

AUCTION & REAL ESTATE INFORMATION

Christopher Julien Ramrattan & Jessica Lynn Ramrattan | Online-Only Auction

AUCTION INFORMATION

AUCTION DATE	BUYER'S PREMIUM	DEPOSIT AMOUNT	CLOSING DATE
November 13, 2026 4:00 PM	10%	\$5,000	On or before December 28, 2026
Auction Format		Online only; bids are subject to Seller approval.	
Bidding Website		BlueRidgeLandandAuction.HiBid.com	
Soft Close		A bid received within the final 2 minutes extends bidding for 2 minutes; each bid during an extension restarts the 2-minute period.	
Auction Contact		United Country Blue Ridge Land & Auction • (540) 745-2005	

MOUNTAIN LAND | ±100.484 ACRES

Address	TBD Gator Mountain Rd., Hiwassee, VA 24347
Parcel / Tax ID	Parcel ID #124-001-0000-0009 • Tax ID R013767
Acreage	±100.484 acres
Property Type	Vacant mountain land; Pulaski County record classifies the parcel as agricultural/undeveloped over 99 acres

SITE INFORMATION

County / District	Pulaski County, Virginia • Ingles Magisterial District
Legal Reference	DB 2007 PG 5621; current deed recorded as Instrument #202402908
Survey	Donald V. Semones, CLS survey dated July 1992; recorded in Slide 274, Page 3
Preview	Property may be inspected by appointment through the Auction Company or Auctioneer Matt Gallimore at (540) 239-2585

LAND & TOPOGRAPHY

Topography	Mountainous terrain; Pulaski County property record lists the site topography as rolling
Land Cover	Predominantly wooded, as depicted by the aerial mapping in the Bidder Packet
Zoning	Pulaski County property record lists zoning as C, C
Maps	Aerial and contour maps in the Bidder Packet show approximate boundaries and substantial elevation change; refer to the recorded survey for exact boundaries

ACCESS INFORMATION

Recorded Access	Auction materials state the property does not have a legal recorded easement for access
Historical Road Use	The access road has reportedly been used for more than 20 years by multiple property owners along the road
Due Diligence	Bidders should independently investigate access and obtain legal/title advice as desired; the Auction Company is not providing a legal opinion regarding access

GENERAL AUCTION NOTES

Earnest Money	\$5,000 non-refundable deposit, due by wire transfer or certified funds no later than 48 hours after the auction closes
Possession	At closing, after payment in full and transfer of title
Deed	General warranty deed
Taxes	Current-year real estate taxes will be prorated through the date of closing
Condition	Real estate is sold as-is, where-is, with no warranties expressed or implied; financing is not a contingency

SOURCE NOTES

- Acreage, parcel identification, topography, zoning and survey references are summarized from the Pulaski County property record, deed and survey included in the Bidder Packet.
- Access and auction terms are summarized from the Bidder Packet. Buyers should perform their own due diligence regarding legal access; the complete auction agreement and purchase contract control.



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 – Christopher Julien Ramrattan & Jessica Lynn Ramrattan

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

AUCTION DATE – Friday, November 13th, 2026 at 4 PM

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

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

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

OFFERING –

Legally described as:

Parcel ID: 124-001-0000-0009, +/- 100.484 acres; Tax ID R013767; DB 2007 PG 5621

Address: TBD Gator Mountain Rd., Hiwassee, VA 24347

- **Online Bidding Open NOW**
- **Online Bidding Closes on Friday, November 13th, 2026 at 4 PM (EST)**

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

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

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval. 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 **\$5,000** 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, December 28th, 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) **General Research Regarding Access:** Bidders should do their own due diligence regarding access. Auction company is not providing legal advice or opinion regarding access. Property is being sold as - is. This Property does not have a legal recorded easement for access. However, the road has been used for over 20 years by multiple property owners along the road.

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



Auction Services

Aerial



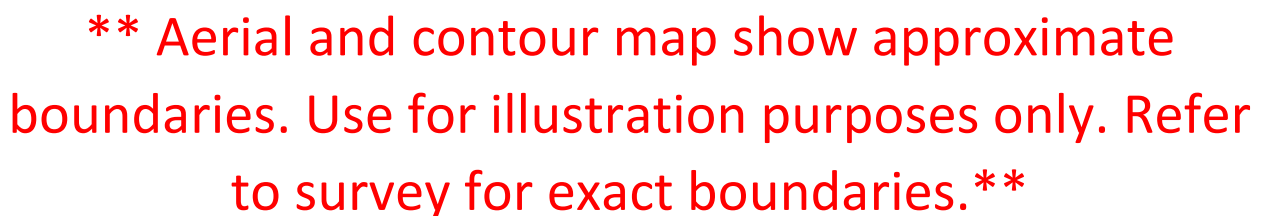
**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Aerial

Access to the Property is below.







