



# 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** – Estate of Patrick Cowan Rose by and through Samuel Patrick Rose, Executor

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

**AUCTION DATE** – Friday, February 20<sup>th</sup>, 2026 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:**

**1)** +/- 7.247 acres and improvements; Parcel ID: 008329 (008328 lies within parcel id: 008329); Map #: 055-000-000-250H; Deed Book: 711 Page 540

**2)** +/- 2.853 acres; Parcel ID: 008330; Map # 55-000-000-250; CRAB ORCHARD 2.853 AC; Deed Book: 723 Page: 451

**Address:** 3928 Happy Hollow Rd, Coeburn, VA 24230

- **Online Bidding Open NOW**
- **Online Bidding Closes on Friday, February 20<sup>th</sup>, 2026 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 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 **Tuesday, April 7<sup>th</sup>, 2026**. 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

## Information Breakdown Sheet

- Property consists of 2 parcels being sold as 1
- Wise County GIS Map DOES NOT match the acreage stated in the Deeds, Survey, or Title opinion
- Title opinion/Deeds state acreage as 10.1 acres. The acreage written on survey for the 2.853 acre tract was handwritten and appears to be 2.653 acres; Deeds and Title opinion state 2.853 acres. Purchase contract will have a total of 10.1 acres
- The Title opinion lists Tract One Parcel ID: 008328 having 2.25 acres. Tract Two Parcel ID: 008329 having 7.247 acres EXCLUDING Tract One AC. This means that Tract One ( 2.25 AC) lies within Tract Two (7.247 AC) and is not in addition to the total acreage calculation
- The total acreage is calculated as follows 7.247 AC PLUS 2.853 AC EQUALS a TOTAL ACREAGE of: **10.1 ACRES**
- There is a 12 ft Right of Way granting access to Parcel ID: 006487. Which is neighboring property behind.
- Refer to title opinion for further details on acreage, boundary, and easements.



## Wise County GIS Aerial Map

### Auction Services



**\*\* Aerial shows boundaries based off Wise County GIS. Boundaries and Acreage from GIS DO NOT match the deed, survey, and title opinion. Refer to title opinion, deed, and surveys for additional info. Use for illustration purposes only. \*\***



**Auction Services**

# Aerial

**\*\* Survey Overlay\*\***



**\*\* Aerial shows approximate boundaries. Real Estate Broker/Auctioneer used best efforts to depict an accurate aerial based off the survey overlay. Lines are believed to be accurate; however, are not guaranteed. Use for illustration purposes only. \*\***

# Contour



**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. \*\***



# Neighborhood

3928 Happy Hollow Rd.,  
Coeburn, VA 24230





# Location

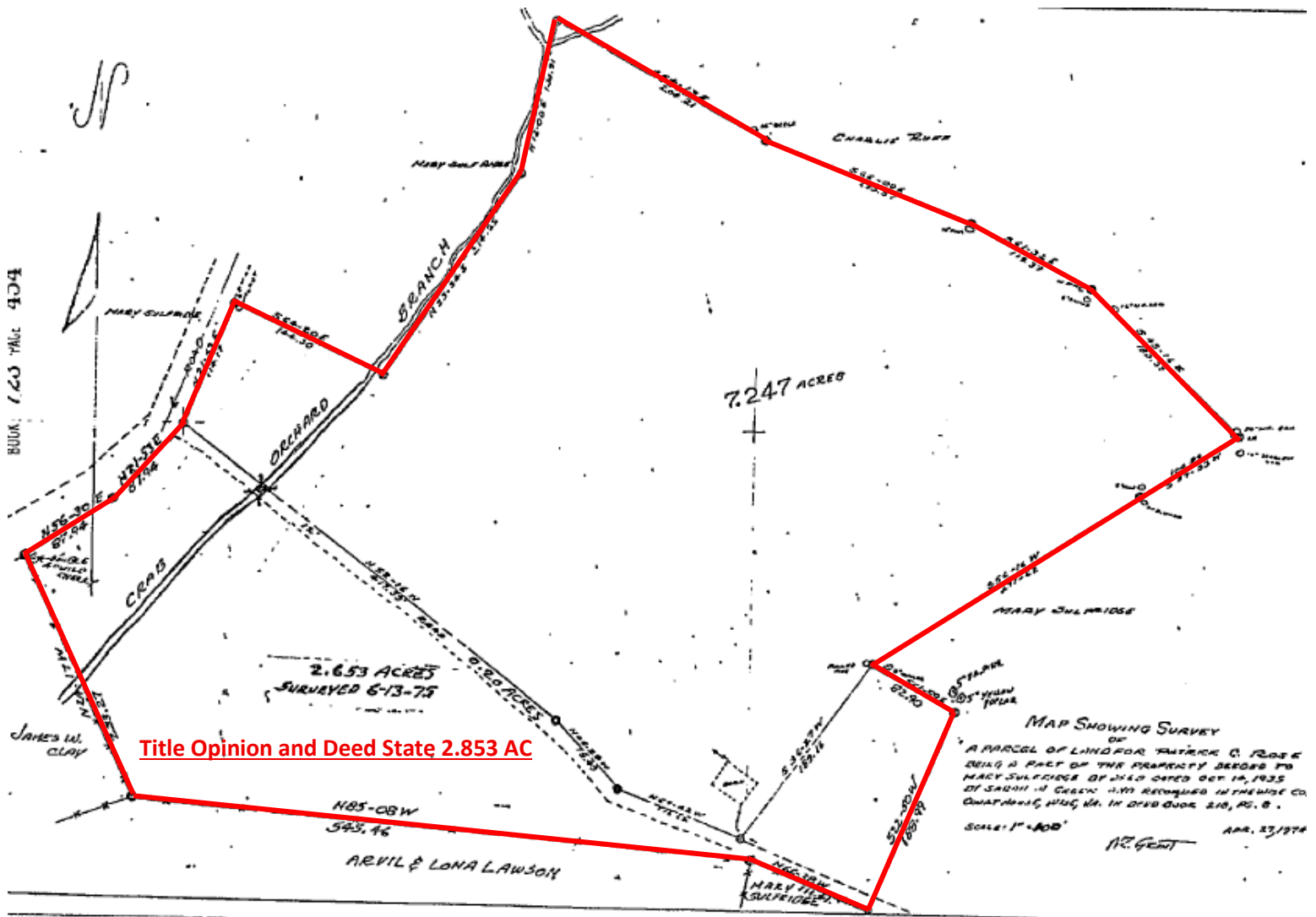
3928 Happy Hollow Rd.,  
Coeburn, VA 24230

