



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 – Hagy Rentals LLC, by and through Beny Hagy

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

AUCTION DATE – Friday, May 8th, 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:

+/- 0.42 acres and improvements; Parcel ID: 066-006-0000-0002; Deed 2021, Pg 4894;
Tax ID R014495

Address: 6321 W H Smith Dr., Dublin, VA 24084

- **Online Bidding Open NOW**
- **Online Bidding Closes on Friday, May 8th, 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. This means that this auction is subject to a seller's reserve, which means that if the reserve is not met, the seller is not required to sell the property.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at BlueRidgeLandandAuction@gmail.com**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A **\$10,000** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to Attorney/Title Company of Purchaser's Choice 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 22nd, 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 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 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.

- 18) **Bidding Disclosures:** The property is available for and subject to sale prior to auction. Per Virginia auction code: 18 VAC 25-21-120 Seller or auctioneer on sellers behalf, may bid up to but not beyond sellers reserve price. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).
- 19) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to VA State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to BlueRidgeLandandAuction@gmail.com. If these steps have not been completed, a broker referral fee will not be paid.
- 20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that “an offer” has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller’s acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating VA State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.
- 21) **Easements:** Bidder acknowledges that property is subject to shared well easement agreement and a road maintenance agreement. Bidder has reviewed both documents provided by auctioneer.
- 22) **Other:** Seller is a licensed VA real estate agent.

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

Individual State License #'s

Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757
South Carolina Real Estate Sales Person License #	139344
Florida Real Estate Sales Person License #	SL3618959
Florida Auctioneer License #	AU5414
Alabama Auctioneer License #	5700

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

Benny Hagy – RE/MAX 8
Associate Broker
1344 N Main St,
Blacksburg, VA 24060
540-392-3792
BennyHagy@yahoo.com

Individual State License #'s

Virginia Associate Broker License #	0225062724
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Auction Services

