

MASTER BIDDER PACK

Graham Morris Lane, Pulaski VA 24301

Offering #1: Tax ID # 074-1-51 I; Consisting of +/-2.73 acres. Pulaski County VA

Offering #2: Tax ID # 074-1-51 C; Consisting of +/-3.403 acres. Pulaski County VA

Offering #3: Tax ID # 074-1-51 D; Consisting of +/-2.944 acres. Pulaski County VA

Offering #4: Tax ID # 074-1-51 E; Consisting of +/-4.417 acres. Pulaski County VA

Offering #5: Tax ID # 074-1-51 F; Consisting of +/-6.175 acres. Pulaski County VA

Master Bidder Pack - This Bidder Pack has basic information and maps for all the offerings being sold at Graham's Pointe. In addition, each Offering has its own Bidder Pack that can be downloaded from Online Auction Website VAAuctionPro.com.

Offering Bidder Packs - Each Offering has its own Bidder Pack. Offering Bidder Packs have more detailed information about specific Lots such as Dock Permits, Soil / Septic Reports, Easements, Tax Cards, Easement Descriptions, and Illustration and Sample Contracts.

Direct Map Downloads - Bidders can also download **1.) Aerial Map with Drain field locations, 2.) Survey for Offering # 1, # 4, and # 5, 3.) Survey for Offering # 4 and # 5** from Auction Website, VAAuctionPro.com. These are provided individually because bidders can zoom in and see map in greater detail. They are unedited maps from surveyor.

Contents

Online Auction Agreement – This outlines the terms and conditions of Online Auction and gives bidders detailed information about bidding online.

Aerial – Shows all lots being offered and their offering number. Also shows road locations.

Survey for Offering # 1, # 2, and # 3 – This is the direct download from site mentioned above.

Survey for Offering # 4 and # 5 - This is the direct download from site mentioned above.

Aerial Map with Drain Field Locations – This is the direct download from site mentioned above.

Topographical Map – This map shows terrain of the lots.

Tax Map – This map is from the Pulaski County VA website.

Colored Offering Map – Non – detailed map showing Offering #'s

Offering Map – Black and White Non-detailed map showing Offering #'s

Neighborhood Map – Aerial showing surrounding areas

Location Map – Map showing property location

Road Maintenance Agreement – Agreement for Road Maintenance for all Lots in Graham's Pointe.



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 – James Graham, Elizabeth Graham, Martha Orton, and William Graham

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

AUCTION DATE – Thursday, May 5th, 2022 @ 4 PM

*** Bids at 4 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Company located at 102 South Locust Street, Floyd VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

OFFERING –

Legally described as:

Offering #1: Tax ID # 074-1-51 I; Consisting of +/-2.73 acres. Pulaski County VA
Legal Description; Situated on Claytor Lake, Tributary of Peak Creek;

Offering #2: Tax ID # 074-1-51 C; Consisting of +/-3.403 acres. Pulaski County VA
Legal Description; Situated on Claytor Lake, Tributary of Peak Creek;

Offering #3: Tax ID # 074-1-51 D; Consisting of +/-2.944 acres. Pulaski County VA
Legal Description; Situated on Claytor Lake, Tributary of Peak Creek;

Offering #4: Tax ID # 074-1-51 E; Consisting of +/-4.417 acres. Pulaski County VA
Legal Description; Situated on Claytor Lake, Tributary of Peak Creek;

Offering #5: Tax ID # 074-1-51 F; Consisting of +/-6.175 acres. Pulaski County VA
Legal Description; Situated on Claytor Lake, Tributary of Peak Creek;

More Commonly Known As: Graham Morris Ln., Pulaski, VA 24301

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, May 5th, 2022, at 4:00 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

It is solely bidders' responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Heather Gallimore at (540) 745-2005 or by email at brlanda@swva.net**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **Cash Offer/No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. By placing a bid in this auction, bidders are making a "cash offer" to purchase the property. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the

Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).

- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.
- 8) **Earnest Money Deposit:** A **\$10,000** non-refundable deposit **PER TRACT** will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, June 20th, 2022**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.