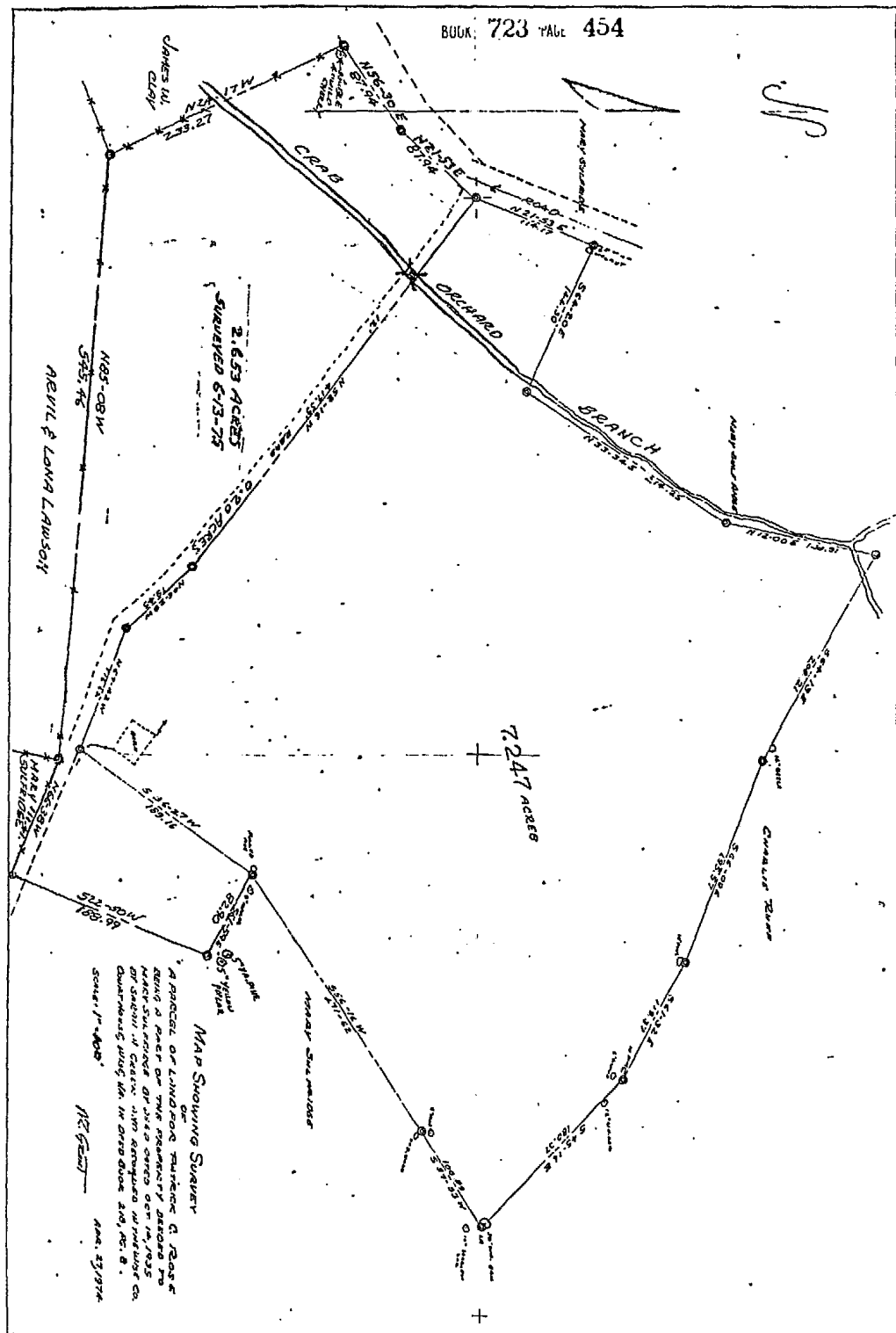


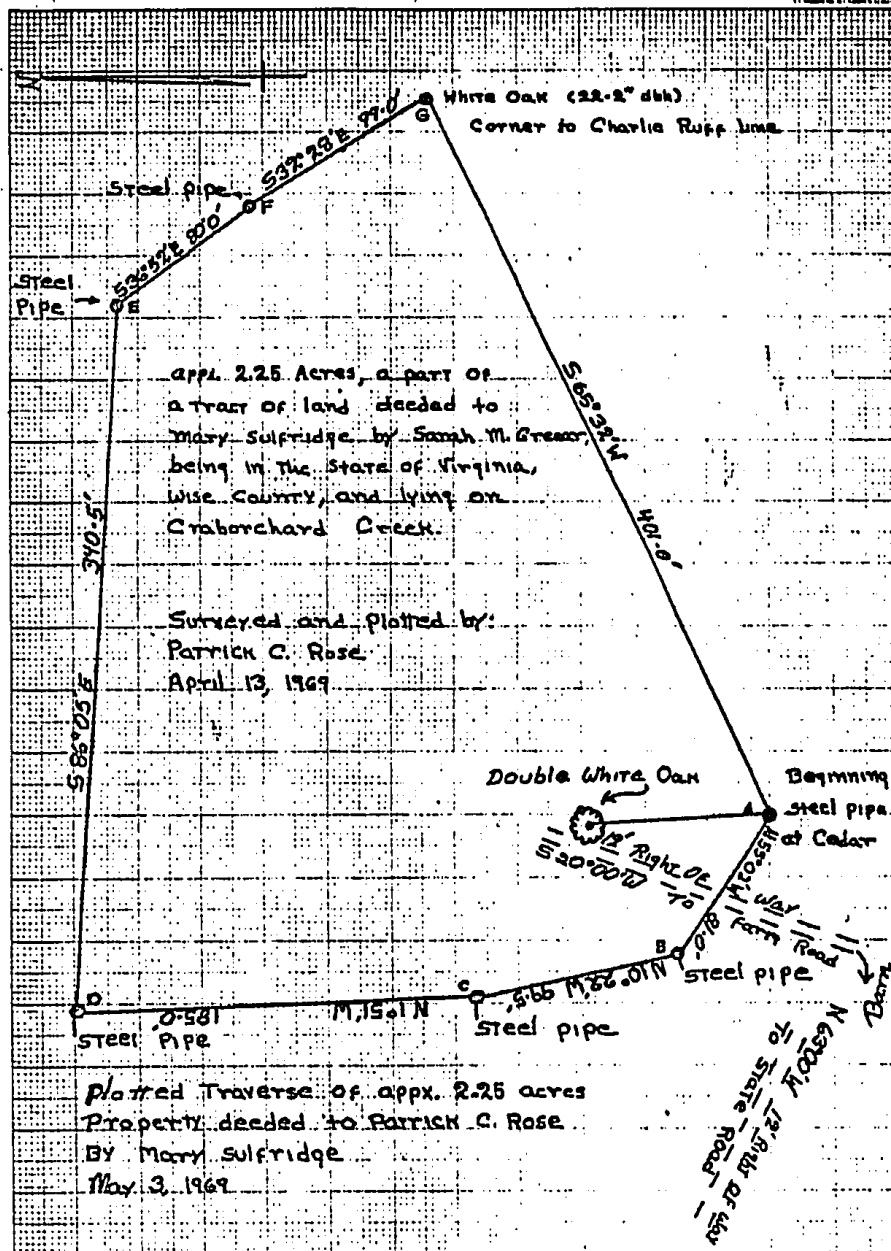


# Survey

Auction Services







## Lies Within 7.247 AC Tract

# Title Opinion

TO: SAMUEL ROSE  
ESTATE OF PATRICK COWAN ROSE

RE: 3928 HAPPY HOLLOW ROAD, COEBURN, VIRGINIA  
PARCEL ID# 008328, 008329, 008330

## **ABSTRACT AND CERTIFICATE OF TITLE**

I hereby certify that I have made an examination of the title of the real estate described hereinafter. Our examination was of the general indices of the records of the Wise County Circuit Court Clerk's Office and Treasurer's Office of the County of Wise. These offices are in Wise, Virginia.

## **DESCRIPTION OF THE PROPERTY**

The parcel of property, which is the subject matter of this opinion, is as follows:

### **TRACT ONE #008328 – CRAB ORCHARD 2.25 AC**

All that piece, parcel or tract of land lying and being in Wise County, Virginia, in the Crab Orchard Section and which tract is bounded and described as follows, to-wit:

BEGINNING at a steel pipe at a cedar, which steel pipe lies S 2° 10' E and at a distance of 88.5 feet from a double white oak. thence N 55° 2' W 81.0 feet to a steel pipe; thence N 10° 22' W 99.5 feet to a steel pipe; thence N 1° 51' W 185.0 feet to a steel pipe; thence S 86° 05' E 340.5 feet to a steel pipe; thence S 36° 52' E 80.0 feet to a steel pipe; thence S 32° 28' E 99.0 feet to a white oak (22.2 inches dbh at this time), a corner to Charlie Ruff's line; thence S 65° 32' W 401.0 feet to the point of BEGINNING; containing approximately 2.25 acres and said tract being further shown on a plat, said plat having been surveyed and plotted on April 13, 1969.