Aerial



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

Contour

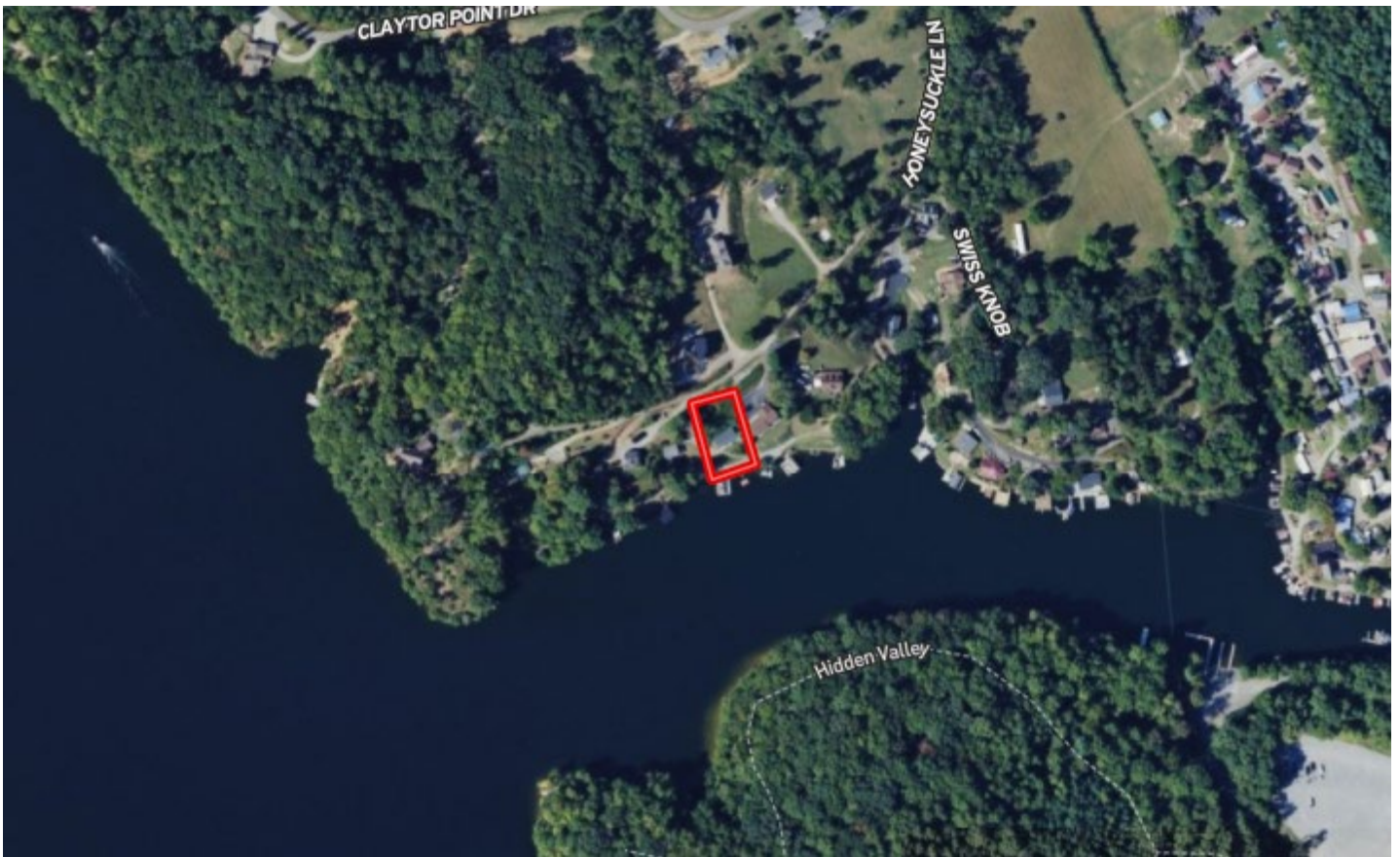


**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. ****



Neighborhood

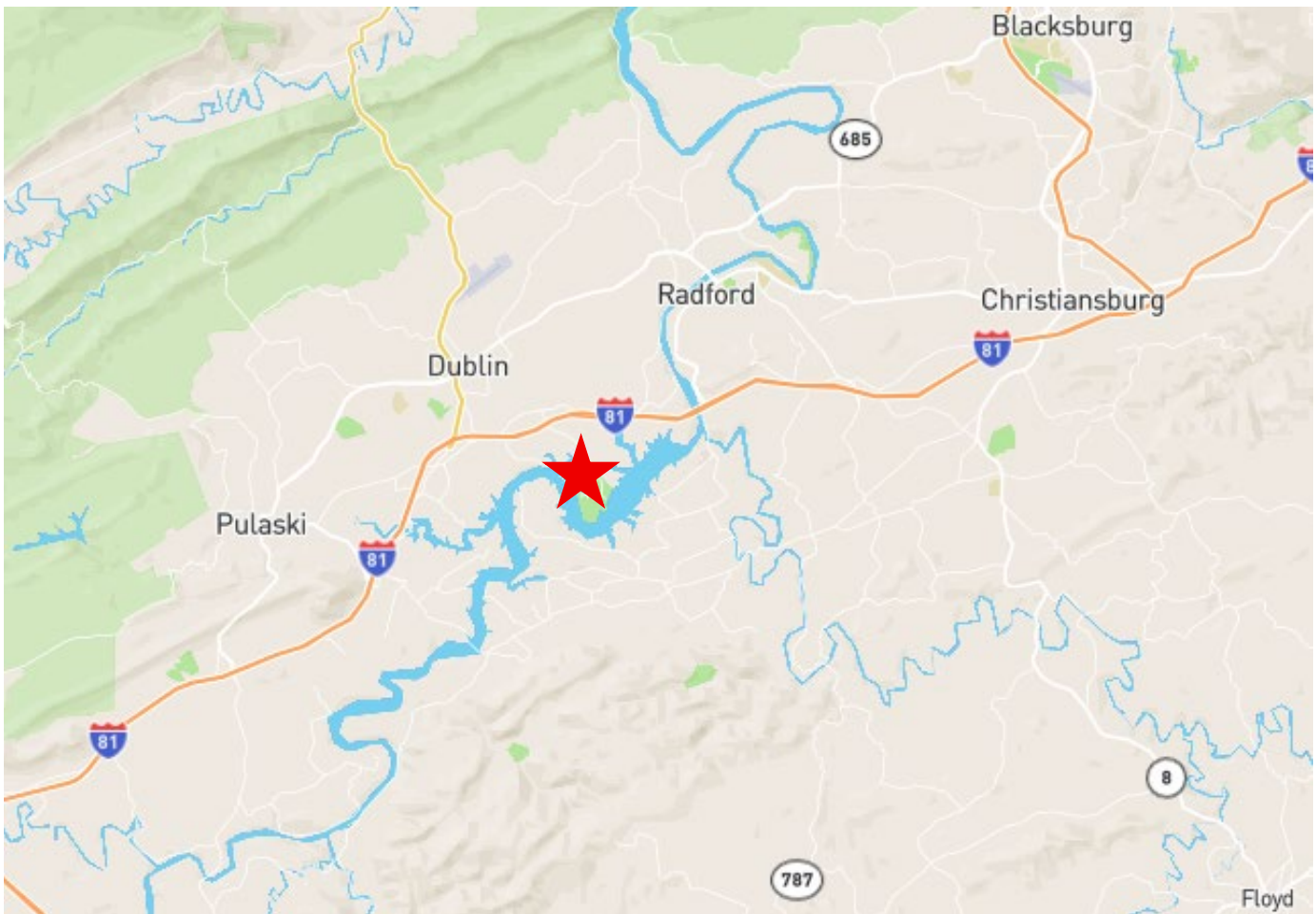
6321 W H Smith Dr.,
Dublin, VA 24084



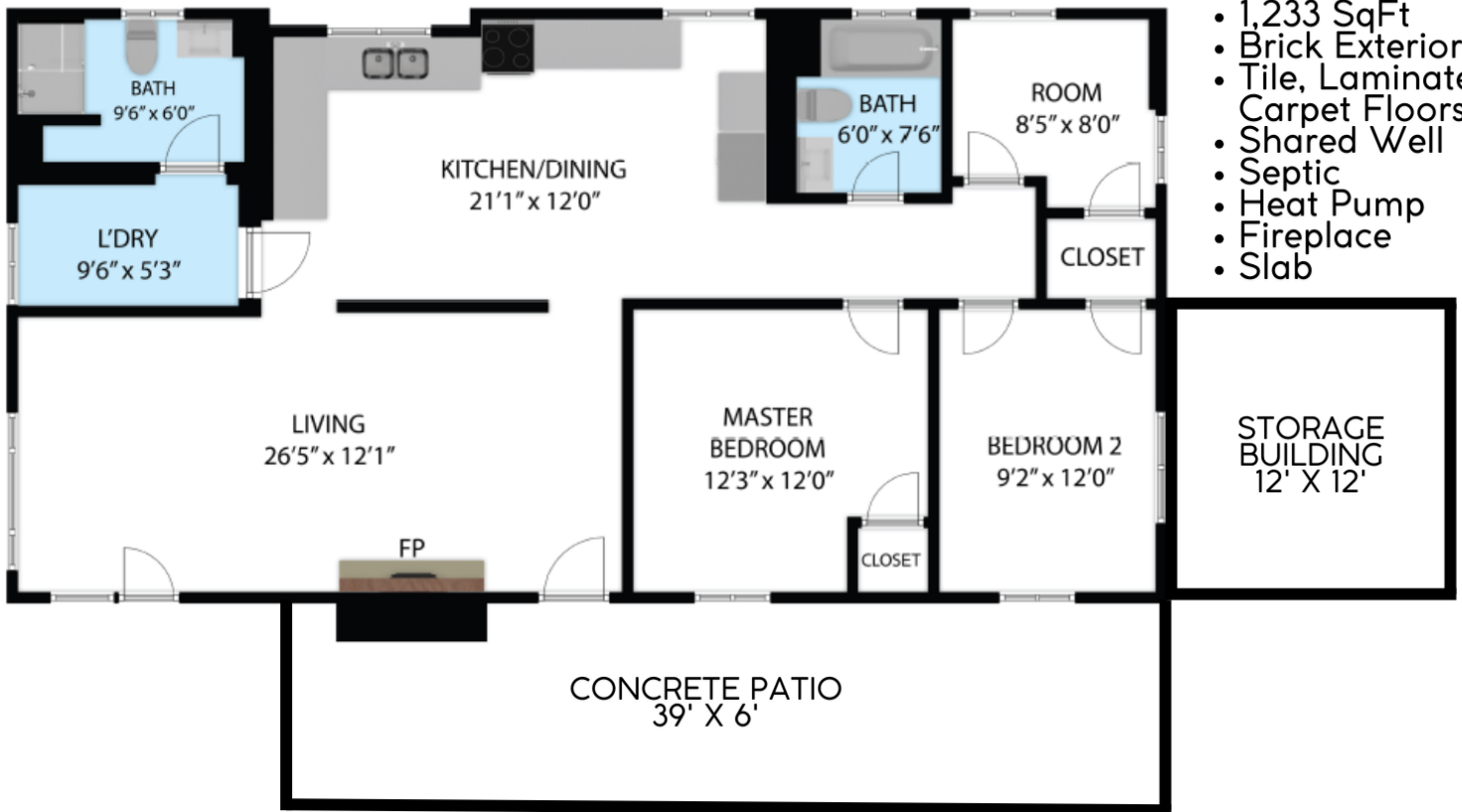


Location

6321 W H Smith Dr.,
Dublin, VA 24084



Floor Plan



- 3 bed, 2 bath
- 1,233 SqFt
- Brick Exterior
- Tile, Laminate, and Carpet Floors
- Shared Well
- Septic
- Heat Pump
- Fireplace
- Slab

066-006-0000-0002

HAGY RENTALS LLC

6321 W H SMITH DR

2

Tax ID R014495 0

Printed 1/12/2026

Card No. 1 of 1

HAGY RENTALS LLC
 4221 CHILDRESS RD
 CHRISTIANSBURG VA 24073
 LOT 2 - 100 X 181 PLUS 3 X 100 HOWE LAND SMITH SUBD
 DEED BK - 2008, DEED PG - 782