- 16) **Soft Close:** If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Simultaneous Close:** All offerings will extend according to "soft close" and remain open with active bidding.
- 18) **Multiple Lot Purchase:** Bidders desiring two or more lots will need to be the high bidder on all lots desired.
- 19) **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).
- 20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all of the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Fee of (2%) is offered to a cooperating VA State Licensed Real Estate Broker on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Matt Gallimore – United Country Blue Ridge Land and Auction
Owner, Real Estate Broker, Auctioneer, MBA
102 South Locust Street; PO Box 234
Floyd, VA 24091
540-239-2585
Gallimore.matt@gmail.com

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

Firm State License #'s

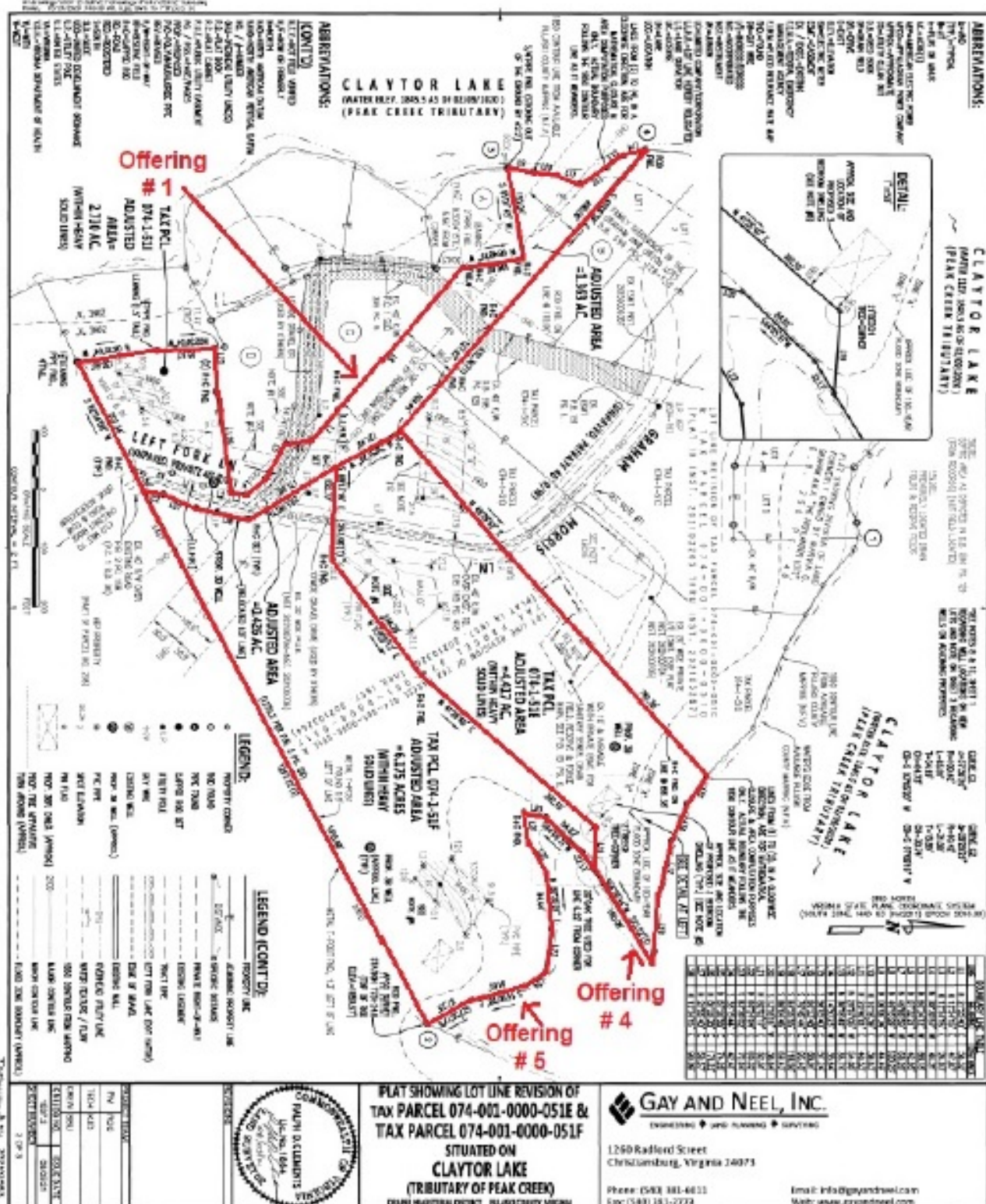
Virginia Auction Firm License #	2906000294
Virginia Real Estate Broker Firm License #	0226000240
North Carolina Auction Firm License #	10299
Tennessee Auction Firm License #	6202
Tennessee Real Estate Broker Firm License #	263941