Neighborhood

TBD Gator Mountain Rd.,
Hiwassee, VA 24347





Location

TBD Gator Mountain Rd.,
Hiwassee, VA 24347



RAMRATTAN CHRISTOPHER JULIEN &
JESSICA LYNN
2044 LAUREL RIDGE MILL RD
RINER VA 24147
TASKER LAND
DEED BK - 2007, DEED PG - 5621

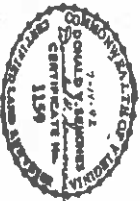
Neighborhood Number
1100
Neighborhood Name
Snowville & Hiwassee
Areas
TAXING DISTRICT INFORMATION
Jurisdiction Name Pulaski County
Area 001
District 03
Parent Parcel Number
Dept. of Tax Code 6 Agri/Undeveloped over 99
 acres
Property Address

Site Description
Topography:
Rolling
Neighborhood:
Static
Zoning:
C, C
Legal Acres:
100.4840

Tax ID R013767 0			Printed 8/18/2026		Card No. 1 of 1	
Transfer of Ownership						
Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type		
BROWN MALISA BROOKE	100000	10/25/2024	D 2024 D 2908	BS		
BROWN TOMMY ALAN	0	10/22/2024	W 2024 W 0284	RA		
REESE WILLIAM G	50000	11/14/2007	D 2007 D 5621			
PUGH JUDITH H	25000	01/31/1986	D 0408 D 0606			

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 80400	80400	80400	80400					
	I 0	0	0	0					
	T 80400	80400	80400	80400					
								Taxable Value:	80400

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: 80400



1. HERBY GENTRY THAT THE PLAT BE DRAWN FROM AN ACTUAL SURVEY AND ADJUSTED TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

WOM ON FORMERLY PROPERTY L. DOBSON JR. D. B. 200, PG. 126

WOM ON FORMERLY PROPERTY L. DOBSON JR. D. B. 200, PG. 126

N 16°-28'-01" E 337.11' N 48°-41'-33" E 42.10'

PER FORD

S 11°-52'-19" W 69.69'

P.L.

100.4840 ACRES

DEAN PHELPS D. B. 20, PG. 364



WOM ON FORMERLY PROPERTY L. DOBSON JR. D. B. 200, PG. 126

P.L.

WOM ON FORMERLY PROPERTY L. DOBSON JR. D. B. 200, PG. 126

P.L.

BEAT BECKETT BARNESON LARRY JACKSON FOLDER D. B. 200, PG. 126

DEAN PHELPS D. B. 20, PG. 364

DEED BOOK 408, PAGE 608
GEORGE V. REESE
ANNA P. REESE
INGLES MAGISTERIAL DISTRICT
PULASKI COUNTY, VIRGINIA

SCALE 1" = 200'
DONALD V. REESE
PULASKI COUNTY, VA. 24363
AREA 100.4840 ACRES

100.4840 ACRES

VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT

Instrument Date: 10/24/2024
Instrument Type: DBS
Number of Parcels: 0 Number of Pages: 2
[] City [X] County

PULASKI

TAX EXEMPT? VIRGINA/FEDERAL LAW

[] Grantor:

[] Grantee:

Consideration: \$100,000.00

Existing Debt: \$0.00

Actual Value/Assumed: \$80,400.00

PRIOR INSTRUMENT UNDER § 58.1-803(D)

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: Original Page Number:

Prior Recording At: [] City [X] County

PULASKI

BUSINESS / NAME

1 [] Grantor: MALISA BROOKE BROWN

2 [] Grantor: TOMMY ALAN BROWN

1 [] grantee: CHRISTOPHER JULIEN RAMRATTAN

2 [] grantee: JESSICA LYNN RAMRATTAN

GRANTEE ADDRESS:

Name: Christopher Julien Ramrattan

Address: 2044 Laurel Ridge Mill RD

City: Riner

Book Number: Page Number:

Parcel Identification Number (PIN):

Short Property Description: 100.4840 acres

Current Property Address:

City: Hiwassee

Instrument Prepared By: Tracy Bryan Horstkamp

Recording Returned To: Virginia Title Center

Address: 3565 Electric RD Suite J

City: Roanoke

INSTRUMENT 202402908
RECORDED IN THE CLERK'S OFFICE OF
PULASKI COUNTY CIRCUIT COURT ON
OCTOBER 25, 2024 AT 09:41 AM
\$100.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$50.00 LOCAL: \$50.00
SPENCER A. RYGAS, CLERK
RECORDED BY: RXS

(Area Above Reserved For Deed Stamp Only)

Original Instrument Number:

Percentage In This Jurisdiction: 100%

Instrument Number:

Tax Map Number: 124-001-0000-0009

State: VA Zip Code: 24347

Recording Paid By: Virginia Title Center

State: VA Zip Code: 24018

Prepared By: Tracy Bryan Horstkamp, Esquire
1184 Hawling Place, SW, Leesburg, VA 20175
Phone: 703.669.4935 VA Bar #39623

Return to: Virginia Title Center, LLC
3565 Electric Road, Ste J, Roanoke, VA 24018
File Number: 202413723RO