Neighborhood Number
 100

Neighborhood Name
 Lake North

TAXING DISTRICT INFORMATION

Jurisdiction Name Pulaski County
 Area 001
 District 03
 Parent Parcel Number
 Dept. of Tax Code 2 SF Residential Suburban
 Property Address 6321 W H SMITH DR

Site Description

Topography:
 Rolling
 Neighborhood:
 Static
 Zoning:
 LR: Low Density Residential, LR
 Legal Acres:

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
MILES JAMES L & MARY LOU	400000	11/19/2021	D 2021 D 4894	BS
MILES ENTERPRISES INC	0	02/13/2008	D 2008 D 0782	
ROBERTS JANICE	165000	09/09/2003	D 2003 D 6491	
SNEAD GEORGE M	0	06/29/1959	D 0186 D 0302	

Valuation Record

Assessment Year	01/01/2014	01/01/2015	01/01/2017	01/01/2021					
Reason for Change		2015 Reasses	REQ POSTING	2021 Reval					
0	L	150000	150000	150000	160000				
	I	128900	104900	104900	116200				
	T	278900	254900	254900	276200				
									Taxable Value: 276200



Land/Use Information

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
				Total Land Value: 160000

066-006-0000-0002

HAGY RENTALS LLC

6321 W H SMITH DR

Tax ID R014495 0

Printed 1/12/2026

Style: 75 Ranch/Rambler
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1233
 Attic: None
 Basement: None

ACCOMMODATION
 Finished Rooms: 2
 Bedrooms: 2

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-elec

	Lower /Bsmt	1	Full Upper	Part Upper
Air Cond	0	1233	0	0

ROOFING
 Material: Comp sh to 235#
 Type: Gable
 Framing: Std for class
 Pitch: Medium 5/12-8/12

PLUMBING

#	TF
3 Fixt. Baths	2 6
Kit Sink	1 1
Water Heat	1 1
TOTAL	8

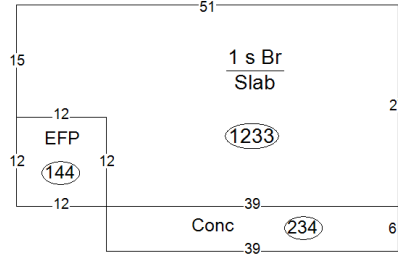
FLOORING
 Slab 1.0
 Carpet 1.0
 Vinyl sheet 1.0

REMODELING AND MODERIZATION
 Amount Date

EXTERIOR COVER
 Brick 1.0

INTERIOR FINISH
 Paneling 1.0

- 01
- 02
- 03
- 04
- 05
- 06



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00		C-5	1975	1985	AV	1233
01	FL DOCK	0.00	1	D	2014	2014	AV	96
02	BULKHEAD	0.00	1	D	1990	1990	AV	0
03	CB BLDG	0.00	4	D	1990	1990	AV	0
04	BOATLIFT	0.00	1	D	2014	2014	AV	392
05	DOCK	0.00	1	D	2014	2014	AV	504
06	FR STRG	0.00	1	C	2014	2014	AV	120
Total Improvement Value								116200

DOCUMENT PREPARED BY (PLEASE RETURN TO):
Patrick K. Moore, P.C., 520 West Main Street, Radford, VA 24141
VSB#36181

TITLE INSURANCE: Fidelity National Title Insurance Company
CONSIDERATION: \$400,000.00
TAX ASSESSMENT: \$276,200.00
PARCEL ID: 000014495; **TAX MAP #:** 066-006-0000-0002

GRANTEE ADDRESS: 4221 Childress Rd. Christiansburg VA 24073

THIS DEED, made and entered into this 18th day of November, 2021, by and between **JAMES L. MILES** and **MARY LOU MILES**, parties of the first part (GRANTORS), and **HAGY RENTALS, LLC**, a **Virginia limited liability company**, party of the second part (GRANTEE).

WITNESSETH:

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged by the parties of the first part, the said parties of the first part do hereby bargain, sell, grant, and convey, with General Warranty and Modern English Covenants of Title, unto the said **HAGY RENTALS, LLC, a Virginia limited liability company**, all those two (2) certain lots or parcels of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being on the waters of Claytor Lake, in the Ingles (formerly Newbern) Magisterial District of Pulaski County, Virginia, and more particularly described as follows:

PARCEL I:

BEING all of Lot Number Two (2), as shown and described on a plat Showing "W.H. Smith Lots and Right of Way to Same Lying on the North Side of Claytor Lake" prepared by E. H. Millirons, Surveyor, dated June 16, 1950, a copy of which said map is appended to, made a part of, and recorded with the deed from W. H. Smith and Fannie B. Smith, his wife, to Charles W. Blevins, dated June 26, 1950, in the Clerk's Office of the Circuit Court of Pulaski County, Virginia.

