PROPERTY DATA SHEET

2409 S. Clearing Rd., Salem, VA 24153

PROPERTY INFORMATION	
Property Address	2409 S. Clearing Rd., Salem, VA 24153
Acreage	+/- 0.17 Acres
Tax Map #	285-11-17
Deed #	180000625
Legal Description	Lot 17, Section 1, Ridgewood Farm Townhomes
Primary Use	Single Family - Urban Residential
Zoning	RMF - Multi-Family Residential
Year Built	1985
Living Area	1,590 sq. ft.
Bedrooms / Baths	2 Bedrooms / 2 Full Baths
Stories / Style	1 Story / One Story
Foundation	Typical
Exterior	Wood
Roof	Gable with Architectural Shingles
Flooring	Parquet
Heating / Cooling	Central Heat / Central Air
Fuel	Electric
Basement	1,590 sq. ft. unfinished basement
Garage	576 sq. ft.
Covered Porch / Patio	336 sq. ft.
Extra Features	Fireplace; rough-in bath
2026 Assessment	$322,500 Total ($44,800 Land + $277,700 Improvements)

PROPERTY OWNERS ASSOCIATION	
POA / CIC	Ridgewood Farm Townhome Community; subject to recorded restrictions, bylaws, and association requirements
Assessments	Monthly and annual POA assessments apply; purchaser to verify current amounts

AUCTION INFORMATION	
Auction Type	Online-Only Seller Confirmation Auction
Bidding Closes	Thursday, December 17, 2026 at 4:00 PM EST
Buyer's Premium	10%
Earnest Money Deposit	$5,000 non-refundable deposit
Closing	On or before Monday, February 1, 2027
Deed	General Warranty Deed
Possession	At closing, upon payment in full and transfer of title
Survey	Seller will not provide an additional survey; buyer may obtain one at buyer's expense
Easements	Subject to any and all easements of record
Sale Condition	Property sold "As-Is, Where-Is" with no warranties expressed or implied
Soft Close	Any bid in the final 2 minutes extends bidding by 2 minutes

Note: Information is taken from the bidder packet, City of Salem property record, deed, survey, and association references included therein. Buyers should verify all information to their satisfaction.

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 – Betty B. Perdue

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

AUCTION DATE – Thursday, December 17th, 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:

Consisting of +/- 0.17 acres & improvements; Tax Map # 285-11-17; Deed #180000625

Address: 2409 S Clearing Rd., Salem, VA 24153

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, December 17th, 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, February 1st, 2027**. 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) **Other:** Bidder acknowledges property is in a Property Owners Association and is subject to restrictions and bylaws. There are monthly and annual POA assessments. Purchaser to verify the amounts.