Title Insurer: Investors Title Insurance Company

Tax Id. No: 124-001-0000-0009

Grantees Address: **2044 Laurel Ridge Mill RD, Riner Va 24149**

Consideration: \$100,000.00

Assessed Value: \$80,400.00

--- DEED ---

THIS DEED is made this 24th day of OCTOBER, 2024, by and between **MALISA BROOKE BROWN**, HEIR AT LAW OF **TOMMY ALAN BROWN**, as Grantor, and **CHRISTOPHER JULIEN RAMRATTAN** and **JESSICA LYNN RAMRATTAN**, a married couple, as Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, in fee simple, with General Warranty and English Covenants of Title, unto the Grantees, as tenants by the entirety with the common law right of survivorship, the following described property, with improvements thereon, located in the County of Pulaski, Virginia (the "Property"):

All that certain tract or parcel of land lying and being in the Ingles Magisterial District of Pulaski County, Virginia, and more particularly described as follows: BEGINNING at a pipe found in the line of lands of Rhudy Phillips and Edith Jean Phillips and corner to lands now or formerly owned by R. L. Bowling and Robert

A. Dodson, Jr.; thence N. 36-48-39 W., 2,103.64 feet to a pipe found; thence N. 48-41-33 E., 42.14 feet to a set stone found; thence N. 16-26-01 E., 357.11 feet to a pipe found; thence N. 41-26-11 E., 1,609.80 feet to a pipe found; thence S. 36-37-54 E., 2,385.21 feet to an axle set; thence S. 45-17-05 W., 1,914.91 feet to the point of the BEGINNING, containing 100.4840 acres, as shown on plat of survey by Donald V. Semones, CLS, dated July 1992, and recorded in the Clerk's Office of the Circuit Court of the County of Pulaski, Virginia in Slide 274, page 3.

And being the same property conveyed unto Tommy Alan Brown by Deed dated October 30, 2006, and recorded November 14, 2007, as Instrument Number 070005621, among the aforesaid land records. Said Tommy Alan Brown died intestate December 12, 2019, and pursuant to the Real Estate Affidavit probated as Court File No. 202400284, the property passed to Malisa Brooke Brown.

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

WITNESS the following signature and seal:

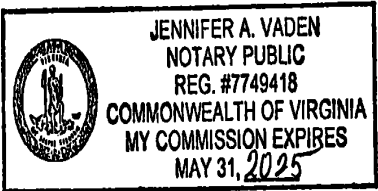
Malisa Brooke Brown (SEAL)
Malisa Brooke Brown

STATE OF VIRGINIA :
CITY/COUNTY OF PULASKI :

The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 2024, by Malisa Brooke Brown.

Jennifer A. Vaden
NOTARY PUBLIC

My Commission expires: MAY 31, 2025
Notary Registration No.: 7749418



INSTRUMENT 202402908
RECORDED IN THE CLERK'S OFFICE OF
PULASKI COUNTY CIRCUIT COURT ON
OCTOBER 25, 2024 AT 09:41 AM
\$100.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$50.00 LOCAL: \$50.00
SPENCER A. RYGAS, CLERK
RECORDED BY: RXS

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of November 13th 2026, between Christopher Julien Ramrattan & Jessica Lynn Ramrattan 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:

Parcel ID: 124-001-0000-0009, +/- 100.484 acres; Tax ID R013767; DB 2007 PG 5621

Address: TBD Gator Mountain Rd., Hiwassee, VA 24347

2. **Purchase Price:** The purchase price of the Property is: _____ (hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.
3. **Deposit.** Purchaser will make a deposit with the Attorney or Title Company of Purchasers Choice, of \$5,000 (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.
4. **Settlement Agent and Possession.** Settlement shall be made at Attorney/Title Company of Purchaser's Choice on or before December 28th 2026 ("Settlement Date"). Possession shall be given at Settlement.
5. **Required Disclosures.**
 - (a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

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;

Seller's Initials _____

Purchaser's Initials _____

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

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

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

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form is not attached because property is vacant land and exempt.

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

Seller's Initials _____

Purchaser's Initials _____

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.

MECHANIC'S LIEN AFFIDAVIT: Sellers shall furnish at settlement an affidavit, in form satisfactory to Purchaser, showing that all labor and materials, if any, furnished to the property within 123 days prior to settlement have been paid, or affidavit, in the form satisfactory to Purchaser, certifying that no labor or materials have been furnished to the property within such period which would permit the filing of a mechanic's lien against the property.

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

Seller's Initials _____

Purchaser's Initials _____

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

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

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

6. Standard Provisions.

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

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set

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forth therein, including, without limitation, title examination costs, insurance premiums, survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

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

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single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

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

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

(j) **General Research Regarding Access:** Bidders should do their own due diligence regarding access. Auction company is not providing legal advice or opinion regarding access. Property is being sold as - is. This Property does not have a legal recorded easement for access. However, the road has been used for over 20 years by multiple property owners along the road.

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.

Christopher Julien Ramrattan (Seller)

Date

Jessica Lynn Ramrattan (Seller)

Date

Purchaser Name

Address

Phone #

Email

(Purchaser signature)

Date

Purchaser Name

Address

Phone #

Email

(Purchaser signature)

Date

Seller's Initials _____

Purchaser's Initials _____