TOGETHER WITH a perpetual right of use of the roadway easement leading from the (now or formerly) W.H. Smith residence to its intersection with the Howe Road (Virginia State Route 660).

This conveyance is made expressly **SUBJECT TO** the reservation of an easement ten (10) feet in width extending across the Southern Boundary of said lot as shown on the aforesaid plat as a means of ingress to, and egress from, the other lots shown on the said map. Said right of way is a perpetual easement appurtenant to the other lots as shown on said map.

PARCEL II:

BEGINNING at a point, which said point is the common Northwest corner of Lot No. 1, with the Northeast corner of Lot No. 2 of the W.H. Smith lots according to a plat mentioned hereinabove, prepared by E. H. Millirons, dated June 16, 1950; thence North 13 deg. 0' West 3 feet to a point; thence South 77 deg. 0' West 100 feet to a point; thence South 13 deg. 0' East 3 feet to a point; thence with the North line of Lot No. 2 on the above-referenced plat, North 77 deg. 0' East 100 feet to the point of **BEGINNING**.

AND BEING all of the same property conveyed unto James L. Miles and Mary Lou Miles from Miles Enterprises, Inc., a Virginia Corporation, by deed dated February 1, 2008, recorded in the aforesaid Clerk's Office as Instrument Number 080000782.

THIS CONVEYANCE is made **TOGETHER WITH** and **SUBJECT TO** the terms of that Deed of Easement of Right of Way for Ingress and Egress and Road Maintenance Agreement dated February 25, 2021, of record in the aforesaid Clerk's Office as Instrument Number 202100743.

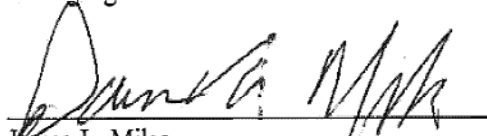
THIS CONVEYANCE is made **SUBJECT TO** the terms of that Easement of Shared Well Use and Maintenance Agreement dated February 25, 2021, of record in the aforesaid Clerk's Office as Instrument Number 202100744.

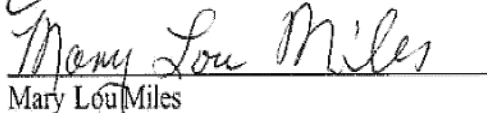
THIS CONVEYANCE is made subject to all easements, rights-of-way, restrictions, covenants and conditions of record to the extent that they may lawfully apply to the hereinabove described property.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OR TITLE SEARCH PREPARED BY THIS OFFICE.

NO LEGAL OR TAX ADVICE WAS PROVIDED BY PATRICK K. MOORE, PC IN CONJUNCTION WITH THE PREPARATION OF THIS DOCUMENT.

WITNESS the following signatures and seals.

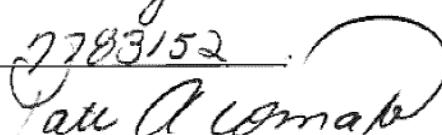

James L. Miles (Seal)


Mary Lou Miles (Seal)

STATE OF Virginia
CITY / COUNTY OF Rockford, TO-WIT:

The foregoing instrument was acknowledged before me this 18th day of November, 2021, by James L. Miles and Mary Lou Miles.

My commission expires January 31, 2022

Registration number 7783152

Notary Public



Road Maintenance Agreement

PLEASE RETURN RECORDING TO

Document prepared by Patrick K. Moore, P.C.
VSB # 36181

PARCEL ID: 230474; 027333; TAX MAP #: 066-026-0000-0005; 066-026-0000-005C; 066-026-0000-005B;
066-026-0000-005A; 066-006-0000-0002

GRANTEE ADDRESS: 4605 Carlton Dr. Dublin, VA 24004; 2325 Giles Dr. Christiansburg, VA 24073

**THIS DEED OF EASEMENT OF RIGHT OF WAY FOR INGRESS AND
EGRESS AND ROAD MAINTENANCE AGREEMENT** is made and entered into this 25th
day of February, 2021, by and between **CHARLES RAY MCKINSTER** and
LORETTA J. MCKINSTER, parties of the first part, and **JAMES L. MILES** and **MARY
LOU MILES**, parties of the second part.