ALONG WITH the right to use water and obtain water from a spring located on the first party's tract and from any other source that may provide water on the first party's tract. This grantee and right shall go with the land and shall inure to the benefit of the/any devisee or grantee of the second party or their assigns or heirs, This right is granted to the second party, his heirs and assigns for domestic purposes and includes the right to install pipes or other convenient means for utilizing this water right and the right to install pipes on the land of the first party or her successors in interest.

FURTHER ALONG WITH, the first party also grants to the second party an easement or right of way for ingress and egress, said right of way or easement to go over the remaining property owned by the first party. This right of way or easement to go over the remaining property owned by the first party. This right of way shall be 12 feet in width and leads from the southwestern portion of the tract hereby conveyed over the route of an old roadway, which roadway goes from a point just west of the double white oak initially described and by a barn and in a direction S 20° W to a farm road now on the first party's property. After reaching the farm road of the

first party's property this right of way shall continue in a direction N 63 ° 00 W and following the existing farm road to the State Road. The first party also grants to the second party the right to have utility poles to cross the first party's land at reasonable locations for the purpose of reaching the tract hereby conveyed.

These rights of way, easements and utility pole rights shall go with the land hereby conveyed and shall inure to the benefit of any subsequent heirs, devisees or assignee of the second party.

BEING the same property conveyed to Patrick C. Rose by deed dated the 4<sup>th</sup> day of April, 1969 from Mary Sulfridge, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 424, Page 369.

