

AUCTION & REAL ESTATE INFORMATION

5902 Chestnut Ridge Rd. | Riner, Virginia 24149

±45.121 ACRES – MONTGOMERY COUNTY, VA

Online auction of ±45.121 acres located in the Riner area of Montgomery County. The property is identified as Tax Map 137-A-33 and is accessed by a recorded 20-foot right-of-way from Chestnut Ridge Road.

Auction Date	Thursday, October 8, 2026 at 4:00 PM (EST)
Buyer's Premium	10% added to the high bid
Deposit Amount	\$10,000 non-refundable earnest money deposit due within 48 hours
Closing Date	On or before Monday, November 23, 2026

PROPERTY INFORMATION

Property	±45.121 acres Tax Map 137-A-33 Parcel ID 016670
Address	5902 Chestnut Ridge Rd., Riner, VA 24149
Zoning / Use	A-1 Agricultural Agricultural land, 20–99 acres
Deed / Legal	DB 2022, PG 000523 Legal description: LITTLE RIVER

PROPERTY / SURVEY NOTES

- Survey acreage: ±45.121 acres. Refer to the survey for exact boundaries.
- Property is accessed via a 20-foot right-of-way off Chestnut Ridge Road. The same right-of-way also provides access to the 110.341-acre and 63.041-acre tracts to the south.
- A 200-foot easement containing a 785k high-voltage powerline crosses the northern point of the property. Refer to the survey for location.
- A small family cemetery lies along the eastern border. The cemetery is not part of the property; refer to the survey for location.
- County records classify the property as agricultural/undeveloped acreage and note pasture with no direct road frontage.

AUCTION TERMS – KEY POINTS

- Online-only seller confirmation auction; all bids are subject to Seller approval/reserve.
- Soft Close: a bid received within the final 2 minutes extends bidding 2 minutes; each bid during an extension restarts the 2-minute period.
- No financing contingency. Real estate is sold As-Is, Where-Is with no warranties expressed or implied.
- Seller will convey by general warranty deed. Property is subject to any and all easements of record.
- Property is subject to sale prior to auction. Seller will not provide an additional survey; any buyer-requested survey is at buyer expense and is not a contingency.

PREVIEW / CONTACT

- 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. Schedule an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.

DISCLAIMER

All information is taken from the bidder packet, survey and public records included therein and is believed to be accurate but is not guaranteed. Buyers should verify all information, permitted uses, access, easements, utilities and property boundaries to their satisfaction prior to bidding.



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 – **W J Muse Estate by and through Barry D. Muse Executor**

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

AUCTION DATE – Thursday, October 8th, 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: 137- A 33; +/-45.121 Acres; DB 2022, PG 000523; LITTLE RIVER

Address: 5902 Chestnut Ridge Rd., Riner, VA 24149

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, October 8th, 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 **\$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, November 23rd, 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) **Right of Way :** Property is accessed via a 20' Right of Way off Chestnut Ridge Road. This 20' Right of Way also provides access to the 110.341-acre and 63.041-acre tracts to the south. Refer to the survey for the location.
- 22) **Powerline Easement:** A 200' easement containing a 785k powerline crosses the northern point of the property. Refer to the survey for location.
- 23) **Other:** There is a small family cemetery on the eastern border. Refer to the survey for the location. This cemetery is not part of the property.

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

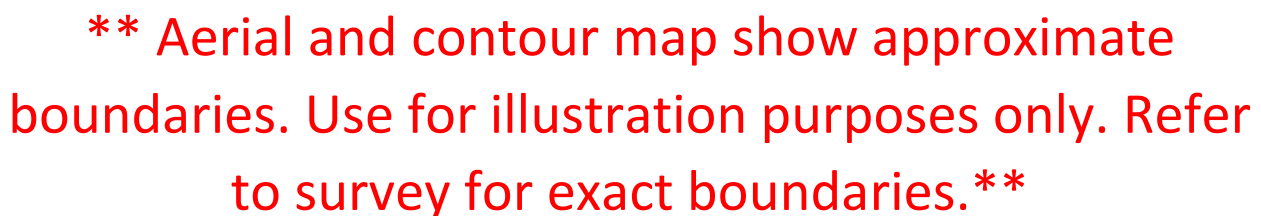
Aerial



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



Contour





Neighborhood

5902 Chestnut Ridge Rd.
Riner, VA 24149





Auction Services

Location

5902 Chestnut Ridge Rd.

Riner, VA 24149



[illegible]