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

United Country Real Estate

Auction Services

Aerial

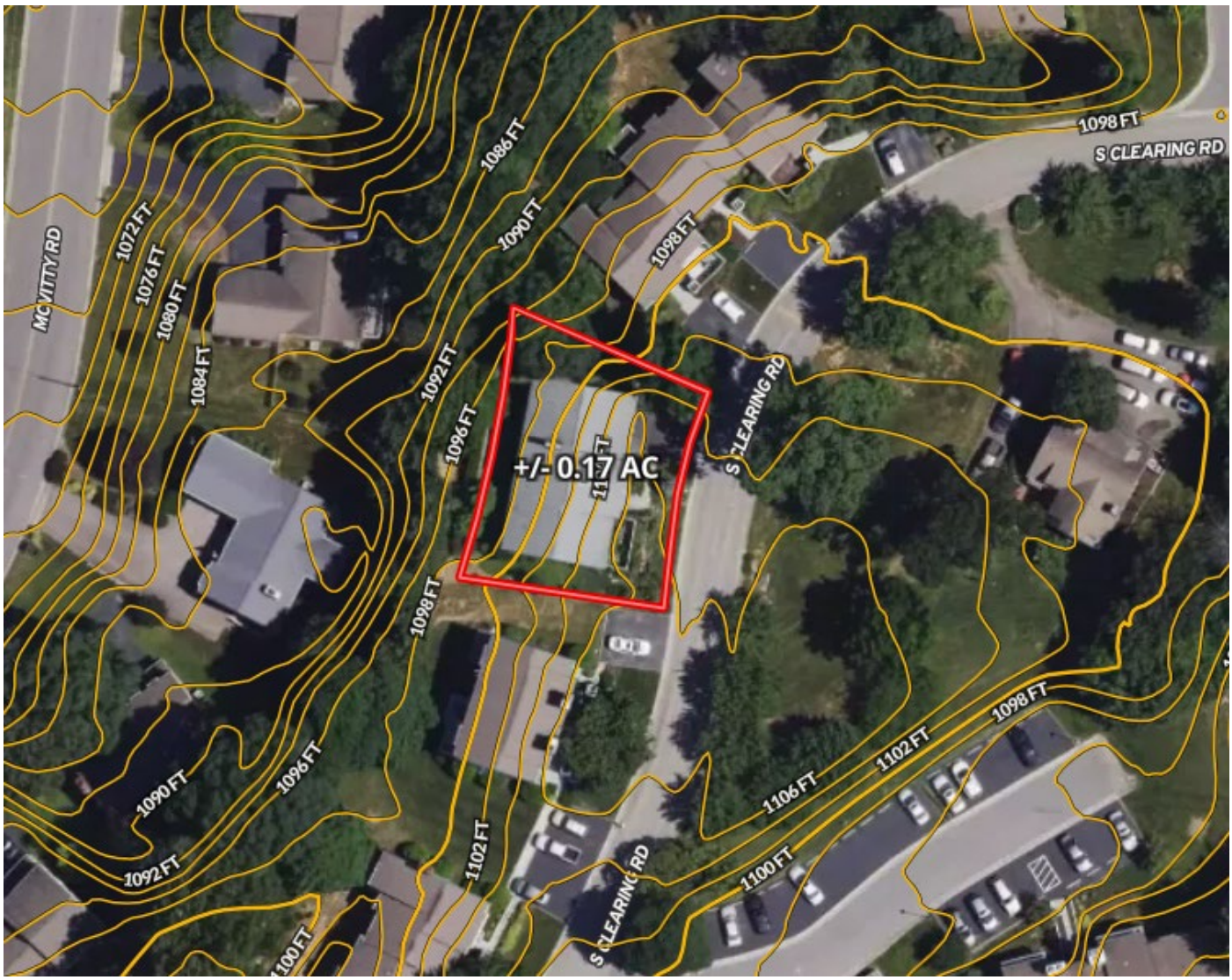


** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. **

