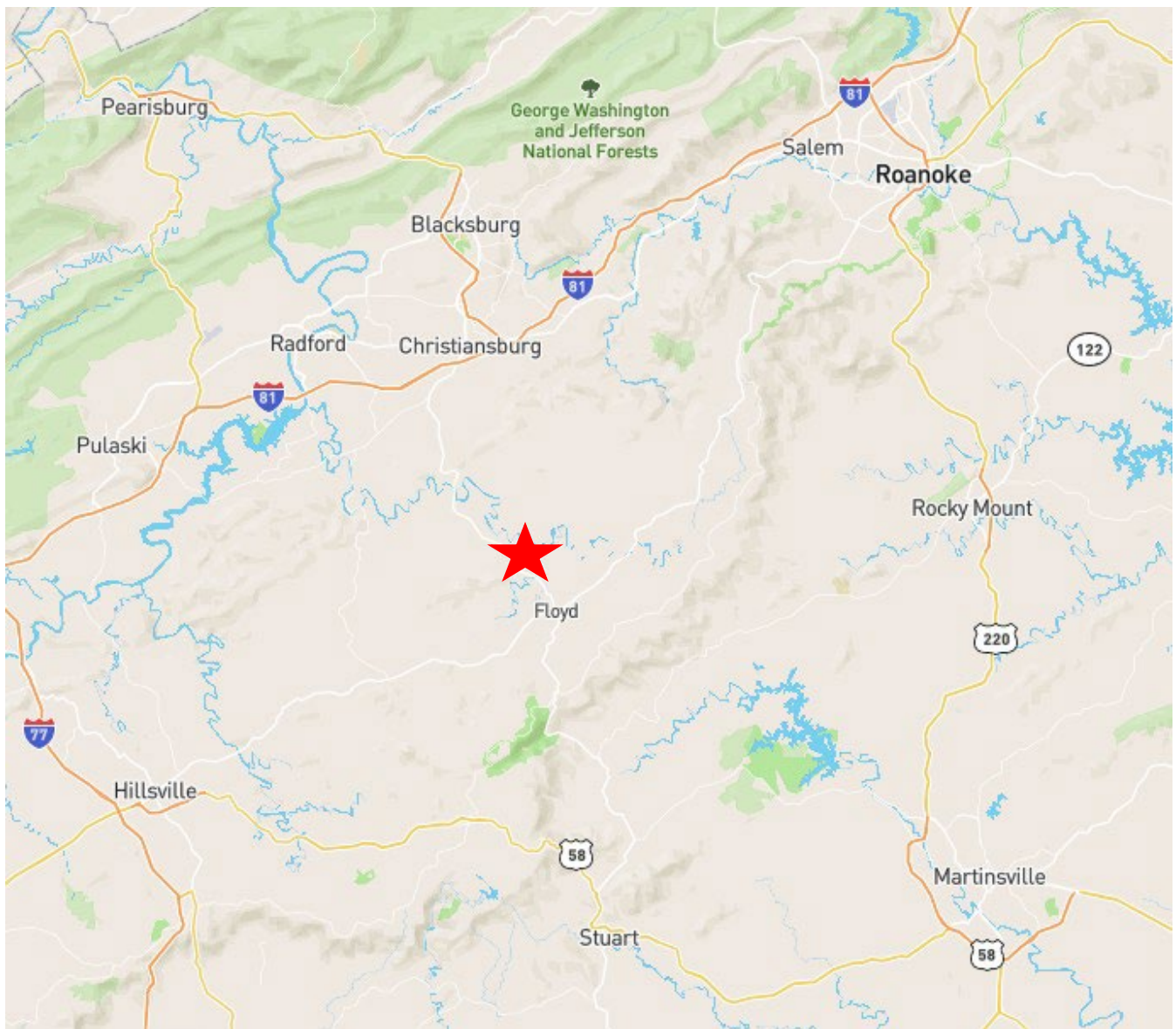
595 Gallimore Ln.,  
Floyd, VA 24091





# Location

595 Gallimore Ln.,  
Floyd, VA 24091

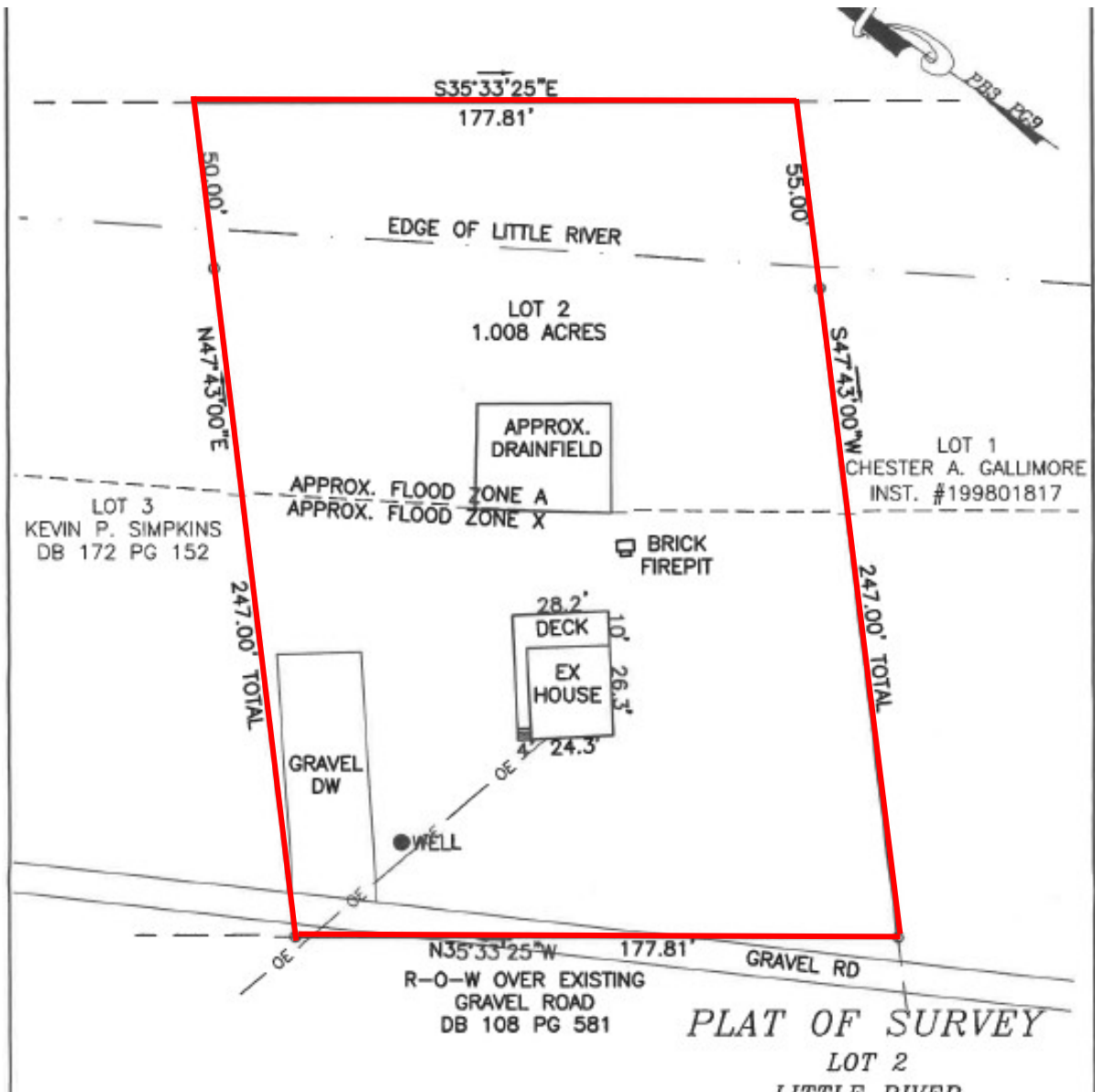






# Survey

Auction Services

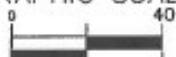


- LEGEND**
- SURVEYED PROPERTY LINE
  - DEED LINE
  - FLOOD ZONE
  - SET REBAR
  - EXISTING IRON FOUND

**NOTES:**

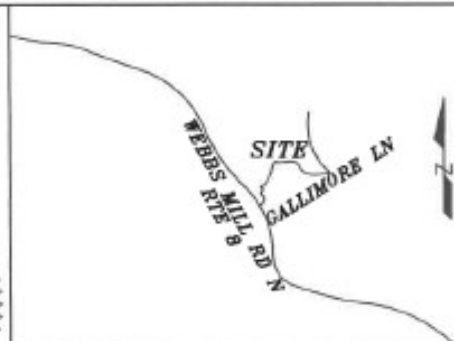
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES.
2. THIS PROPERTY AS PLATTED DOES FALL WITHIN THE 100 YEAR FLOOD ZONE.
3. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY. ANY PHYSICAL IMPROVEMENTS NOT DIMENSIONED, SHALL NOT BE SCALED.
4. FEMA FLOOD ZONES: 'A', 'X UNSHADED'  
MAP: 51063C0205C  
DATE: 4-16-08
5. LEGAL REFERENCE: DB 108 PG 581  
PB 3 PG 9
6. PROPERTY ZONED: SFR

**GRAPHIC SCALE**



(IN FEET)

1 inch = 40' ft.



**VICINITY MAP**

NO SCALE



**PLAT OF SURVEY**

LOT 2

LITTLE RIVER

FOR

KIMBERLY WOODS, POA