Aerial

Auction Services



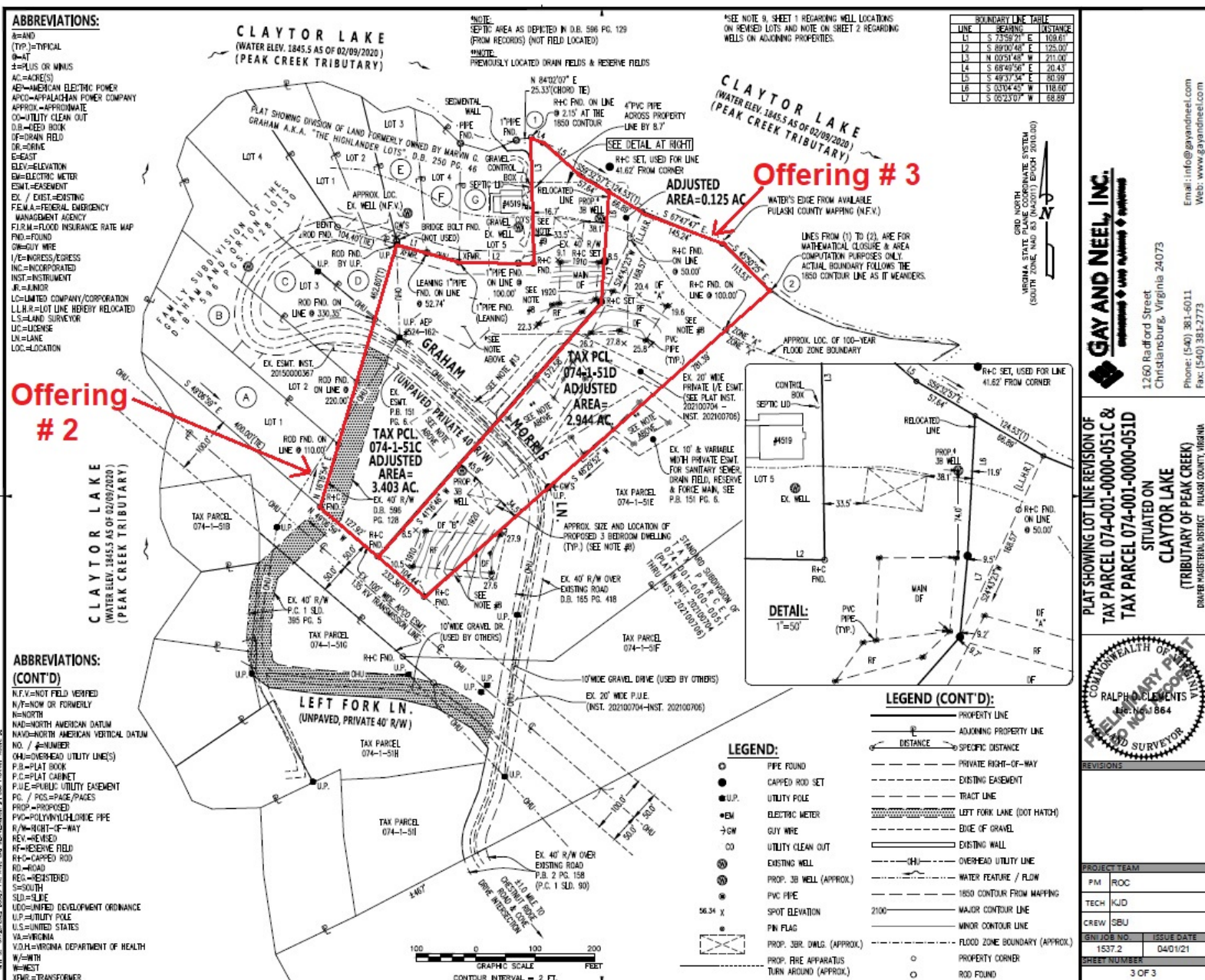


Survey Offering # 2 & # 3

This survey is also at Online Auction Website. Bidders can download and be able to zoom in for more detail.