United Country Real Estate

Auction Services

Contour



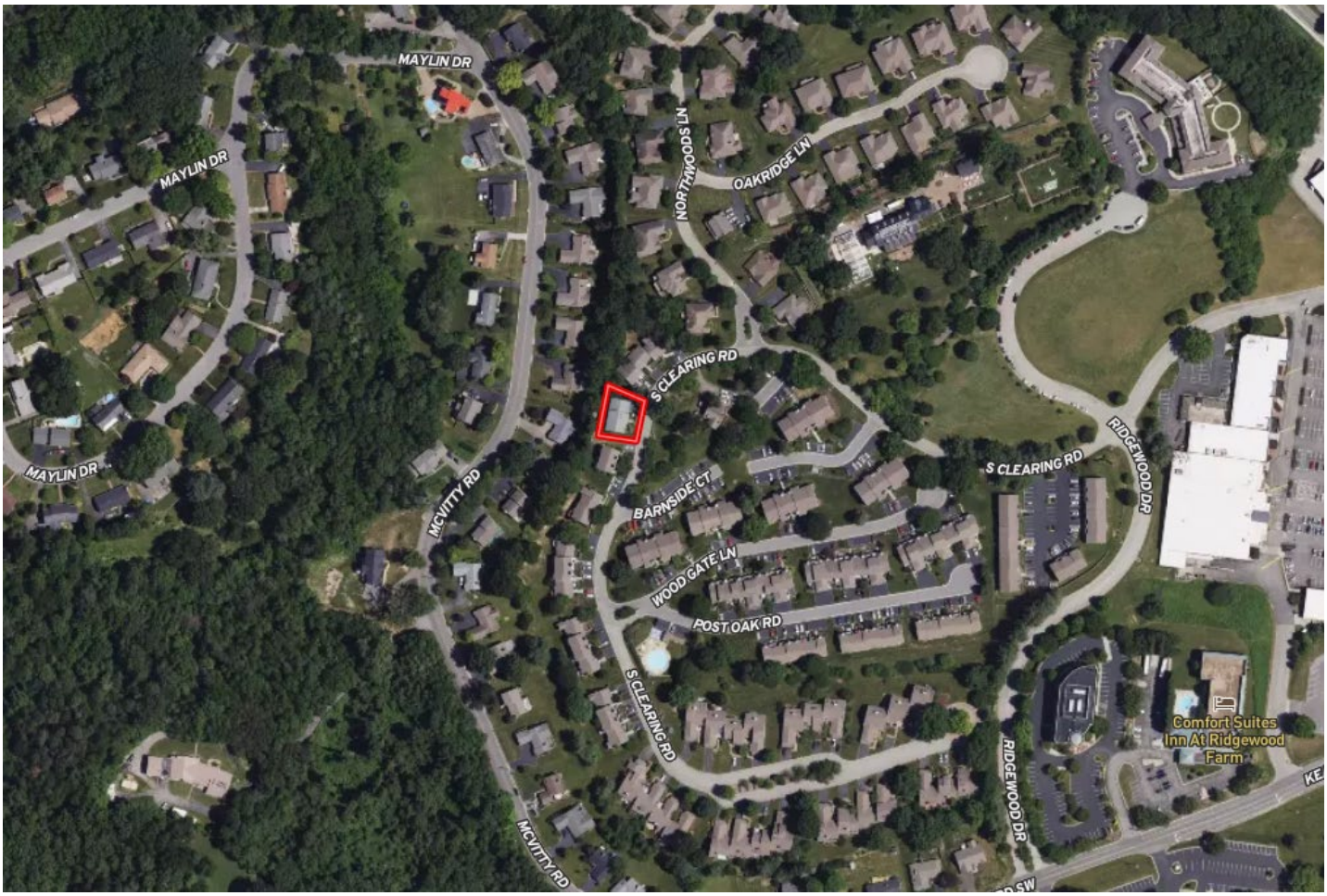
** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries.**