**TRACT TWO #008329 – CRAB ORCHARD 7.247 AC (EXCLUDING 2.25 AC)**

All that certain tract, piece or parcel of land, situate, lying and being in Wise County, Virginia, and containing 7.247 acres, more or less as shown upon a map made by W.R. Grant, dated April 27, 1974, and marked "Map showing survey of a parcel of land for Patrick C. Rose property deeded to Mary Sulfridge by deed dated October 14, 1935, by Sarah M. Greer and recorded in the Wise County Courthouse, Wise, Virginia, in Deed Book 218, page 8, and which is more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the edge of State Route No. 660 at its intersection with a right of way road crossing Crab Orchard Creek, this being a corner to the Mary Sulfridge property, thence N 21-53 E, 114.17 feet to an iron pin with a 4" d.b.h. walnut witness, a corner to Mary Sulfridge, thence S 64-20 E, 144.30 feet to an iron pin on the east bank of Crab Orchard Creek, a corner to Mary Sulfridge, thence following Crab Orchard Creek N 33-34 E, 214.25 feet to an iron pin on the east bank of Crab Orchard Creek, a corner to Mary Sulfridge, thence following Crab Orchard Creek, N 12-00 E, 138.91 feet to an iron pin at the conflux of Crab Orchard creek with a small stream, a corner to Ruth and Charlie Ruff, and Mary Sulfridge, thence crossing the small streams 64-13 E, 208.21 feet to an iron pin with a 14" d.b.h. American Beech witness, a corner to Ruth and Charlie Ruff, thence S 66-09 E, 195.57 feet to an iron pin with a 10" d.b.h. Virginia pine witness, a corner to Ruth and Charlie Ruff, thence S 61-32 E, 119.37 feet to an iron pin witnessed by a 10" Virginia Pine, a 6" dogwood, and a 12" white oak, a corner to Ruth and Charlie Ruff, thence S 45-16 E, 180.37 feet to an iron pin at the base of a 30" d.b.h. white oak and witnessed by a 10" scarlet oak, a corner to Ruth and Charlie Ruff and Mary Sulfridge, thence S 57-53 W, 100.89 feet to an iron pin witnessed by a 9" d.b.h. Virginia Pine and a 4" d.b.h. dogwood, a corner to Mary Sulfridge, thence S 56-16 W, 271.62 feet to an iron pin witnessed by a Forked Virginia Pine and a 4" d.b.h. yellow poplar, a corner to Mary Sulfridge, thence S 36-27 W, 189.16 feet to an iron pin in the edge of right of way road, a corner to Mary Sulfridge, thence N 67-42 W 116.62 feet to an iron pin in the edge of right of way road, a corner to Mary Sulfridge, thence N 46-29 W, 79.45 feet to an iron pin in the edge of right of way road, a corner to Mary Sulfridge, thence N 52-16 W, 417.59 feet crossing Crab Orchard Creek to the point of BEGINNING.

EXCEPTING AND RESERVING that certain 2.25 acre conveyance to Patrick C. Rose by deed dated the 4<sup>th</sup> day of April, 1969 from Mary Sulfridge, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 424, Page 369.

BEING the same property conveyed to Patrick Cowan Rose by deed dated the 7<sup>th</sup> day of June, 1991 from Patrick Cowan Rose and Phyllis Kay Rose, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 711, Page 540.

**TRACT THREE #008330, CRAB ORCHARD 2.853 AC**

All that certain tract, piece or parcel of land, situate, lying and being on the East Side of state Road Number 660, in the Crab Orchard Section of Wise County, Virginia, and more particularly described as follows, to-wit:

BEGINNING at a stake on the North side of a 12-foot access road on the East side of Highway Number 660 in the Crab Orchard section near Coeburn: thence with the North side of aforesaid 12-foot access road, S 52-16 E 417. 59 feet Crossing Crab Orchard Branch to a stake; thence S 46 29 E 79.45 feet to a stake; thence S 67-42 E 116.62 feet to a stake; thence leaving said 12-foot access road N 36-27 E 189.16 feet to a stake, witnessed by forked pine and a 4" poplar; thence S 61-59 E 82.90 feet to a stake, witnessed by a 5" Virginia pine and a 5" yellow poplar; thence S 22-50 W 188. 99 feet to a stake in a fence line on the south line of the aforesaid 12-foot access road; thence N 66-38 W 111.41 feet to a stake at a corner fence post, being a corner to Mary Sulfridge and Arvil and Lona Lawson: thence with Arvil and Lona Lawson's line N 85-08 W 545.46 feet to a stake at a corner fence post corner to James W. Clay: thence with the James w. Clay line N 24-17 W 233.27 feet to a stake on the South line of Highway Number 660 near a double 4 inch cherry: thence with the South line of said Highway N 56-30 E 87.94 feet to a stake; thence N 43-26 E 87.94 feet to the BEGINNING, containing 2.853 acres, more or less, as shown on map dated April 27, 1974, and survey dated June 13, 1975.

BEING the same property conveyed to Patrick Cowan Rose by deed dated the 7<sup>th</sup> day of June, 1991 from Patrick Cowan Rose and Phyllis Kay Sutherland Rose, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 723, Page 451.

**COVERED PERIOD**

I reviewed the property from April 8, 1893 through December 16, 2025 at 11:00 a.m.

**LIENS AND OBJECTIONS**

(1) Wise County real estate taxes for the year 2026 and all subsequent years shall constitute a future lien against the subject property.

### **ADVERSE CONVEYANCES, ENCUMBRANCES & RESTRICTIONS**

(1) TRACT THREE: Deed of Easement from Patrick Cowan Rose dated March 14, 2012 to Gerald Bradford Rose, for a 12 foot right of way across his land, recorded in the Clerk's Office of the Circuit Court of Wise County as Instrument Number 201200795.

(2) TRACT TWO: Deed dated the 19<sup>th</sup> day of September, 1977 from Patrick Cowan Rose and Phyllis Kay Sutherland Rose unto Randy Coomer and Kathy Rose Coomer, conveying a 12 foot right of way from State Highway #660 in an easterly direction approximately 625 feet across the land of Patrick Cowan Rose and Phyllis Kay Sutherland Rose, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 507, Page 336.