VAAuctionPro.com

Auction Services





*** There is a link on auction website where this map can be downloaded where more detail can be zoomed in on.**

VAAuctionPro.com





Topographical Map

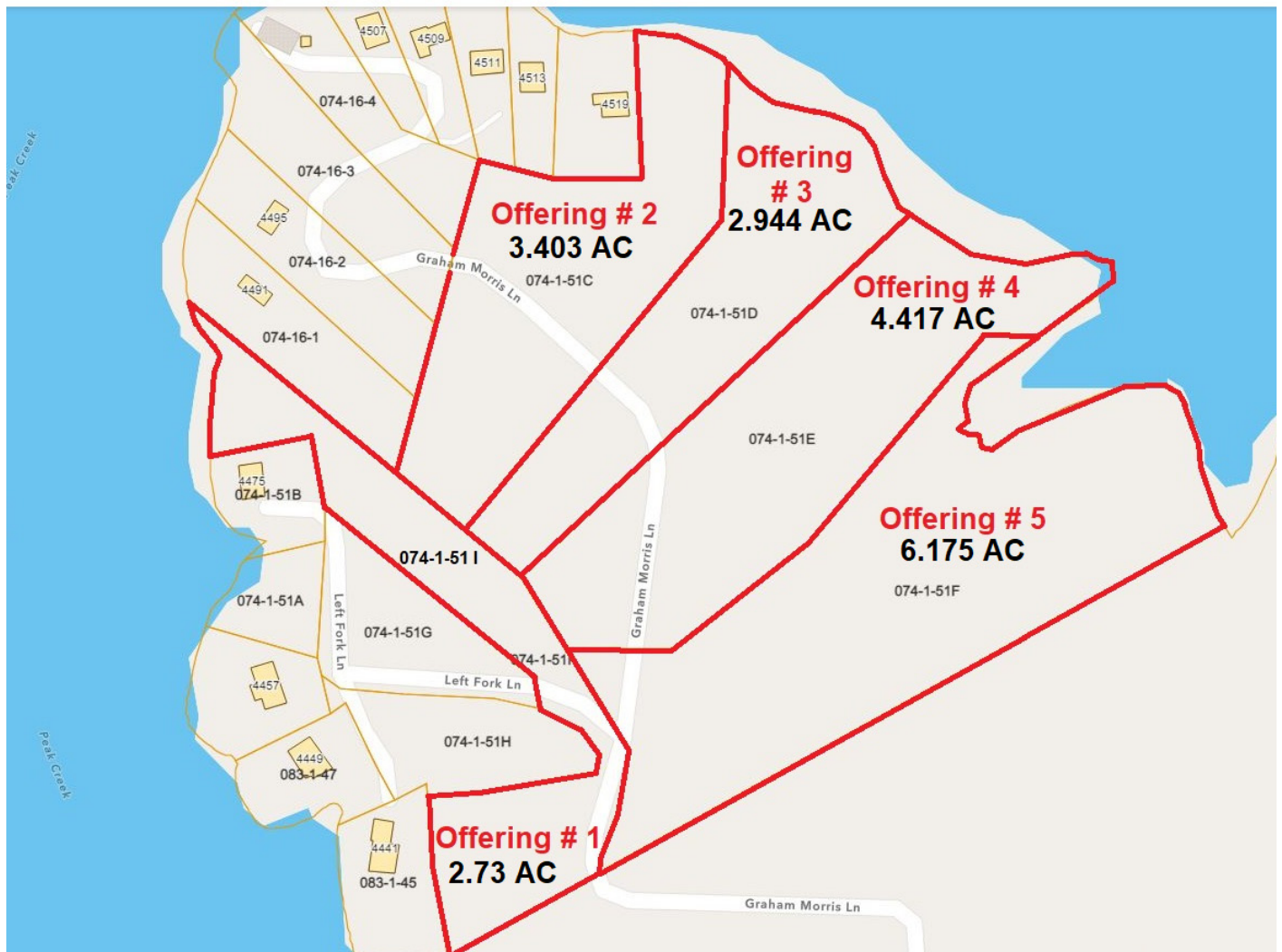
Auction Services



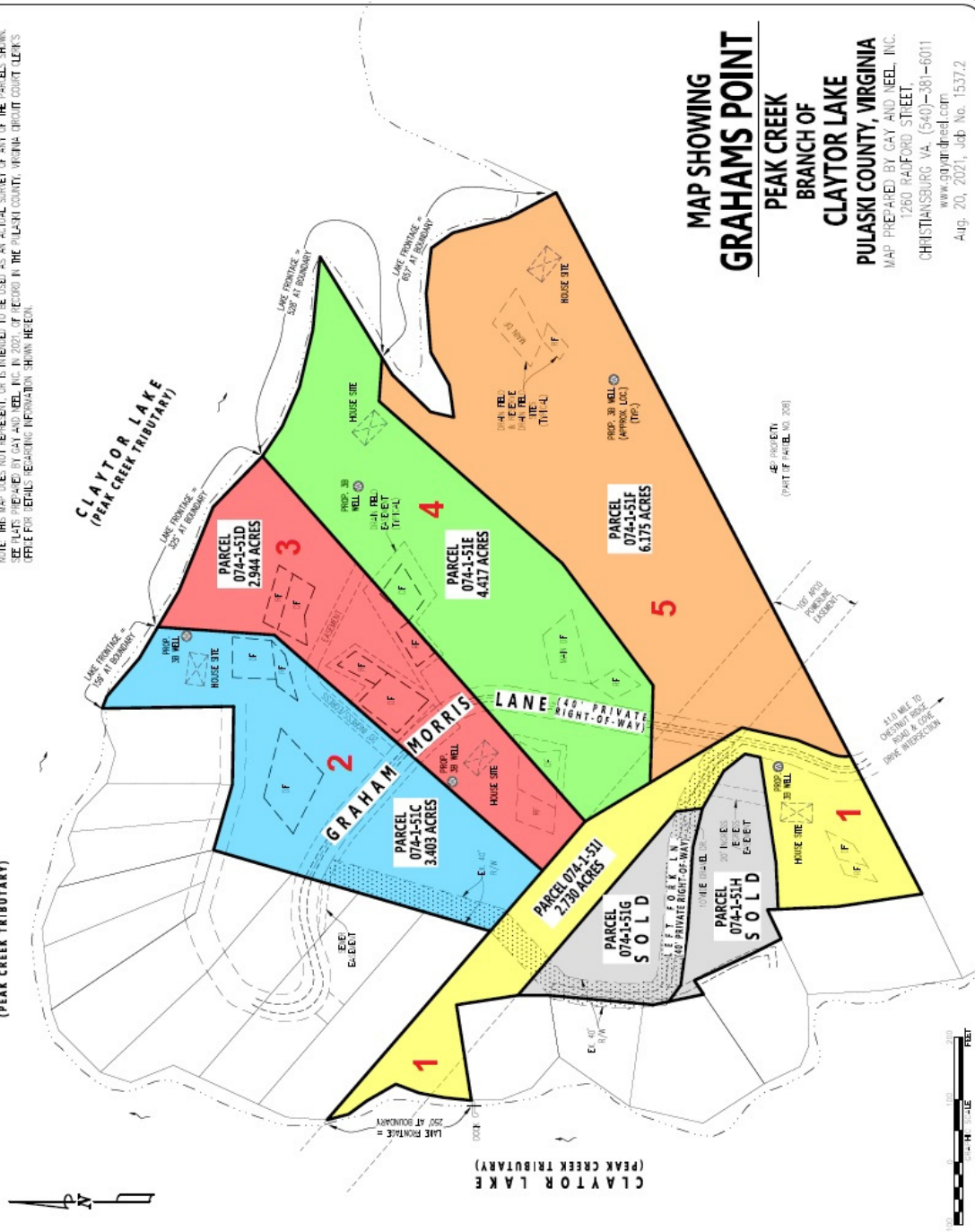


Pulaski County Tax Map

Auction Services



NOTE: THIS MAP DOES NOT REPRESENT, OR IS INTENDED TO BE USED AS AN ACTUAL SURVEY OF ANY OF THE PARCELS SHOWN. SEE PLATS PREPARED BY GAY AND NEEL, INC. IN 2021, OF RECORD IN THE PULASKI COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE FOR DETAILS REGARDING INFORMATION SHOWN HEREON.



**PEAK CREEK
BRANCH OF**

CLAYTOR LAKE
PULASKI COUNTY, VIRGINIA
MAP PREPARED BY GAY AND NEEL, INC.
1260 RADFORD STREET,
CHRISTIANSBURG VA. (540)-381-6011
www.gayandneel.com
Aug. 20, 2021, Job No. 1537.2

NOTE: THIS MAP DOES NOT REPRESENT, OR IS INTENDED TO BE USED AS AN ACTUAL SURVEY OF ANY OF THE PARCELS SHOWN. SEE PLATS PREPARED BY GAY AND NEEL, INC. IN 2021, OF RECORD IN THE PILLSBURY COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE FOR DETAILS REGARDING INFORMATION SHOWN HEREON.