RITIVO P. SIMPKINS

LOCATED AT 595 GALLIMORE LN

ALUM RIDGE DISTRICT

FLOYD, VIRGINIA

SURVEYED: 10-01-24



1647 Millwood Dr.  
Salem, Virginia 24153

www.lmwpc.net  
ph: 540.353.0484  
dmeredithengineering@gmail.com



PROPERTY

Parcel Information

Parcel Record Number (PRN)	8541	Town/District	ALUM RIDGE
Account Name	SIMPKINS RITIVO PAUL ESTATE		
Account Name 2			
Care Of	C/O KIMBERLY WOODS		
Address1	PO BOX 2464		
Address2			
City, State Zip	CHRISTIANSBURG, VA 24068		
Business Name			
Location Address(es)	OFF RT 810		VA

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
028 76	028				76	

Total Acres	1.0
Deed	DBS-03-0002509
Will	WILL-24-0000157
Plat	NONE
Route	810
Legal Desc 1	LITTLE RIVER LOT 2
Legal Desc 2	
Zoning	
State Class	SFR SUBURBAN
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2025)	Previous Value (2024)
Land	\$70,000	\$36,000
Main Structures	\$156,300	\$85,900
Other Structures	\$0	\$0
TOTALS	\$226,300	\$121,900


Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
SIMPKINS RITIVO PAUL	\$0	WILL-24-0000157	3	12/05/2024
SIMPKINS ARNIE G	\$86,600	DEED BARGAIN SALE-03-0002509	1	08/15/2003
	\$0	UNKNOWN--	1	01/01/2003

Land Segments

Seg	Description	Size	AdjRate	Value
1	HOMESITE WD	1.00	\$70,000	\$70,000

Main Structures

Main Structure 1	Rooms	4	Deprec Schedule	DEPR BY ADJUSTMENT
	Bedrooms	2	Heated Sq Ft	780
	Cost/Heated SqFt	\$65.02	Constr Style	CONVENTION
Main Structure Photo			Main Structure Sketch	
				

Main Structure Attributes

Type	Code	# Of	Base Rate	Value
AIR COND	NO AIRCOND	780	\$0	\$0
ARCH STYLE	CONVENTION	780	\$0	\$0
BATHROOMS	FULL BATHS	1	\$5,250	\$5,250
BUILDING TYPE	SFR	780	\$0	\$0
CONDITION	GOOD-FAIR	780	\$0	\$0
EXT FINISH	WOOD SID	780	\$0	\$0
EXT FINISH 2	-	780	\$0	\$0
FOUNDATION	CINDER BLK	780	\$0	\$0
FRAME	WOOD	780	\$0	\$0
HEAT	CENTRAL	780	\$0	\$0
ROOF MATERIAL	COMP SHG	780	\$0	\$0
STORIES	STORIES	1	\$0	\$0
SWL	SWL-PUBL W	1	\$26,250	\$26,250