(3) Deed and Right of Way from Patrick C. Rose and Phyllis S. Rose, et als, unto the Commonwealth of Virginia, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 565, Page 75.

(4) TRACT THREE: Deed dated June 1, 1975 from Jessie Carrie Sulfridge Rose, et als, to Patrick Cowan Rose and Phyllis Kay Sutherland Rose, recorded in the Clerks' Office of the Circuit Court of Wise County in Deed Book 477, page 20, recites the following:

EXCEPTING AND RESERVING, nevertheless, out of said parcel the 12-foot access road containing 0.20 acres, more or less.

One Spring is located approximately 3500 feet going in an Easterly direction along the 12-foot access road, from State Road No. 660, and on the South side of said access road from a water source at the drift mouth of the Old Miller Mine.

The other spring is located in the conflux of Spruce Pine Branch and Crab Orchard Branch, on the West side of State Route 660 and on the South side of the road going up the Spruce Pine Branch. This being the same spring that has supplied water to the Mary Sulfridge homeplace for many years.

(5) Utility Easement to The Chesapeake and Potomac Telephone Company dated May 19, 1951 from Mary Sulfridge, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 302, Page 532.

(6) Utility Easement to Old Dominion Power Company dated January 16, 1941 from Mary Sulfridge, recorded in the Clerks' Office of the Circuit Court of Wise County in Deed Book 238, Page 247.

(7) Pole Line Agreement from Mary Sulfridge to Old Dominion Power Company dated March 31, 1949, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 287, Page 405.

(8) Contract to haul coal over her land from Mary Sulfridge to Richard Trent, et als, dated June 25, 1938, recorded in the Clerk's Office of the Circuit Court of Wise County in Deed Book 228, Page 588.

### MINERAL CONVEYANCES

The land records of the Clerk's Office of the Circuit Court of Wise County has no records with evidence of a conveyance or severance of minerals from the parcels herein described.

### TAX FORMATION AND ASSESSMENTS

The records of the Commissioner of Revenue for the County of Wise reflect the following:

#### **PARCEL ONE**

PARCEL ID: 008328  
LEGAL DESCRIPTION: CRAB ORCHARD 2.25 AC  
PROPERTY ADDRESS: 3928 HAPPY HOLLOW ROAD, COEBURN

LAND VALUE: \$ 14,500  
IMPROVEMENT VALUE: \$119,000  
TOTAL VALUE \$133,500

ANNUAL TAX: \$921.15

Wise County real estate taxes are due in two equal payments of \$460.58 on May 31 and October 31 of each year.

#### **PARCEL TWO**

PARCEL ID: 008329  
LEGAL DESCRIPTION: CRAB ORCHARD 7.247 AC (EXC. 2.25 AC)  
PROPERTY ADDRESS: HAPPY HOLLOW ROAD, COEBURN

LAND VALUE: \$ 10,000  
IMPROVEMENT VALUE: \$ 0  
TOTAL VALUE \$ 10,000

ANNUAL TAX: \$69.00

Wise County real estate taxes are due in two equal payments of \$34.50 on May 31 and October 31 of each year.

**PARCEL THREE**

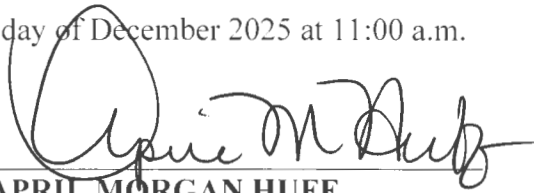
PARCEL ID: 008330  
LEGAL DESCRIPTION: CRAB ORCHARD 2.853 AC (  
PROPERTY ADDRESS: CRAB ORCHARD ROAD, COEBURN

LAND VALUE: \$ 2.300  
IMPROVEMENT VALUE: \$ 0  
TOTAL VALUE \$ 2.300

ANNUAL TAX: \$15.87

Wise County real estate taxes are due in two equal payments of \$7.94 on May 31 and October 31 of each year.

Given under my hand this 16<sup>th</sup> day of December 2025 at 11:00 a.m.



**APRIL MORGAN HUFF**

ATTORNEY AT LAW

4301 Morgan Hill Road

Coeburn, Virginia 24230

276-219-4122

aprlmorganhufflaw@gmail.com

**CHAIN OF TITLE**

**#008328 & 008239**

**Current Owner: ESTATE OF PATRICK COWAN ROSE**

**Description: CRAB ORCHARD 7.247 AC (INCLUDING 2.25 AC)**

Instrument No. **202502862**

Grantee: ESTATE OF PATRICK COWAN ROSE

Grantor: PATRICK COWAN ROSE

Dated: April 2, 2025

Recorded: August 7, 2025

**DB 711 PG 540**

Grantee: PATRICK COWAN ROSE

Grantor: PATRICK COWAN ROSE & PHYLLIS KAY ROSE

Dated: June 7, 1991

Recorded: June 10, 1991

**DB 464 PG 550**

Grantee: PATRICK COWAN ROSE & PHYLLIS KAY SUTHERLAND ROSE

Grantor: JESSIE CARRIE SULFRIDGE ROSE, AMNIE REBECCA SULFRIDGE  
CRAWFORD & WILLIAM CRAWFORD, HER HUSBAND, BEING THE SOLE HEIRS  
AT LAW OF MARY SULFRIDGE, DECEASED

Dated: May 1, 1974

Recorded: May 15, 1974

**DB 424 PG 369**

Grantee: PATRICK C. ROSE

Grantor: MARY SULFRIDGE

Dated: May 3, 1969

Recorded: March 9, 1970

**DB 218 PG 8**

Grantee: MARY SULFRIDGE

Grantor: SARAH M. GREER

Dated: October 14, 1935

Recorded: July 1, 1936.