WITNESSETH:

WHEREAS, CHARLES RAY MCKINSTER and **LORETTA J.
MCKINSTER**, parties of the first part, are the current owner of those lots or parcels of land
known as "Remainder T. P. 066-26-5," containing 2.00 acres, and designated as Tax Map
Number 066-026-0000-0005, "New Lot 'C,'" containing 1.00 acre, and designated as Tax Map
Number 066-026-0000-005C, "New Lot 'B,'" containing 1.00 acre, and designated as Tax Map
Number 066-026-0000-005B, and "New Lot 'A,'" containing 1.00 acre, and designated as Tax
Map Number 066-026-0000-005A, as shown and described on a map entitled "Plat of Family
Subdivision for Charles Ray McKinster and Loretta J. McKinster Showing Lot 5 Claytor Lake
Village Subdivision and Creating New Lot 'A' (1,000 Acre), New Lot 'B' (1,000 Acre), New
Lot 'C' (1,000 Acre) Also Showing the Remainder of Lot 5 (2,000 Acres) and the Creation of
the 20' Ingress/Egress Easement the Property is Located in the Ingles Magisterial District and

Situated in Pulaski County, Virginia," prepared by Lowell Thomas Bowman, III, Land Surveyor, dated March 8, 2017, of record in the Clerk's Office of the Circuit Court of Pulaski County, Virginia in Plat Book 172, Page 9, and as Instrument Number 170001435.

WHEREAS, JAMES L. MILES and MARY LOU MILES, parties of the second part, are the current owners of that lot or parcel of land designated as Tax Map Number 066-006-0000-0002.

WHEREAS, the parties of the second part gain access to the aforesaid property designated as Tax Map Number 066-006-0000-0002, from Cardinal Drive along a private drive, shown and described as "20' Ingress/Egress Easement" on the aforesaid plat, over and across the properties owned by the parties of the first part known as "Remainder T. P. 066-26-5," containing 2.00 acres, and designated as Tax Map Number 066-026-0000-0005, "New Lot 'C,'" containing 1.00 acre, and designated as Tax Map Number 066-026-0000-005C, and "New Lot 'B,'" containing 1.00 acre, and designated as Tax Map Number 066-026-0000-005B; and,

WHEREAS, the parties of the second part further gain access to the aforesaid property designated as Tax Map Number 066-006-0000-0002 over and across the property owned by the parties of the first part known as "New Lot 'A,'" containing 1.000 acre, and designated as Tax Map Number 066-026-0000-005A, along a private drive shown and described as "Honeysuckle Ln. (15' R/W Along Paved Road)" on the hereinafter described plat.

WHEREAS, the parties hereto desire to enter into an agreement setting forth a shared right of way and maintenance agreement.

NOW, THEREFORE, the parties herein grant, declare and covenant as follows:

1. A nonexclusive perpetual easement of right of way extending from Cardinal Drive, across the properties of the parties of the first part herein, designated as Tax Map Numbers 066-026-0000-0005, 066-026-0000-005C, and 066-026-

0000-005B, along a private drive shown and described as "20' Ingress/Egress Easement" on the aforesaid plat, and across the property of the parties of the first part herein, designated as Tax Map Number 066-026-0000-005A, along a private drive shown and described as "Honeysuckle Ln. (15' R/W Along Paved Road)" on the aforesaid plat, for the benefit of the parties of the second part herein, their heirs, successors and/or assigns, for ingress and egress to and from their property known as Tax Map Number 066-006-0000-0002.

2. The parties herein, together with the other owners who use the said private drives, shall mutually provide for the maintenance and upkeep of the existing private drives, to keep said private drives in their current condition.

THIS EASEMENT OF RIGHT OF WAY FOR INGRESS AND EGRESS AND ROAD MAINTENANCE AGREEMENT is also subject to any and all additional rights-of-way, easements, conditions, restrictions, and covenants appearing of record in the aforesaid Clerk's Office as they may lawfully apply to the property herein conveyed. This easement shall run with the land and bind the heirs, successors or assigns of parties of the first, second, and third parts, unless modified by written instrument.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OR TITLE EXAMINATION PREPARED BY THIS OFFICE.

NO LEGAL OR TAX ADVICE WAS PROVIDED BY PATRICK K. MOORE, PC IN CONJUNCTION WITH THE PREPARATION OF THIS DOCUMENT.

WITNESS the following signatures and seals.

Charles Ray McKinster (Seal)
Charles Ray McKinster

Loretta J. McKinster (Seal)
Loretta J. McKinster

STATE OF Virginia
CITY / COUNTY OF Radford, TO-WIT:

The foregoing instrument was acknowledged before me this 25th day of February, 2021, by Charles Ray McKinster and Loretta J. McKinster.

My commission expires 4-30-24

Registration Number 7896984

AFFIX NOTARIAL SEAL

David Joseph Hart
Notary Public



James L. Miles (Seal)
James L. Miles

Mary Lou Miles (Seal)
Mary Lou Miles

STATE OF Virginia
CITY / COUNTY OF Radford, TO-WIT:

The foregoing instrument was acknowledged before me this 25th day of February, 2021, by James L. Miles and Mary Lou Miles.

My commission expires 4-30-24.

Registration Number 7846484.