± 0.40 Mile To
Va. Sec. Rte. #692
"CHESTNUT RIDGE ROAD" 40' RIGHT-OF-WAY
VIRGINIA SECONDARY ROUTE #695

PARCEL ID 000702
TAX SECTION 137-(A), PARCEL 31
PROPERTY OF
HOWARD THOMAS MEREDITH
DEED BOOK 733, PAGE 750
(SEE JOB No.3094 BY THIS SURVEYOR)

EXISTING 40' RIGHT-OF-WAY USED FOR
INGRESS & EGRESS FROM PROPERTY OF
THOMAS J. AND LISA B. MILLER THROUGH
PROPERTY OF HOWARD THOMAS MEREDITH
TO VA. SEC. RTE. #695

LEGEND	
— x — x —	Fence
— [] —	Adjoiner
- - OHU - -	Overhead Utility Line
⌚	Utility Pole
●	Spring Head
≡ : : ≡	River/Branch

TAX SECTION 1371(A), PARCEL 32
PROPERTY OF
DALTON ALTZER
DEED INSTRUMENT No. 2010-
PLAT BOOK 22, PAGE 10
OHU

PARCEL ID 030114 (25.769 AC.)
TAX SECTION 137-(A), PARCEL 31C
— PROPERTY OF
REBECCA G. IRISH
DEED INSTR. #2018006393 & 2018007548, PARCEL 2.; TRACT 1:
PLAT INSTRUMENT No.2018006392
(SEE JOB No.4832 BY THIS SURVEYOR)

PARCEL ID 080436
PROPERTY OF
DEBORAH A. AKERS
DEED BOOK 1212, PAGE 368
PLAT BOOK 22, PAGE 197

COMMONWEALTH OF VIRGINIA
L. J. QUESEBERRY
*
(LICENSE) No. 1270
LAND SURVEYOR

REVISED TAX SECTION
137-(A), PARCEL 33
—**45.121 AC.**—
INCLUDING CEMETERY

LINE TABLE FOR 0.092 AC.
(4019 Sq.Ft.) CEMETERY
PARCEL ID 070325
TAX SECTION 137-(A), PARCEL 3:

LINE	BEARING	DISTANCE
A - B	N 62°24'24" E	52.56'
B - C	S 32°41'37" E	76.48'
C - D	S 63°50'04" W	54.02'
D - A	N 31°41'06" W	75.02'

SEE ENLARGEMENT
ABOVE

Nail Set in
Top of Post

REVISED TAX SECTION
144-(A), PARCEL 3
110.341 AC.

PLAT SHOWING
"BOUNDARY LINE RELOCATION"
218.503 AC. TOTAL
THE ESTATE OF
WILLIE JUNIOR MUSE
LOCATED OFF VIRGINIA SECONDARY ROAD #695
"CHESTNUT RIDGE ROAD"
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 30 MARCH 2023
L. J. QUESENBERRY, LICENSED LAND SURVEYOR
521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24341
PHONE & FAX: (276)-728-7471 E-MAIL: queessurvey@gmail.com

Parcel ID: 016670

Owners

Owner1	MUSE W J ESTATE
Owner2	C/O BARRY D MUSE EXEC
Mailing Address	201 FOX CREEK DR
Mailing Address2	
City, State, Zip	GOODE VA 24556

Parcel

Tax Map Number	137- A 33
Property Address	5902 CHESTNUT RIDGE RD
City, State, Zip	RINER VA VA 24149
Neighborhood Code	MR334000
Class Code/Description	5000/Ag/Undeveloped 20-99 Acres
Use Code/Description	100/AGRICULTURAL LAND 20-99 ACRES
Primary Zoning Code/Desc	A1/AGRICULTURAL
Restriction Code/Description 1	/
Restriction Code/Description 2	L/LAND USE
Restriction Code/Description 3	/
Land Use Program	NO
Notes:	0432-0804
Notes:	PB2026002740 - BLR
Notes:	OLD SFR - NCV
Notes:	PASTURE, NO FRONTAGE
Notes:	3
Notes:	

Legal Description

Legal Description 1	LITTLE RIVER
Legal Description 2	
Tax District Code/Description	MR/RINER
Deeded Acres	45.121
Deed Book	2022
Page	000523