**CHAIN OF TITLE**

**#008330**

**Current Owner: ESTATE OF PATRICK COWAN ROSE**

**Description: CRAB ORCHARD 2.853 AC**

Instrument No. **202502862**

Grantee: ESTATE OF PATRICK COWAN ROSE

Grantor: PATRICK COWAN ROSE

Dated: April 2, 2025

Recorded: August 7, 2025

**DB 723 PG 451**

Grantee: PATRICK COWAN ROSE

Grantor: PATRICK COWAN ROSE & PHYLLIS KAY ROSE

Dated: June 7, 1991

Recorded: January 27, 1992

**DB 477 PG 20**

Grantee: PATRICK COWAN ROSE & PHYLLIS KAY SUTHERLAND ROSE

Grantor: JESSIE CARRIE SULFRIDGE ROSE, AMNIE REBECCA SULFRIDGE  
CRAWFORD & WILLIAM CRAWFORD, HER HUSBAND, BEING THE SOLE HEIRS  
AT LAW OF MARY SULFRIDGE, DECEASED

Dated: June 1, 1975

Recorded: July 1, 1975

**DB 218 PG 8**

Grantee: MARY SULFRIDGE

Grantor: SARAH M. GREER

Dated: October 14, 1935

Recorded: July 1, 1936.

## 2.853 AC DEED

BOOK 723 PAGE 451

THIS DEED, made and entered into on this the 7<sup>th</sup> day of June, 1991, by and between PATRICK COWAN ROSE and PHYLLIS KAY SUTHERLAND ROSE, his wife, parties of the first part and PARTICK COWAN ROSE, as his sole separate and equitable estate, 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 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged the parties of the first part do hereby bargain, grant, sell and convey with covenants of General Warranty of Title, unto the said party of the second part, as his sole separate and equitable estate, all that certain tract, piece or parcel of land, situate, lying and being on the East Side of State Road Number 660, in the Crab Orchard Section of Wise County, Virginia, and more particularly described as follows, to-wit:

BEGINNING at a stake on the North side of a 12-foot access road on the East side of Highway Number 660 in the Crab Orchard Section near Coeburn; thence with the North side of aforesaid 12-foot access road, S 52-16 E 417.59 feet Crossing Crab Orchard Branch to a stake; thence S 46 29 E 79.45 feet to a stake; thence S 67-42 E 116.62 feet to a stake; thence leaving said 12-foot access road N 36-27 E 189.16 feet to a stake, witnessed by forked pine and a 4" poplar; thence S 61-59 E 82.90 feet to a stake, witnessed by a 5" Virginia pine and a 5" yellow poplar; thence S 22-50 W 188.99 feet to a stake in a fence line on the south line of the aforesaid 12-foot access road; thence N 66-38 W 111.41 feet to a stake at a corner fence post, being a corner to Mary Sulfridge and Arvil and Lona Lawson; thence with Arvil and Lona Lawson's line N 85-08 W 545.46 feet to a stake at a corner fence post corner to James W. Clay; thence with the James W. Clay line N 24-17 W 233.27 feet to a stake on the South line of Highway

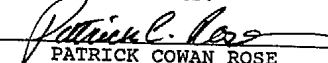
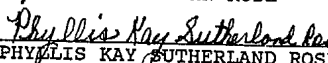
Number 660 near a double 4 inch cherry; thence with the South line of said Highway N 56-30 E 87.94 feet to a stake; thence N 43-26 E 87.94 feet to the BEGINNING, containing 2.853 acres, more or less, as shown on map dated April 27, 1974, and survey dated June 13, 1975, copy of map attached hereto.

BEING the same tract, piece or parcel of land conveyed to Patrick Cowan Rose and Phyllis Kay Sutherland Rose, his wife by Jessie Carrie Sulfridge Rose, Widow, and Annie Rebecca Sulfridge Crawford and William Crawford, her husband, being the sole heirs at law of Mary Sulfridge, Deceased, by Deed dated June 1, 1975, and of record in the Clerk's Office of Wise County in Deed Book 477, page 20.

THERE IS EXCEPTED AND RESERVED from the operation of this conveyance all coal, oil, and other mineral rights and all easements as may have been excepted and reserved by prior deeds of record.

TO HAVE AND TO HOLD said tracts or parcels of land unto the said party of the second part, as his sole separate and equitable estate, and its successor, together with all appurtenances thereunto belonging.

WITNESS the following signatures and seals.

 (SEAL)  
PATRICK COWAN ROSE  
 (SEAL)  
PHYLLIS KAY SUTHERLAND ROSE

STATE OF VIRGINIA

COUNTY OF WISE, TO-WIT:

I, Gary Richerson Notary Public of and for the County of Wise in the State of Virginia, do hereby certify that Patrick Cowan Rose and Phyllis Kay Sutherland Rose, his wife, whose names are signed to the foregoing writing bearing date on the 7th day of June, 1991, has acknowledged the same before me

BOOK 723 PAGE 453

in my County and State aforesaid,  
Given under my hand this 7th day of June, 1991.

My commission expires: 8-31-93

Gary Richards  
NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of Wise Circuit Court Jan 27 19 92  
presented and upon the annexed Certificate of acknowledgement admitted to  
2:04 P M. The tax imposed by 58.54 1 of the Code has been paid in the  
Recorded in Deed Book 723 and Page 451  
C. Gary Rakes, Clerk Larry Shad Deputy Clerk