Main Structure Sections

Sec	% Cmpl	Class	Description	Grade	Area	Story Hgt	Wall Hgt	Repl Cost	Yr Built	Eff Yr	Value
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1-0	100	WDR	WOODEN DECK W/RAILING	C+5	136	1.00	0.00	\$3,142	1986	1986	\$2,513
2-0	100	SSC	SIDING/SHINGLE 1+25 STORY	C+5	624	1.25	0.00	\$115,545	1986	1986	\$92,436
3-0	100	WDS	WOODEN DECK W/RAIL/SLAB U	C+5	240	1.00	0.00	\$6,552	1986	1986	\$5,242
4-0	100	BSW	BASEMENT WALKOUT STUCCO	C+5	624	1.00	0.00	\$15,725	1986	1986	\$12,580
5-0	100	BFA	BASEMENT FINISH (AVERAGE	C+5	624	1.00	0.00	\$22,932	2016	2016	\$18,346

Other Structures

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

Data last updated: 06/14/2025

**DEED**

030002509

Tax Map 20-76 + 76A

THIS DEED, made and entered into this the 27th day of November, 1979, by and between ORVILLE SIMPKINS and ARNIE G. SIMPKINS, husband and wife, parties of the first part, and RITIVO PAUL SIMPKINS, party of the second part;

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the party of the second part to the parties of the first part, the receipt of which is hereby acknowledged, and other good and valuable consideration, the said parties of the first part do hereby BARGAIN, GRANT, SELL and CONVEY unto Ritivo Paul Simpkins, party of the second part, with General Warranty and English Covenants of Title, the following parcels of land more particularly described as follows:

PARCEL I

All that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in the Alum Ridge Magisterial District of Floyd County, Virginia, on the northerly side of Virginia State Route 810 more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center line of said Route 810 and in the line of the lands of Edith Quesenberry; thence with the line of Edith Quesenberry S 47° 43' W 558 feet, more or less, to the line of existing lands of the parties of the first part; thence with the line of the lands of the parties of the first part S 35° 33' 25" E 177.81 feet, more or less to an iron; thence N 47° 43' E 454 feet, more or less to a point in the center line of said Route 810; thence with the center line of said Route 810 in a westerly direction 167 feet, more or less, to the place of BEGINNING; and,

Being all of that same real estate acquired by Orville Simpkins and Arnie G. Simpkins, his wife, by deed dated April 10, 1975, from Lou Stella Gallimore, widow, which said deed is found

Mailed 8-18-03 Ritivo Paul Simpkins 18 Ridgeview Road Floyd VA 24091



of record in the Circuit Court Clerk's Office of Floyd County, Virginia, in Deed Book 120, Page 100.

PARCEL II

All that certain lot or parcel of real estate with all improvements thereon and appurtenances and right of ways thereunto belonging, situate, lying and being on Little River in the Alum Ridge Magisterial District of Floyd County, Virginia, and more particularly described as follows, to-wit:

BEGINNING at an iron set in common corner of Lots 1 and 2; thence with the boundary line between Lots 1 and 2 N 47° 43' E 247.00 ft. passing an iron set at 197.00 ft. to the center of Little River; thence with the center of Little River N 35° 33' 25" W 177.81 ft. to a point in center of said river, common corner to Lots 2 and 3; thence with the division line between Lots 2 and 3 S 47° 43' W 247.00 ft. passing an iron set at 50.00 ft. to an iron set in common corner of Lots No. 2 and 3; thence S 35° 33' 25" E 177.81 ft. to the BEGINNING, containing 1.00 acre, more or less, designated Lot No. 2 as shown on that plat of survey prepared by David B. Scott, C.L.S., dated 6-29-73, designated Job No. 1950; and designated Lot No. 2 on the plat of survey of seven lots recorded in the Circuit Court Clerk's Office of Floyd County, Virginia, in Plat Book 2, Page \_\_\_\_\_. Said plat showing Lot No. 2, designated Job No. 1950, prepared by David B. Scott, C.L.S., dated 6-29-73, being made a part of the hereinafter mentioned deed; and,

Being all of that same real estate acquired by Arnie G. Simpkins and O. Q. Simpkins, who is the same person as Orville Simpkins, her husband, by deed dated July 13, 1973, from C. L. Gallimore and Lou Stella Gallimore, his wife, which said deed is found of record in the Circuit Court Clerk's Office of Floyd County, Virginia, in Deed Book 108, Page 581; wherein said deed a right of way is RESERVED over Lot No. 2 for the benefit of C. L. Gallimore and Lou Stella Gallimore, his wife, and for the joint benefit herein for the purchasers of Lots 3, 4, 5, 6, and 7, their heirs and assigns forever.