Sales

Sale Date	Sale Price	Grantee	Grantor	Book	Page
14-FEB-2022		MUSE W J ESTATE	MUSE W J	2022	000523
01-JAN-1980		MUSE W J ESTATE	MUSE W J	0432	0804

Sale Details

1 of 3

Sale Date	14-FEB-2022
Sale Key	135485
Sale Price	
Grantee	MUSE W J ESTATE
Grantor	MUSE W J
Book	2022
Page	000523
Sale Type	VACANT
Sale Source	W-WILL BOOK
Sale Validity	-

Assessed Values

Assessed Land	\$112,800
Assessed Buildings	\$0
Total Assessed Value	\$112,800
Land Use Program	NO
Deferred Land Use Amount	\$97,200
Value After Land Use Deferment	\$15,600
Taxable Type	Taxable

Assessed values are effective Jan 1, 2023 through Dec 31, 2026
Values are subject to change due to additions or subtractions that occur to a parcel

DEED

804

*mailed to
W. J. Muse
Rt 1 Box 277
C'burg Va 9-10-80*

THIS DEED, made and entered into on this the 26th day of August, 1980, by and between Cecil Scaggs and Hazel Scaggs, husband and wife, and Oscar W. Sutphin, a widower, parties of the first part, and W. J. Muse and Lola F. Muse, husband and wife, as tenants by the entirety in fee simple with common law right of survivorship, parties of the second part;

WITNESSETH:

That for and in consideration of Ten (\$10.00) Dollars cash in hand paid by the parties of the second part to the parties of the first part, and for other good and valuable consideration, receipt whereof is hereby acknowledged by them, the parties of the first part do hereby bargain, grant, sell and convey with General Warranty of Title, unto W. J. Muse and Lola F. Muse, husband and wife, as tenants by the entirety in fee simple with common law right of survivorship, parties of the second part, all that certain tract or parcel of land situate, lying and being in the Riner Magisterial District of Montgomery County, Virginia, adjoining the lands owned now or formerly by E. W. Altizer, G. W. Altizer, et als., and being bounded and described as follows, to-wit:

BEGINNING in center of a road in a line of Thos. Altizer, with the same S 26° W 103 poles to a white-oak and chestnut oak, a corner to W. L. Altizer's with the same S 11 1/4° E 44 poles to a white oak and dogwood, corner to J. S. Altizer's, N 64° E 29 3/4 poles, with said Altizer's line to a pine stump; S 44 1/2° E 25 1/4 poles to a stake S 30° E 11 2/5 poles to a stump; S 59° E 20 poles to two maple bushes, S 9° E 26 1/4 poles to a white pine; N 79° E 14 1/4 poles to a black pine and fallen white pine, corner to E. W. Altizer's and with the same N 3° W 51 poles to a gum stump, N 31 1/2° W 26 poles to a dead gum, N 9 1/2° E 11 1/5 poles to a hickory N 63° W 19 3/4 poles to a red oak on top of a ridge; N 79 1/2° W 22 poles to a gum and sarvice N 75° E 45 1/2 poles cornering in a road near a gate;

TERRY W. TEEL
ATTORNEY &
COUNSELLOR AT LAW
CHRISTIANSBURG, VA.
24073

2452

thence leaving said E. W. Altizer's line
N 33 3/4° W 20 poles to a cherry sprout;
N 18 3/4° W 30 poles to a chestnut; N 33 1/2°
W 25 poles to a stake; N 20° W 4 poles to
a stake; N 17° W 9 1/4 poles to the BEGINNING,
said to contain 50 1/2 acres.

The Grantors herein make this conveyance by and
according to the boundary and not by the acre.

And being all of the same real estate acquired by
Sidney J. Scaggs from Delilah Scaggs and Humphrey Scaggs, her
husband, by a deed dated the 5th day of January, 1909, recorded
in the Office of the Clerk of the Circuit Court of Montgomery
County, Virginia, in Deed Book 57, page 336.

Sidney J. Scaggs died, testate, on September 9, 1967,
with his last will and testament recorded in the Office of the
Clerk of the Circuit Court of Montgomery County, Virginia, in Will
Book 21, page 226 wherein he devised and bequeathed a life estate
in the aforescribed and conveyed real estate unto his wife,
Bertha B. Scaggs, and at her death the same was devised in fee
simple unto Cecil Scaggs and Delilah Scaggs Sutphin, his children.
Bertha B. Scaggs died, intestate, on August 31, 1967 survived by
Delilah Scaggs Sutphin and Cecil Scaggs. Delilah Scaggs Sutphin
died, intestate, on March 25, 1980, without any children, leaving
her husband, Oscar W. Sutphin, as her sole heir at law.