## 7.247 AC DEED

BOOK 711 PAGE 540

THIS DEED, made and entered into on this the 21 day of June, 1991, by and between PATRICK COWAN ROSE and PHYLLIS KAY ROSE, his wife, parties of the first part, and PATRICK COWAN ROSE, as his sole separate and equitable estate, 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 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part do hereby bargain, grant, sell and convey with covenants of General Warranty of Title, unto the said party of the second part, as his sole separate and equitable estate, all that certain tract, piece or parcel of land, situate, lying and being in Wise County, Virginia, and containing 7.247 acres, more or less as shown upon a map made by W. R. Grant, dated April 27, 1974, and marked "Map showing survey of a parcel of land for Patrick C. Rose property deeded to Mary Sulfridge by deed dated October 14, 1935, by Sarah M. Greer and recorded in the Wise County Courthouse, Wise, Virginia, in Deed Book 218, page 8." A copy of which said map is attached hereto and made a part hereof, and which is more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin on the edge of State Route No. 660 at its intersection with a right of way road crossing Crab Orchard Creek, this being a corner to the Mary Sulfridge property, thence N 21-53 E, 114.17 feet to an iron pin with a 4" d.b.h. walnut witness, a corner to Mary Sulfridge, thence S 64-20 E, 144.30 feet to an iron pin on the east bank of Crab Orchard Creek, a corner to Mary Sulfridge, thence following Crab Orchard Creek N 33-34 E, 214.25 feet to an iron pin on the east bank of Crab Orchard Creek, a corner to

Mary Sulfridge, thence following Crab Orchard Creek, N12-00 E. 138.91 feet to an iron pin at the conflux of Crab Orchard Creek with a small stream, a corner to Ruth and Charlie Ruff, and Mary Sulfridge, thence crossing the small stream S 64-13 E, 208.21 feet to an iron pin with a 14" d.b.h. American Beech witness, a corner to Ruth and Charlie Ruff, thence S 66-09 E, 195.57 feet to an iron pin with a 10" d.b.h. Virginia pine witness, a corner to Ruth and Charlie Ruff, thence S 61-32 E, 119.37 feet to an iron pin witnessed by a 10" Virginia Pine, a 6" dogwood, and a 12" white oak, a corner to Ruth and Charlie Ruff, thence S 45-16 E, 180.37 feet to an iron pin at the base of a 30" d.b.h. white oak and witnessed by a 10" scarlet oak, a corner to Ruth and Charlie Ruff and Mary Sulfridge, thence S 57-53 W, 100.89 feet to an iron pin witnessed by a 9" d.b.h. Virginia Pine and a 4" d.b.h. dogwood, a corner to Mary Sulfridge, thence S 56-16 W, 271.62 feet to an iron pin witnessed by a Forked Virginia Pine and a 4" d.b.h. yellow poplar, a corner to Mary Sulfridge, thence S 36-27 W, 189.16 feet to an iron pin in the edge of right of way road, a corner to Mary Sulfridge, thence N 67-42 W 116.62 feet to an iron pin in the edge of right of way road, a corner to Mary Sulfridge, thence N 46-29 W, 79.45 feet to an iron pin in the edge of right of way road, a corner to Mary Sulfridge, thence N 52-16 W, 417.59 feet crossing Crab Orchard Creek to the point of BEGINNING.

BEING the same tract, piece or parcel of land conveyed to Patrick Cowan Rose and Phyllis Kay Sutherland Rose, his wife by Jessie Carrie Sulfridge Rose, Widow, and Annie Rebecca Sulfridge Crawford and William Crawford, her husband, being sole heirs at law of Mary Sulfridge, Deceased, by Deed dated May 1, 1974, and of record in the Clerk's Office of Wise County in Deed Book 464, page 550.

THERE IS EXCEPTED AND RESERVED from the operation of this conveyance all coal, oil, and other mineral rights and all easements as may have been excepted and reserved by prior deeds of record.

TO HAVE AND TO HOLD said tracts or parcels of land unto the said party of the second part, as his sole and equitable estate,

BOOK 711 PAGE 542

and its successor, together with all the appurtenances thereunto belonging.

WITNESS the following signatures and seals.

Patrick Cowan Rose (SEAL)  
PATRICK COWAN ROSE

Phyllis Kay Sutherland Rose (SEAL)  
PHYLLIS KAY SUTHERLAND ROSE

STATE OF VIRGINIA

COUNTY OF WISE, TO-WIT:

I, Gary Richardson Notary Public of and for the County of Wise in the State of Virginia, do hereby certify that Patrick Cowan Rose and Phyllis Kay Sutherland Rose, his wife, whose names are signed to the foregoing writing bearing date on the 7th day of June, 1991, has acknowledged the same before me in my County and State aforesaid.

Given under my hand this 7th day of June, 1991.

My commission expires: 8-31-93  
Gary Richardson  
NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of Wise Circuit Court June 10 19 91.  
This deed was presented and upon the annexed Certificate of acknowledgement admitted to record at 4:32 P M. The tax imposed by 58.54 1 of the Code has been paid in the amount of \$ — Recorded in Deed Book 174 and Page 540  
Weste: C. Gary Rakes, Clerk [Signature] Deputy Clerk

- [Searching](#)
  - [Account Search](#)
  - [Sale Search](#)
- [Help?](#)
- [Logout public](#)

## Account: R008328

### [Location](#)

**Account Number** R008328  
055 () 250G  
**Situs Address** 3928 HAPPY HOLLOW RD  
LIPPS - L  
**Legal Summary** CRAB ORCHARD 2.25  
AC.