Further for the consideration herein stated the said Orville Simpkins and Arnie G. Simpkins, his wife, parties of the first part herein, do hereby BARGAIN, GRANT, SELL and CONVEY unto the said Ritivo Paul Simpkins a water right to a spring or springs located in a Southerly or Southwest direction from the seven lots referred to hereinabove, which seven lots are shown on a plat of survey found of record in the aforesaid Clerk's Office in Plat Book 2, Page \_\_\_\_\_, with the right to enclose said spring and install such necessary pumps and storage facilities as might be necessary to furnish water to the several lots for domestic purposes only, said water right to be a joint water right with the purchasers of the seven lots, their heirs or assigns, with the right of way over, upon and through the property of C. L. Gallimore, et ux, as set out in deed from C. L. Gallimore, et ux, to Arnie G. Simpkins, et vir, dated July 13, 1973, found of record in Deed Book 108, Page 581, in the aforesaid Clerk's Office, for the purpose of constructing such water lines as are necessary to provide water to the said lots, with the further right to go upon the property and repair or cleanse said lines if necessary in the future.

WITNESS the following signatures and seals.

Orville Simpkins (SEAL)  
Orville Simpkins

Arnie G. Simpkins (SEAL)  
Arnie G. Simpkins

STATE OF VIRGINIA,  
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December, 1979, by Orville Simpkins and Arnie G. Simpkins, his wife.

My commission expires: August 12, 1980

James D. LeBlanche  
Notary Public

VIRGINIA: in the Clerk's Office of the Circuit Court of Floyd County  
Aug 15 1934 2 M  
This Instrument recorded in the Clerk's Office of Floyd County attached  
admitted to record for the purpose of recording the code in  
the amount of \$ 27.00

Teste: WENDALL G. PETERS, Clerk

Wendell G. Peters D.C.

# RIGHT OF WAY

730800671  
C. L. GALLIMORE, et ux

TO: DEED

ARNIE G. SIMPKINS, et vir

Deed Book 108  
Page 581

THIS DEED, made and entered into this 13th day of July, 1973, by and between C. L. GALLIMORE and LOU STELLA GALLIMORE, in their individual capacities and as husband and wife, parties of the first part hereinafter styled Grantors, and ARNIE G. SIMPKINS and O. Q. SIMPKINS, husband and wife, parties of the second part hereinafter styled Grantees;

## W I T N E S S E T H:

THAT, WHEREAS, the grantors herein have surveyed seven (7) certain lots or parcels of real estate adjoining each other; and

WHEREAS, the grantors herein wish to sell and convey these several lots, individually, to certain of their children; and

WHEREAS, all seven of the lots are subject to a right of way from State Secondary Road No. 810 for road which runs through all the seven lots as well as a small lot lying between the seven (7) lots and said Road No. 810, and continues to other lands of the grantors herein, said right of way to be RESERVED for the grantors and for the benefit of the grantees on the several lots; and

WHEREAS, there are several springs located South and Southwest of the aforesaid seven lots on property owned and retained by the grantors herein which said springs or one or more of same are to be enclosed and used for central water supply for the said lots, the said grantors herein to provide a water right from said spring or springs to the purchasers of the herein conveyed lots.

NOW, THEREFORE, for and in consideration of the premises and for the further consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, cash in hand paid by the said grantees to the said grantors, receipt for all of which is hereby acknowledged, said

WARREN G. LINEBERRY  
ATTORNEY AT LAW  
FLOYD, VIRGINIA

Plat Book 3 Page 9

implied 8-9-73 Arnie Stella K-



grantors do hereby bargain, sell, grant and convey unto the said grantees as tenants by the entirety with the right of survivorship as at common law, with GENERAL WARRANTY and with ENGLISH Covenants of Title, all that certain lot or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being on Little River in the Alum Ridge Magisterial District of Floyd County, Virginia, and more particularly described as follows, to-wit:

BEGINNING at an iron set in common corner of Lots 1 and 2, thence with the boundary line between Lots 1 and 2 N. 47° 43' E. 247.00 ft. passing an iron set at 197.00 ft. to the center of Little River, thence with the center of Little River N. 35° 33' 25" W. 177.81 ft. to a point in center of said river, common corner to Lots 2 and 3, thence with the division line between Lots 2 and 3 S. 47° 43' W. 247.00 ft. passing an iron set at 50.00 ft. to an iron set in common corner of Lots No. 2 and 3, thence S. 35° 33' 25" E. 177.81 ft. to the BEGINNING, containing 1.00 acre, more or less, as surveyed by David B. Scott, CLS, 6-29-73, Job No. 1950, and

designated as Lot No. 2 on the plat of survey of all seven lots recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Plat Book 2 at page \_\_\_\_\_, plats of survey of individual lots to be recorded with the individual deeds; and

being a part of the same real estate conveyed to the male grantor herein by Laura M. Simmons, et als, by deed dated February 20, 1945, said deed of record in said Clerk's Office in Deed Book 63 at page 120.