**PEAK CREEK
BRANCH OF**

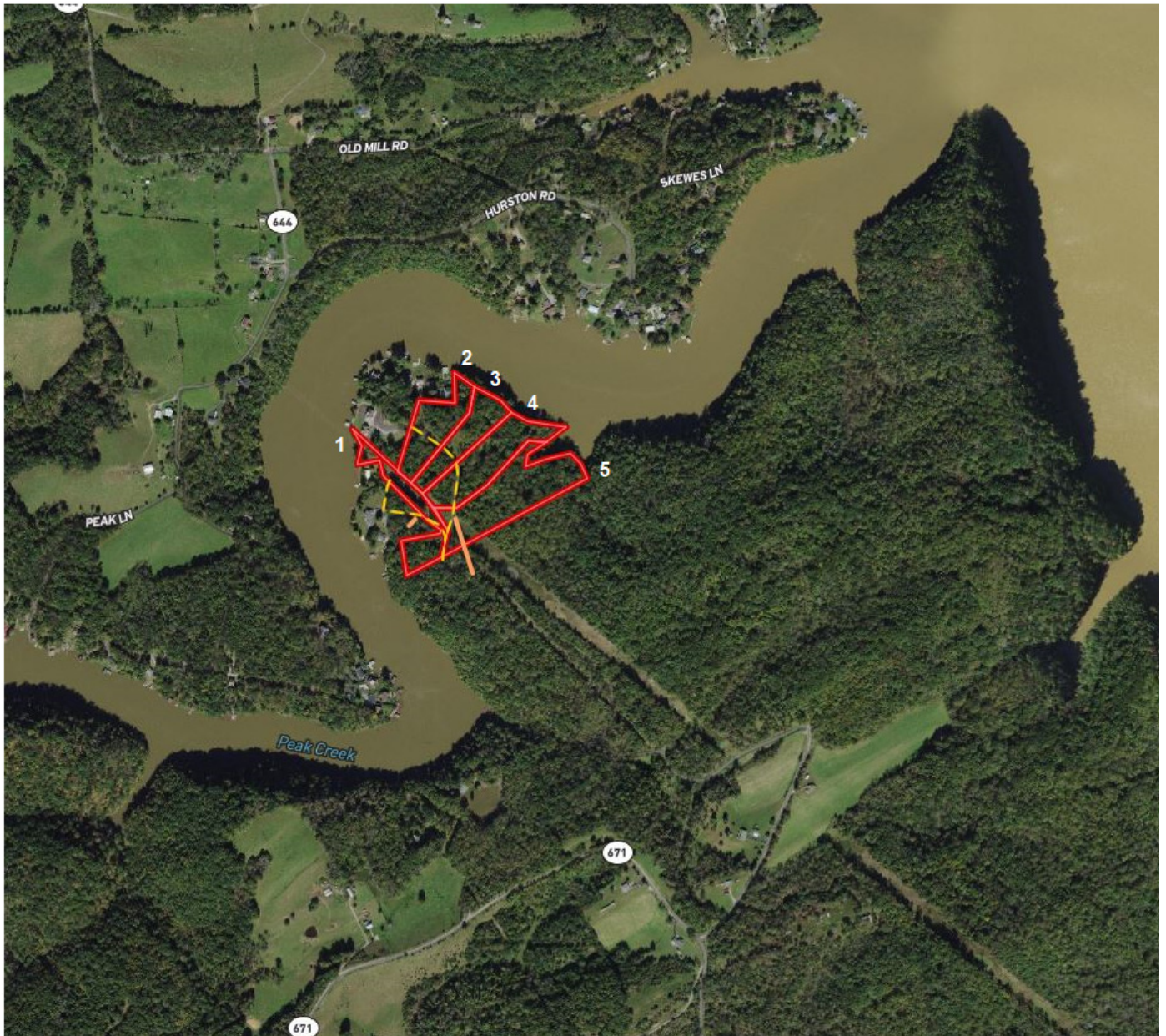
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www.guyanafeed.com