### [Owner Information](#)

**Owner Name** ROSE PATRICK COWAN  
ESTATE  
**Owner Address** C/O THERESA  
MULLINS  
PO BOX 126  
COEBURN, VA 24230

### [Assessment History](#)

**Actual (2026)** \$185,300  
**Primary** \$185,300  
**Tax Area:** L **Tax Rate:** 0.00690  
**Type** **Actual** **Assessed** **Acres** **SQFT** **Units**  
Improvement \$166,000 \$166,000 0.000 1944.000 0.000  
Land \$19,300 \$19,300 2.250

### [Transfers](#)

Reception Number	Document Date	Sale Price	Doc Description
<a href="#">202502862</a>	<a href="#">08/07/2025</a>		<a href="#">WILL</a>
<a href="#">202502862</a>	<a href="#">07/10/2025</a>		<a href="#">REAL ESTATE AFFIDAVIT - LIST OF HEIRS</a>
<a href="#">424-369</a>		<a href="#">\$0</a>	<a href="#">Deeds</a>

### [Tax History](#)

### [Images](#)

Tax Year	Taxes
2026	\$1,278.57
2025	\$921.15

- [Photo](#)
- [Sketch](#)
- [GIS](#)




- [Searching](#)
  - [Account Search](#)
  - [Sale Search](#)
- [Help?](#)
- [Logout public](#)

## Account: R008330

<a href="#">Location</a>	<a href="#">Owner Information</a>	<a href="#">Assessment History</a>
<b>Account Number</b> R008330	<b>Owner Name</b> ROSE PATRICK COWAN ESTATE	<b>Actual (2026)</b> \$3,100
055 () 284C	<b>Owner Address</b> C/O THERESA MULLINS	<b>Primary</b> \$3,100
<b>Situs Address</b> CRAB ORCHARD RD	PO BOX 126	<b>Tax Area: L Tax Rate:</b>
LIPPS - L	COEBURN, VA 24230	0.00690
<b>Legal Summary</b> CRAB ORCHARD 2.853 AC.		<b>Type Actual Assessed Acres</b>
		Land \$3,100 \$3,100 2.853

<a href="#">Transfers</a>			
Reception Number	Document Date	Sale Price	Doc Description
<a href="#">202502862</a>	<a href="#">08/07/2025</a>		<a href="#">WILL</a>
<a href="#">202502862</a>	<a href="#">07/10/2025</a>		<a href="#">REAL ESTATE AFFIDAVIT - LIST OF HEIRS</a>
<a href="#">723-451</a>	<a href="#">01/27/1992</a>	<a href="#">\$0</a>	<a href="#">Deeds</a>
<a href="#">477-020</a>	<a href="#">01/01/1975</a>	<a href="#">\$0</a>	<a href="#">Deeds</a>

<a href="#">Tax History</a>	<a href="#">Images</a>	
Tax Year	Taxes	
2026	\$21.39	• <a href="#">GIS</a>
2025	\$15.87	

## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **February 20th, 2026**, between **Estate of Patrick Cowan Rose by and through Samuel Patrick Rose, Executor**, 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 Wise, Virginia, and described as:

**2. Legal Description –**

*1) +/- 7.247 acres and improvements; Parcel ID: 008329 (008328 lies within parcel id: 008329); Map #: 055-000-000-250H; Deed Book: 711 Page 540*

*2) +/- 2.853 acres; Parcel ID: 008330; Map # 55-000-000-250; CRAB ORCHARD 2.853 AC; Dee Book: 723 Page: 451*

**More Commonly Known As –** 3928 Happy Hollow Rd, Coeburn, VA 24230

**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 **Attorney or Title Company of Purchasers Choice** on or before **April 7<sup>th</sup>, 2026** ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

**6. Required Disclosures.**

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

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

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

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

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

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

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

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

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

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding contract. If the required disclosures are unavailable on the date of ratification, Seller shall promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

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

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

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

#### NOTICE

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

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

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

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

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

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

Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

(g) **Lead-Based Paint Disclosure.** The certification, required pursuant to the Lead-Based Paint Hazard Reduction Act of 1992, signed by Seller on any residence built prior to 1978. Home was built in 1975 and lead base paint disclosures apply.

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

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

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

## 7. **Standard Provisions.**

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

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

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

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

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of 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.

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.

\_\_\_\_\_  
Estate of Patrick Cowan Rose  
by and through Samuel Patrick Rose, Executor (Seller)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Email

\_\_\_\_\_  
(Purchaser signature)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Address

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

\_\_\_\_\_  
Email

\_\_\_\_\_  
(Purchaser signature)

\_\_\_\_\_  
Date

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

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



VIRGINIA REALTORS®  
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS  
(Purchase)



This disclosure applies to the property(ies) in the City or County of Wise and is described as follows:  
3928 Happy Hollow Rd, Coeburn, VA 24230

**Lead Warning Statement:**

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)**

SPP (a) Presence of lead-based paint hazards (check one below):  
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (Explain): \_\_\_\_\_

SPP (b) Records and reports available to the seller (check one below):  
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.  
☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents): \_\_\_\_\_

**Purchasers' Acknowledgments (each purchaser initial in each space and check the appropriate box after space (e))**

\_\_\_\_ (c) Purchaser has received copies of all available information listed above.  
\_\_\_\_ (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home.", available at <https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>  
\_\_\_\_ (e) Purchaser has (check one below):  
☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

**Agents' Acknowledgments (each agent involved in this transaction receiving compensation from the seller must initial in the appropriate space)**

MG (f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and Agent is aware of his/her responsibility to ensure compliance.  
\_\_\_\_ (g) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has been assured the seller is aware of the seller's obligations under 42 U.S.C. 4852d, or the Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d, and Agent is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify that, to the best of their knowledge, the information provided by the signatory is true and accurate.

10/25/2025 / <u>Samuel P Rose</u>	_____ / _____
Date Seller	Date Purchaser
_____ / _____	_____ / _____
Date Seller	Date Purchaser
10/24/2025 / <u>Matt Gallimore</u>	_____ / _____
Date Agent	Date Agent

**For informational purposes only:**

Firm: \_\_\_\_\_ Firm: \_\_\_\_\_

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VAR Form 1350 Revised 07/23

Reviewed 07/23

Matt Gallimore

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## 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 condition 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 purchaser 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. 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.
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 deem 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.

Samuel P Rose

10/25/2025 (Date)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)



## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

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).

**PROPERTY ADDRESS/  
LEGAL DESCRIPTION:**

3928 Happy Hollow Rd, Coeburn, VA 24230

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.

*Samuel P Rose*

Owner

Owner

10/25/2025

Date

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