United Country Real Estate

Auction Services

Neighborhood

2409 S. Clearing Rd., Salem, VA 24153

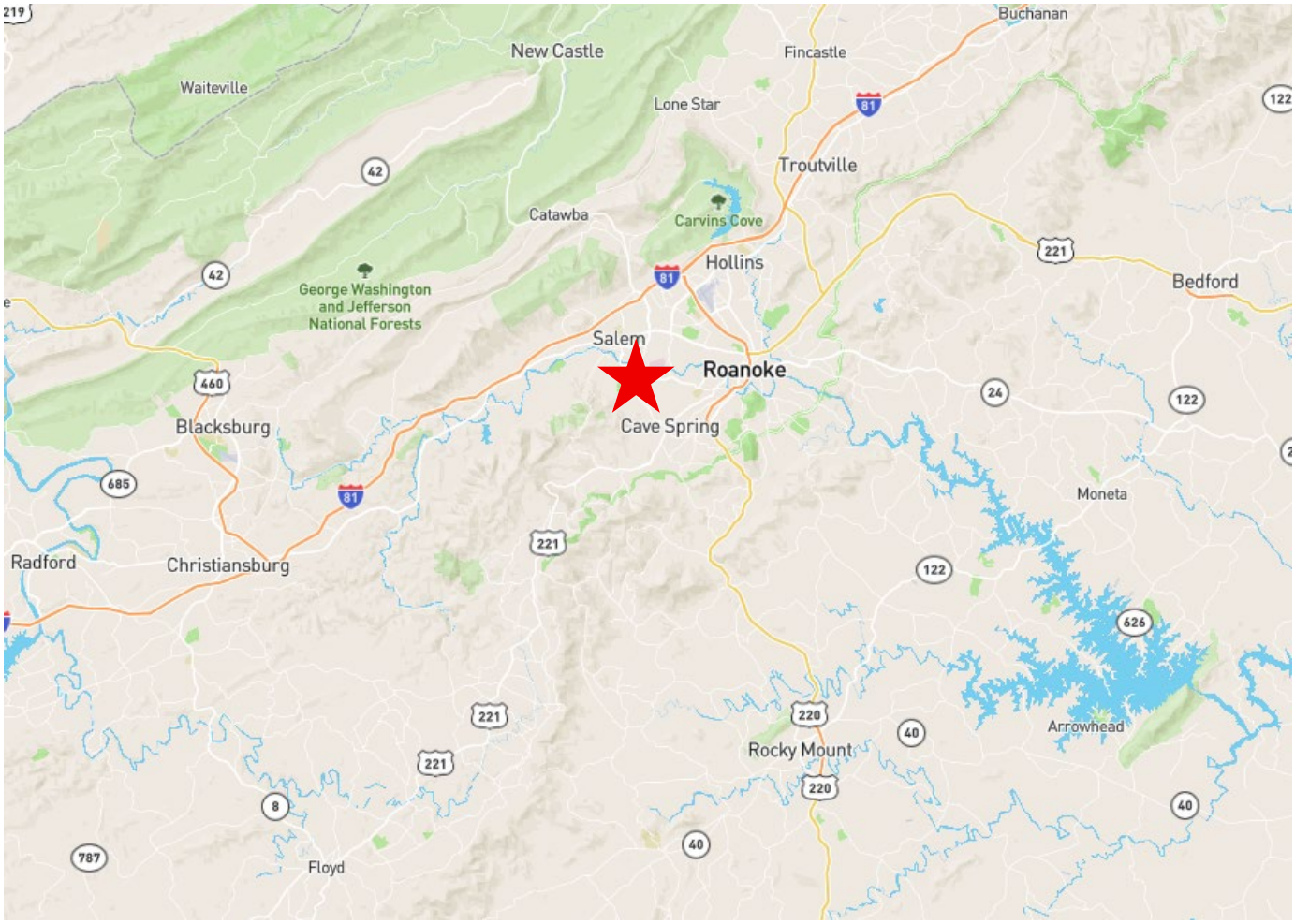


United Country Real Estate

Auction Services

Location

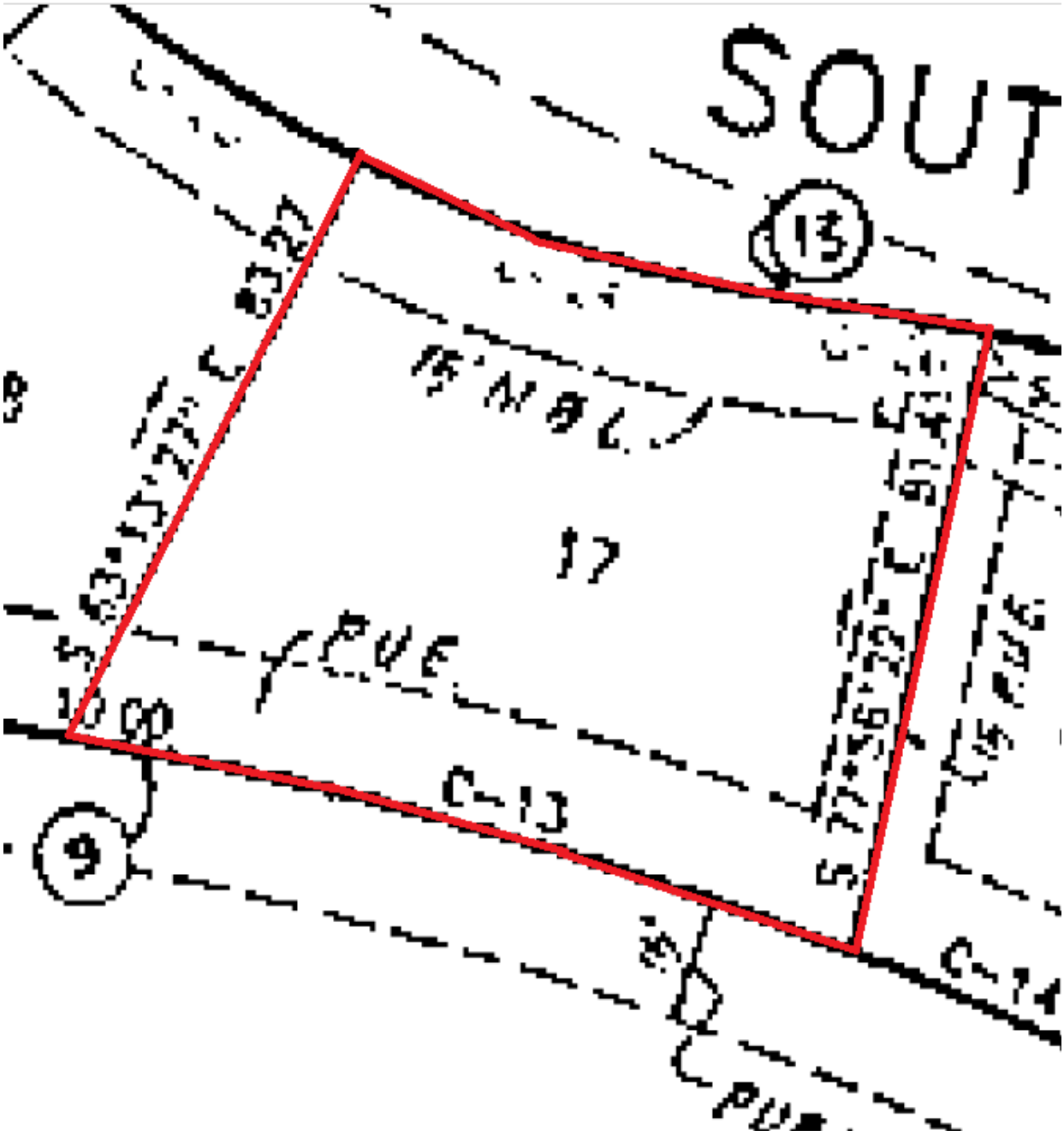
2409 S. Clearing Rd.,
Salem, VA 24153



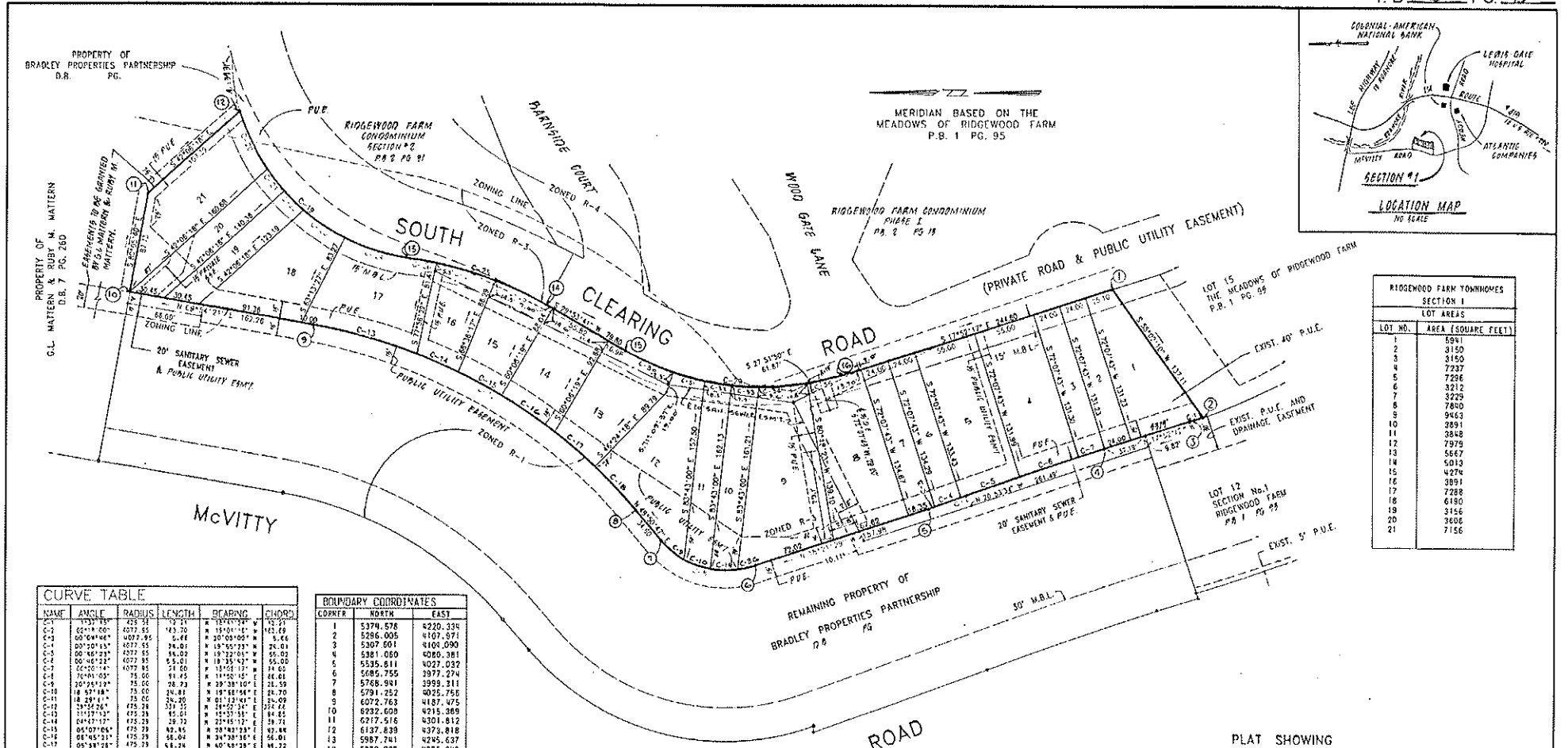
United Country Real Estate

Auction Services

Survey



P.B. 2 PG. 74



RIDGEWOOD FARM TOWNHOMES SECTION 1 LOT AREAS	
LOT NO.	AREA (SQUARE FEET)
1	5941
2	3150
3	3150
4	7237
5	7296
6	3212
7	3229
8	7800
9	9463
10	3891
11	3848
12	7979
13	5667
14	5013
15	4274
16	3891
17	7288
18	6180
19	3156
20	3606
21	7156

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C-1	1°37'55"	425.37	12.11	N 18°41'24" W	12.11
C-2	02°18'00"	4077.65	163.70	N 15°01'15" W	163.69
C-3	00°06'46"	4077.95	5.68	N 20°08'00" W	5.68