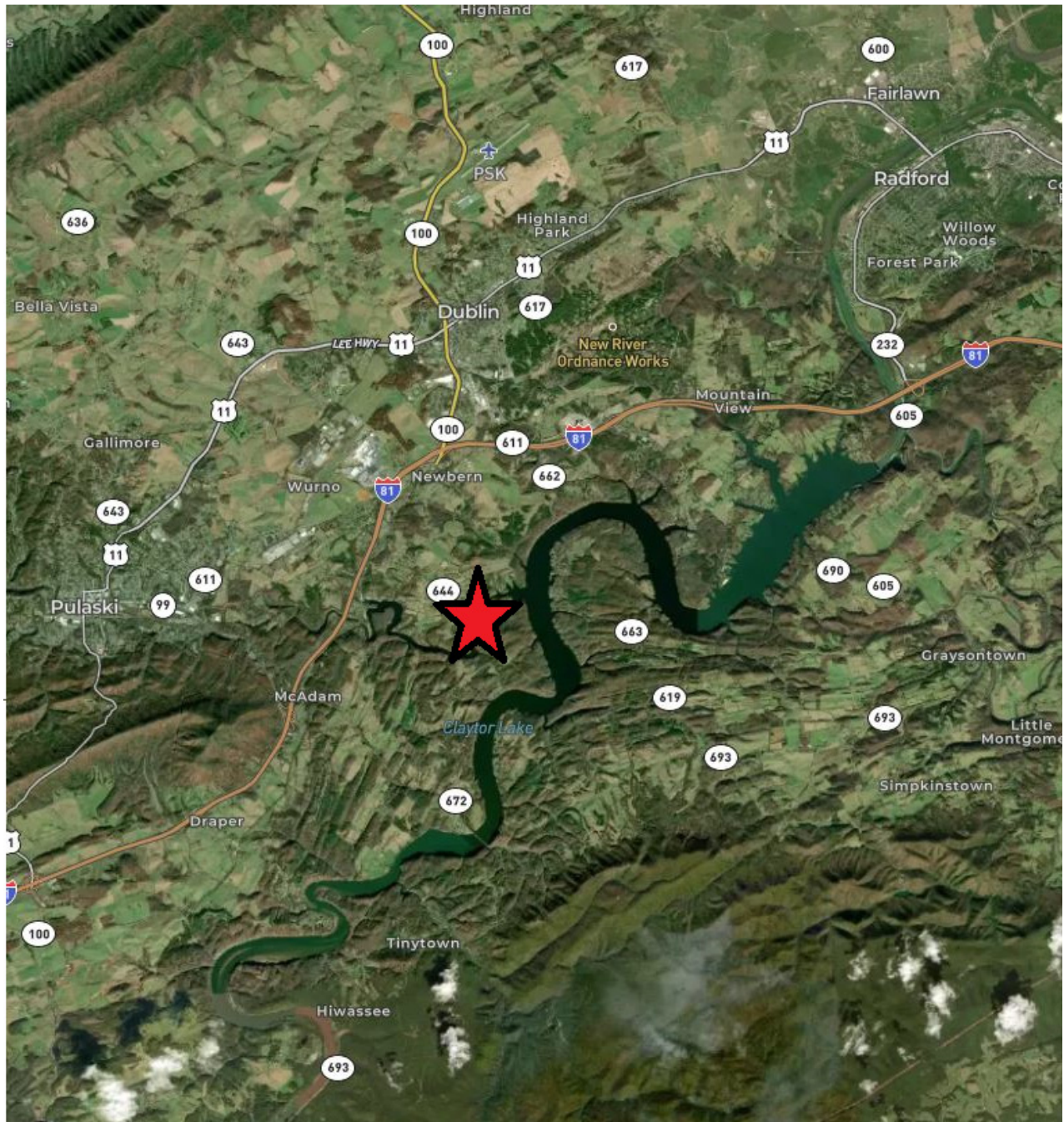
Neighborhood

Auction Services





Location Map



VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A - COVER SHEET CONTENTInstrument Date: 5/10/2021Instrument Type: AGNumber of Parcels: 1 Number of Pages: 1☐ City ☒ County PULASKI
CIRCUIT COURTTax Exempt? VIRGINIA/FEDERAL CODE SECTION☐ Grantor:☐ Grantee:**Business/Name**1 Grantor: GRAHAM, WILLIAM P2 Grantor: GRAHAM, JAMES G1 Grantee: GRAHAM, JAMES G

Grantee:

Grantee AddressName: JAMES G GRAHAM

Address:

City: State: VA Zip Code:Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00**PRIOR INSTRUMENT UNDER § 58.1-803(D):**Original Principal: \$0.00 Fair Market Value Increase: \$0.00

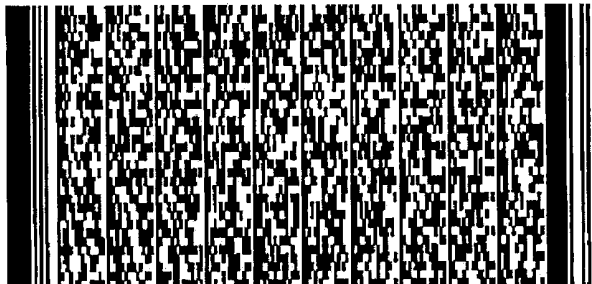
Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: ☐ City ☐ County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 074-001-0000-0051

Short Property Description:

Current Property Address: GRAHAM MORRIS LANECity: PULASKI State: VA Zip Code: 24301Instrument Prepared By: MARTHA S GRAHAM ORTON Recording Paid By: JAMES G GRAHAMRecording Returned To: JAMES G GRAHAMAddress: 2311 G #E BROADWAY AVECity: RONAOK State: VA Zip Code: 24014INSTRUMENT 202102023
RECORDED IN THE CLERK'S OFFICE OF
PULASKI COUNTY CIRCUIT COURT ON
MAY 17, 2021 AT 12:06 PM
MAETTA H CREWE, CLERK
RECORDED BY: JGP

(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM B - ADDITIONAL GRANTORS/GRANTEES

Instrument Date: 5/10/2021

Instrument Type: AG

Number of Parcels: 1 Number of Pages: 1

[] City [X] County PULASKI
CIRCUIT COURT

Grantor Business/Name

3 Grantor: GRAHAM, ELIZABETH M

4 Grantor: ORTON, MARTHA S GRAHAM

Grantor:

Grantor:

Grantor:

Grantor:

Grantor:

Grantor:

Grantee Business/Name

Grantee:

Grantee:

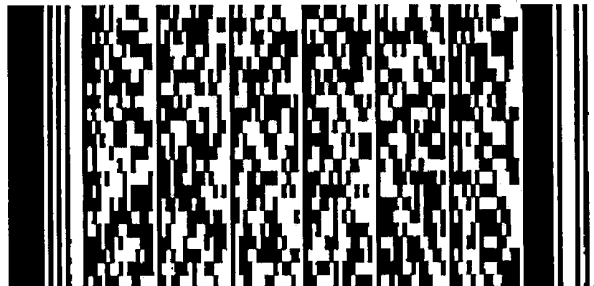
Grantee:

Grantee:

Grantee:

Grantee:

Grantee:



THIS PRIVATE ROAD MAINTENANCE AGREEMENT made this 10th day of May, 2021 between William P. Graham, James G. Graham, Elizabeth M. Graham, and Martha S. Graham Orton (hereinafter referred to as "Owner").