AFFIX NOTARIAL SEAL

David Joseph Hurt
Notary Public



Shared Well Agreement

PLEASE RETURN RECORDING TO

Document prepared by Patrick K. Moore, P.C.
VSB # 36181

TAX MAP: 066-026-0000-005A; 066-006-0000-0002

GRANTEE ADDRESS: 4805 Barton Dr. Dublin, VA 24084; 2325 Giles Dr. Christiansburg, VA 24073

THIS EASEMENT OF SHARED WELL USE AND MAINTENANCE AGREEMENT is made and entered into this 25th day of February, 2021, by and between **JAMES L. MILES** and **MARY LOU MILES**, parties of the first part; and **CHARLES RAY MCKINSTER** and **LORETTA J. MCKINSTER**, party of the second part.

WITNESSETH:

THAT FOR and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties of the first part and the parties of the second part, to-wit:

WHEREAS, the parties of the first part are the owners of a certain tract or parcel of land designated as T.P. 066-6-2 as shown on a certain plat of survey entitled "Plat of Family Subdivision for Charles Ray McKinster and Loretta J. McKinster Showing Lot 5 Claytor Lake Village Subdivision and Creating New Lot 'A' (1.000 Acre), New Lot 'B' (1.000 Acre), New Lot 'C' (1.000 Acre) Also Showing the Remainder of Lot 5 (2.000 Acres) and the Creation of the 20' Ingress/Egress Easement the Property is Located in the Ingles Magisterial District and Situated in Pulaski County, Virginia" prepared by Lowell Thomas Bowman, III, Land Surveyor, dated March 8, 2017, and said plat is recorded in the Clerk's Office of the Circuit Court of Pulaski County, Virginia in Plat Book 172, Page 9, and as Instrument Number 170001435; and

being the same property conveyed to the parties of the first part herein from Miles Enterprises by Deed dated February 1, 2008, of record in the aforesaid Clerk's Office as Instrument Number 20080782; and,

WHEREAS, the party of the second part is the owner of a certain tract or parcel of land designated as New Lot "A", containing 1.000 acres, as shown and described on the aforesaid plat of survey; and being a portion of the same property conveyed to the party of the second part herein from Earl Craig Smith by Deed dated October 24, 2016, of record in the aforesaid Clerk's Office as Instrument Number 20160003393; and,

WHEREAS, there is a well located on the property of the parties of the first part described herein, together with a water distribution system, for the purpose of supplying water to the parcels described herein.

WHEREAS, the parties hereto desire to enter this Agreement for the purpose of reducing to writing their respective rights and obligations pertaining to said well and water distribution system;

NOW THEREFORE, in consideration of the foregoing, the parties of the first part and the parties of the second part hereby covenant, promise, and agree to the following:

1. That the parties of the first part and the parties of the second part each have an easement across the lands of the other with the rights of access and to draw water from the well. "Lands of the other" is constituted solely of New Lot "A" and T.P. 066-6-2, as shown on the aforesaid plat of record.
2. To equally share in all costs of maintenance, inspection, disinfection, testing, upkeep, and repair of the shared well located on the land of the parties of the first part.
3. To equally share in all electricity costs necessary to operate said well.

4. To equally share in the costs of replacement of the well system components due to wear, obsolescence, incrustation or corrosion.
5. To equally share in the costs of system improvements to increase the service life of a material of component to restore well yield, or to provide necessary system protection.
6. It is acknowledged that the shared well has valves on each of the service lines to the said parcels described herein, allowing water to be shut off to one parcel without interrupting service to the other parcel. The parties herein agree that water shall continue to be supplied to the parcel owned by the parties of the second part, even if the parties of the first part have no further need for the shared well system. In the event that the parties of the first part are no longer using the shared well, the parties of the second part shall assume all costs for her continuing water supply.
7. Well water usage for anything other than bona fide domestic purposes is prohibited.
8. Any mortgagee holding a Deed of Trust on either of the parcels herein described shall be considered a party to this agreement until such Deed of Trust is released.
9. Well water sampling and testing by the local authority shall be permitted upon the request of either of the parties herein at any time.
10. No additional living units shall be added to the shared well system without the consent of the parties herein. Upon the consent of the parties herein, an amendment to this Agreement to add the additional unit shall be required, binding the owner of the additional unit to all terms described in this Agreement.
11. No party may locate or relocate any element of an individual sewage disposal system within 75 feet of the Well.
12. No party may install landscaping or improvements that will impair the use of the easements described in item 1 herein.