C-4	00°20'15"	4077.53	24.01	N 19°55'23" W	24.01
C-5	00°58'23"	4077.65	69.02	N 19°22'05" W	69.02
C-6	00°48'22"	4077.95	57.01	N 18°35'42" W	57.00
C-7	00°20'14"	4077.95	24.00	N 17°55'17" W	24.00
C-8	76°01'03"	75.00	99.45	N 11°50'15" E	92.01
C-9	20°25'19"	75.00	28.73	N 39°38'10" E	28.58
C-10	18°57'18"	75.00	24.81	N 19°18'56" E	24.70
C-11	18°29'11"	75.00	24.20	N 01°32'41" E	24.09
C-12	39°56'26"	475.38	331.25	N 38°52'34" E	324.62
C-13	11°23'13"	475.38	94.51	N 45°53'58" E	94.35
C-14	04°47'17"	475.39	39.72	N 51°45'12" E	39.71
C-15	05°07'05"	475.39	42.45	N 56°42'23" E	42.44
C-16	06°45'21"	475.39	56.04	N 54°38'36" E	56.01
C-17	05°38'28"	475.39	46.84	N 60°48'39" E	46.82
C-18	06°15'05"	475.39	51.88	N 66°31'13" E	51.85
C-19	09°12'10"	183.17	258.55	S 42°58'45" W	597.38
C-20	17°40'29"	183.17	56.50	S 64°15'10" W	56.28