WITNESSETH

Whereas Owner is the owner of that certain tract of real property known as the Standard Subdivision of Tax Parcel 074-001-0000-0051, lying and beings situate in the Draper Magisterial District, Pulaski County, Virginia, as shown on that certain plat dated , February 26, 2021 entitled "Plat Showing Standard Subdivision of Tax Parcel 0074-001-0000-0051," and prepared by Gay and Neel, Inc. of Christiansburg, Virginia, certified land surveyors (the "Plat") which Plat is recorded contemporaneously herewith among the records of Pulaski County, Virginia and

Whereas, all parcels shown on the Plat are served by a private access easement for ingress and egress and for the construction and maintenance of utilities in the location as shown on the Plat, and designated thereon as "Graham Morris Lane" and "Left Fork Lane": and

Whereas, it is the desire and intent of the parties hereto to provide for the maintenance of the aforesaid easement.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

(a) The responsibility for the repair and maintenance of that portion of Graham Morris Lane and Left Fork Lane shall be negotiated on an annual basis with those other property owners who use these roads for ingress and egress to their respective properties which are not contained within this subdivision and are not parties to this agreement.

(b) Insofar as other maintenance, the property owners of the tracts contained within the Subdivision referenced herein shall meet no less than annually by June 1st of each year and shall divide and pay expenses of road maintenance using a formula based upon the following:

- 1) Full time residents or those property owners who use their property for income producing purposes shall bear the greatest percentage of the expenses.
- 2) Part time or seasonal residents shall pay a lesser percentage than those property owners described in (1) above.
- 3) Those property owners which do not have dwellings on their property shall pay yet a lesser percentage but shall contribute each year on an equitable basis agreed upon by the parties.

(c) The private access road within said easement shall be constructed and maintained only as a gravel roadway sufficient for vehicular traffic, with maintenance to include, without limitation, grading, ditching, and spreading of new gravel, as necessary, in the sole discretion of the owners of the Lots served by said easement.

(d) As required by the Pulaski County Unified Development Ordinance now in effect, the parties hereto state and acknowledge that said access road or access easement is private and its

WITNESSED BY ME, CLERK OF THE CIRCUIT COURT OF PULASKI COUNTY, VIRGINIA, ON THIS 10TH DAY OF MAY, 2021.



maintenance, including snow removal is **NOT** a public responsibility. It shall not be eligible for acceptance into the State secondary system for maintenance until such time as it constructed and otherwise complies with all of the requirements of the Virginia Department of Transportation for the addition of subdivision roads current at the time of such request. Any costs required to cause this road to become eligible for addition to the State system shall be provided from funds other than those administered by the Virginia Department of Transportation and by Pulaski County.

This Road Maintenance Agreement and any amendments hereto, shall be recorded among the land records of Pulaski County Virginia, and shall constitute a covenant running with the land, and the terms hereof shall not be amended or modified, except by written agreement.

Witness the following signatures and seals.

Martha S. Graham Orton Martha S. Graham Orton

COMMONWEALTH OF VIRGINIA
COUNTY OF Culpeper , to wit:

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that Martha S. Graham Orton, whose name is signed to the forgoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.



Given under my hand and seal this 10th day of May, 2021.

Dawn M Nieman
Notary Public
Registration # 7698233
Commonwealth of Virginia
My Commission Expires:
May 31, 2024

Dawn M. Nieman
Notary Public

My Commission Expires 31 May 2024

Registration No: 7698233

William Paxton Graham William Paxton Graham

COMMONWEALTH OF VIRGINIA
COUNTY OF Culpeper , to wit:

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that William Paxton Graham, whose name is signed to the forgoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this 10th day of May, 2021.

My Commission Expires 31 May 2024



Dawn M Nieman
Notary Public
Registration # 7698233
Commonwealth of Virginia
My Commission Expires:
May 31, 2024

Dawn M. Nieman
Notary Public
Registration No: 7698233

James G. Graham
COMMONWEALTH OF VIRGINIA
COUNTY OF _____, to wit:



I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that James G. Graham, whose name is signed to the forgoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this 20th day of May, 2021.

My Commission Expires January 31, 2024

Cynthia H. Suthers
Notary Public
Registration No: 7700131

Elizabeth M. Graham
State of North Carolina
COUNTY OF Guilford, to wit:

I, the undersigned Notary Public in and for the State of North Carolina and County aforesaid, do hereby certify that Elizabeth M. Graham, whose name is signed to the forgoing Road Maintenance Agreement appeared before me personally and acknowledged the same in my jurisdiction aforesaid.

Given under my hand and seal this 12 day of May, 2021.

My Commission Expires 10/27/2024

Natalie Payne
Notary Public
Registration No: _____

NATALIE PAYNE
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires 10-27-2024