This conveyance is made subject to all reservations,
restrictions, easements and rights-of-way of record to the extent
that they may lawfully apply.

WITNESS the following signatures and seals.

Cecil Scaggs (SEAL)
Cecil Scaggs

Hazel Scaggs (SEAL)
Hazel Scaggs

TERRY W. TEEL
ATTORNEY &
COUNSELLOR AT LAW
CHRISTIANSBURG, VA.
24073

Oscar W. Sutphin (SEAL)
Oscar W. Sutphin

STATE OF VIRGINIA, *STATE AT LARGE*

COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me on this 27th day of August, 1980 by Cecil Scaggs and Hazel Scaggs, husband and wife.

My Commission Expires: May 7, 1984

Sherill B. Litter
NOTARY PUBLIC

STATE OF VIRGINIA, *STATE AT LARGE*

COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me on this 27th day of August, 1980 by Oscar W. Sutphin, a widower.

My Commission Expires: May 7, 1984

Sherill B. Litter
NOTARY PUBLIC

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County 27th day of August, 19 80. The foregoing instrument was this day presented in said Office and with certificate annexed admitted to record at 4:50 o'clock P. M. The taxes imposed by Sec. 58-54.1 of the Code of Virginia in the amount of \$ 28.00 have been paid to this office.

Tested

JOHN B. MYERS, JR., Clerk

By [Signature] D. Q.

DEED OF EASEMENT

Tax Map Numbers: 137-A 32, 137-A 31, 137-A 33,
137-A 31C, & 137-A 31A
Parcel ID Numbers: 000198, 000702, 016670, 030114,
024218

Prepared By:
Brian T. Mack (89368)
The Shaheen Firm, P.C.
1997 S. Main St., Ste. 702
Blacksburg, VA 24060
Phone: (540) 552-3390

THIS DEED OF EASEMENT is made and entered into this **24th** Day of **August 2018**

by and between, **Jean S. SUMNER** (formerly known as **Jean S. BAKER**) (hereinafter
"Sumner"), **W. J. MUSE** (hereinafter "Muse"), **Howard MEREDITH** (hereinafter
"Meredith"), and **Crystal SURBER** (also known as **Crystal A. CREASY**) (hereinafter
"Surber"), **GRANTORS** and **Jean S. SUMNER** (formerly known as **Jean S. BAKER**)
(hereinafter "Sumner"), and **W. J. MUSE** (hereinafter "Muse"), **GRANTEES**, as follows:

WITNESSETH:

WHEREAS, Sumner is the record owner, by deed recorded in the Clerk's Office of the
Circuit Court of Montgomery County, Virginia, in Deed Book 686 at Page 835 and Deed Book
463 at Page 613, of the properties located in the Riner Magisterial District, Montgomery County,
Virginia described as: Tax Map Numbers 137-A 31C and 137-A 31A, Parcel ID Numbers 030114
and 024218, commonly known as 5900 Chestnut Ridge Road, Riner, Virginia;

WHEREAS, Muse is the record owner, by deed recorded in the Clerk's Office of the
Circuit Court of Montgomery County, Virginia, in Deed Book 432 at Page 804 of the property
located in the Riner Magisterial District, Montgomery County, Virginia described as: Tax Map
Number 137-A 33, Parcel ID Number 016670, commonly known as 5902 Chestnut Ridge Road,
Riner, Virginia;

WHEREAS, Meredith is the record owner, by deed recorded in the Clerk's Office of the
Circuit Court of Montgomery County, Virginia, in Deed Book 733 at Page 750, of the property

located in the Riner Magisterial District, Montgomery County, Virginia described as: Tax Map Number 137-A 31, Parcel ID Number 000702, commonly known as 5892 Chestnut Ridge Road, Riner, Virginia;

WHEREAS, Surber is the record owner, by deed recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Deed Book 892 at Page 785, of the property located in the Riner Magisterial District, Montgomery County, Virginia described as: Tax Map Number 137-A 32, Parcel ID Number 000198, commonly known as 5936 Chestnut Ridge Road, Riner, Virginia;