A right of way is hereby RESERVED over this lot for the benefit of the grantors herein and for the joint benefit herein for the purchasers of Lots 3, 4, 5, 6 and 7, their heirs and assigns forever.

Further for the consideration herein stated the said grantors do hereby bargain, sell, grant and convey unto the said grantees as tenants by the entirety with the right of survivorship as at common law, a water right to a spring or springs located in a Southerly or Southwest direction from the seven lots referred to hereinabove with the right to enclose said spring and install such necessary pumps and storage facilities as might be necessary to furnish water to the several lots for domestic purposes only, said water right to be a joint water direction from the seven lots referred to hereinabove with the right to enclose said spring and install such necessary pumps and storage facilities as might be necessary to furnish water to the several lots for domestic purposes only, said water right to be a joint water right with the purchasers of the seven lots, their heirs or assigns, with the right of way over, upon and through the property of the grantors herein for the purpose of constructing such water lines as are necessary to provide water to the said lots, with the further right to go upon the property and repair or cleanse said lines if necessary in the future.

Further for the consideration herein stated the said grantors do hereby bargain, sell, grant and convey unto the said grantees

WARREN G. LINEBERRY

as tenants by the entirety with the right of survivorship as at common law, a right of way from State Secondary Road No. 810 over, upon and through each of the seven lots herein referred to as necessary to provide a right of way to the herein described lot from the public road.

WITNESS the following signatures and seals.

C. L. Gallimore (SEAL)  
C. L. Gallimore

Lou Stella Gallimore (SEAL)  
Lou Stella Gallimore

STATE OF VIRGINIA,  
COUNTY OF FLOYD, to-wit:

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 1973, by C. L. Gallimore and Lou Stella Gallimore, his wife.

My commission expires Jan 26, 1975.

M. McWhorter  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County  
August 1, 1973, at 10:00 A.M.  
This Deed received in office, and, with certificate thereto attached,  
admitted to record. The tax imposed by Section 58-54.1 of the code in  
the amount of \$ 50 has been paid.

Teste: MARGARET H. HARMAN, Clerk  
Donald T. Howell D.C.

WARREN G. LINEBERRY  
ATTORNEY AT LAW  
FLOYD, VIRGINIA

## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **July 30th, 2025**, between **Ritivo Paul Simpkins**, 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 Floyd, Virginia, and described as:

**2. Legal Description –**

Consisting of +/- 1.008 acres and improvements; Parcel ID: 8541; Map #: 028-76; LITTLE RIVER LOT 2; Deed Book 030002509; Will 240000157

**More Commonly Known As –** 595 Gallimore Ln., Floyd, VA 24091

**3. Purchase Price.** The purchase price of the Property is equal to the auction bid price plus 10% Buyer's Premium, which is as follows: \_\_\_\_\_ (hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

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

**5. Settlement Agent and Possession.** Settlement shall be made at \_\_\_\_\_ on or before **September 15<sup>th</sup>, 2025** ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

**6. Required Disclosures.**

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

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

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

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

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form is attached.

(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

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void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

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

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

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

NOTICE

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

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

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

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

(g) **Lead-Based Paint Disclosure.** The certification, required pursuant to the Lead-Based Paint Hazard Reduction Act of 1992, signed by Seller on any residence built prior to 1978. Home was built in 1950 and lead base paint disclosures apply.

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

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

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

## 7. **Standard Provisions.**

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney's fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser's bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser's sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(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

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

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

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

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

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is 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.

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(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.

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

\_\_\_\_\_  
Ritvo Paul Simpkins Estate  
By and Through Kimberly Woods Executor (Seller)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Address

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Phone #

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Email

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(Purchaser signature)

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Date

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Purchaser Name

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Date

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