13. Any removal and replacement of preexisting site improvements, necessary for system operation, maintenance, replacement, improvement, inspection or testing, will be at the cost of the respective owner, except for costs to remove and replace common boundary fencing or walls, which shall be shared equally by the parties herein. If testing reveals a significant water quality deficiency, corrective measures may be implemented with the consent of both parties herein.
14. Consent by both parties herein shall be required, except in emergencies, before action is taken for system maintenance, replacement or improvement. Upon consent of both parties herein, all costs for system maintenance, replacement or improvement are to be shared equally by the parties herein. No party is responsible for unilaterally incurred shared well debts of another party, except for correction of emergency situations.
15. Either party herein may correct an emergency in the absence of the other party. An emergency is defined as failure of any shared portion of the system to deliver water upon demand. Emergency correction costs are to be equally shared by the parties herein.
16. This agreement may be amended to ensure equitable readjustment of shared costs if there are significant changes in well pump energy rates, or if there are changes to the occupancy or use by either of the parties herein.
17. Any necessary replacement or improvement of a system element(s) shall, at a minimum, restore original system performance.
18. Each party herein shall be responsible for prompt repair of any detected leak in their respective water service line or plumbing system.
19. If system damage is caused exclusively by either party herein, all repair costs to correct the system damage shall be made solely by the responsible party. Costs to repair system

damage caused by residents and/or guests of either of the parties herein shall be considered the sole responsibility of the respective party herein.

20. If system damage is caused by someone other than the parties herein, their residents, or guests, all repair costs to correct system damage shall be shared equally by the parties herein.

21. Each party shall be responsible for the necessary repair or replacement of the service line connecting their respective dwelling to the well system.

22. Costs shall be shared equally between the parties herein for abandoning all or part of the shared well to avoid contamination of ground water and other hazards.

23. It is specifically understood by the parties herein that prompt collection and prompt payment of costs for system operation, maintenance, replacement, and improvement is required.

24. This Agreement may not be amended during the term of a federally insured or federally guaranteed mortgage on any parcel served, except as provided in items 10 and 16 herein.

THIS AGREEMENT shall constitute a covenant running with the parcels of land herein described, and shall be binding upon signatory parties and their heirs, successors in title, and assigns of the parties hereto.

WITNESS the following signatures and seals.

Charles Ray McKinster
Charles Ray McKinster

Loretta J. McKinster
Loretta J. McKinster

STATE OF VIRGINIA

COUNTY/CITY OF Radford TO-WIT:

The foregoing instrument was acknowledged before me this 25th day of

February, 2021 by Charles Ray McKinster and Loretta J. McKinster.

My commission expires 4-30-24

Registration No. 7896989

David Joseph Hart
Notary Public



LAW OFFICES
PATRICK K. MOORE, P.C.
520 WEST MAIN STREET
RADFORD, VA 24141
(840) 833-1590

James L. Miles
James L. Miles
Mary Lou Miles
Mary Lou Miles

STATE OF VIRGINIA

COUNTY/CITY OF Radford, TO-WIT:

The foregoing instrument was acknowledged before me this 25th day of February, 2021 by James L. Miles and Mary Lou Miles.

My commission expires 4-30-24

Registration No. 7896984

David Joseph Hart
Notary Public



CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of May 8th 2026, between Hagy Rentals LLC, by and through Beny Hagy 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 Pulaski, Virginia, and described as:

2. Legal Description –

+/- 0.42 acres and improvements; Parcel ID: 066-006-0000-0002; DB 2021, PG 4894; Tax ID R014495

Address: 6321 W H Smith Dr., Dublin, VA 24084

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 will make a deposit with the Attorney or Title Company of Purchasers Choice, of **\$10,000** (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Attorney or Title 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 June 22nd, 2026 ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

6. Required Disclosures.

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

Seller's Initials _____

Purchaser's Initials _____

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

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

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

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

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

Seller's Initials _____

Purchaser's Initials _____

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

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

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

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

NOTICE

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

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

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

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

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

Seller's Initials _____

Purchaser's Initials _____

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

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

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

7. **Standard Provisions.**

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

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In

Seller's Initials _____

Purchaser's Initials _____

addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

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

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

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

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

(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.

Seller's Initials _____

Purchaser's Initials _____

- (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.

- (j) **Easements.** Buyer acknowledges that property is subject to shared well easement agreement and a road maintenance agreement. Bidder has reviewed both documents provided by auctioneer.

- (k) **Other.** Seller is a licensed VA real estate agent.

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.

Hagy Rentals LLC Date
by and through Beny Hagy

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Seller's Initials _____

Purchaser's Initials _____



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



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

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

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

 _____ 03/25/2026 _____ (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:** 6321 W H Smith Dr., Dublin, VA 24084

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

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



Owner

Owner

03/25/2026
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



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 Pulaski and is described as follows:
6321 W H Smith Dr., Dublin, VA 24084

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)

BHJS (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): _____

BHJS (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)

MJ (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.

03/25/2026 / <u>[Signature]</u>	_____ / _____
Date Seller	Date Purchaser
_____ / _____	_____ / _____
Date Seller	Date Purchaser
03/25/2026 / <u>Matt Gallimore</u>	_____ / _____
Date Agent	Date Agent

For informational purposes only:

Firm: _____ Firm: _____
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