WHEREAS, the Parties have agreed on, subject to the terms and conditions set forth herein, to grant unto the Parties the easement as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged by the Grantors, the Grantors do hereby grant and convey to the Grantees, a perpetual, non-exclusive, twenty (20) foot right of way from "Chestnut Ridge Road" (also known as Virginia Secondary Route 695) easement over an existing gravel roadway as shown and described on a plat entitled "PLAT SHOWING 1.966 AC. TRACT AND 25.764 AC. TRACT AND .065 AC. TRACT PROPERTY OF JEAN S. SUMNER LOCATED ON VIRGINIA SECONDARY ROUTE #695 'CHESTNUT RIDGE ROAD' RINER MAGESTERIAL DISTRICT, MONTGOMERY COUNTY, VIRGINIA", prepared by L.J. Quesenberry, L.S., dated August 17, 2018, designated as Job Number 4832, recorded in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, and attached hereto. This easement shall "run" with all the properties.

Additionally, a Party using the right of way easement shall have the duty to maintain same in appropriate condition to permit ingress and egress to the respective properties.

WITNESS the following signatures and seals:

Jean S. Sumner (seal)
Jean S. Sumner

STATE OF VIRGINIA

CITY/COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 24th day of August
2018, by **Jean S. Sumner**.

My commission expires: 3/31/20
[Signature]
Notary Public

BRIAN TIMOTHY MACK
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7700106
My Commission Expires March 31, 2020

W. J. Muse (seal)
W. J. Muse

STATE OF VIRGINIA

CITY/COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 27 day of August
2018, by **W. J. Muse**.

My commission expires: Feb. 28, 2019
[Signature]
Notary Public

MEAGAN COLLINS JONES
Notary Public
Commonwealth of Virginia
7090684
My Commission Expires Feb 28, 2019

Howard Meredith (seal)
Howard Meredith

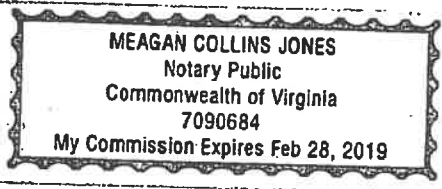
STATE OF VIRGINIA

CITY/COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 29 day of August
2018, by **Howard Meredith**.

My commission expires: Feb. 28, 2019

Meagan Collins Jones
Notary Public



Crystal Surber (seal)
Crystal Surber (also of record as Crystal A. Creasy)

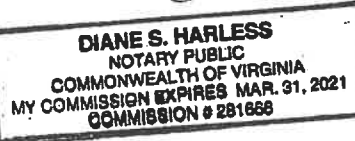
STATE OF VIRGINIA

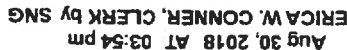
CITY/COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 30 day of August
2018, by Crystal Surber (also of record as Crystal A. Creasy).

My commission expires: 3/31/21

Diane S. Harless
Notary Public





CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **October 8th 2026**, between **W J Muse Estate By and Through Barry D. Muse Executor** 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 Montgomery, Virginia**, and described as:

+/- 45.121 acres; Parcel ID: 137- A 33; DB 2022, PG 000523; LITTLE RIVER

Address: 5902 Chestnut Ridge Rd., Riner, VA 24149

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 **\$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.
4. **Settlement Agent and Possession.** Settlement shall be made at **Attorney/Title Company of Purchaser's Choice** on or before **November 23rd 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 delivering notice to the Broker within 3 days after the disclosures are received or due (if not

Seller's Initials _____

Purchaser's Initials _____

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 forth therein, including, without limitation, title examination costs, insurance premiums,

Seller's Initials _____

Purchaser's Initials _____

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 single agreement binding on all the parties hereto as if all had signed a single document. It is

Seller's Initials _____

Purchaser's Initials _____

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) **Right of Way.** Property is accessed via a 20' Right of Way off Chestnut Ridge Road. This 20' Right of Way also provides access to the 110.341-acre and 63.041-acre tracts to the south. Refer to the survey for the location.

(k) **Powerline Easement.** A 200' easement containing a 785k powerline crosses the northern point of the property. Refer to the survey for location.

(k) **Other.** There is a small family cemetery on the eastern border. Refer to the survey for the location. This cemetery is not part of the property.

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.

W J Muse Estate
By and Through Barry D. Muse Executor (Seller)

Date

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Seller's Initials _____

Purchaser's Initials _____