C-21	07°31'44"	183.17	24.07	S 51°39'34" W	24.05
C-22	07°31'44"	183.17	24.07	S 44°07'50" W	24.05
C-23	13°53'58"	183.17	43.65	S 33°34'55" W	43.55
C-24	18°53'53"	183.17	60.38	S 17°20'07" W	60.09
C-25	22°00'00"	328.00	125.98	S 12°53'43" W	125.21
C-26	04°09'54"	328.00	23.70	S 03°58'43" W	23.70
C-27	05°20'06"	328.00	53.31	S 10°43'43" W	53.25
C-28	08°30'00"	328.00	48.36	S 23°38'43" W	48.32
C-29	47°46'00"	240.00	200.08	S 01°20'43" W	194.34
C-30	11°03'20"	240.00	46.31	S 26°22'03" W	46.24
C-31	06°49'02"	240.00	28.56	S 15°25'55" W	28.54
C-32	06°24'21"	240.00	26.84	S 05°09'11" W	26.83
C-33	05°44'21"	240.00	24.04	S 00°34'49" W	24.03
C-34	10°18'18"	240.00	43.88	S 09°38'29" E	43.82
C-35	09°10'39"	240.00	38.26	S 19°48'57" E	38.22
C-36	12°09'22"	75.00	15.91	N 19°05'35" W	15.88

BOUNDARY COORDINATES		
CORNER	NORTH	EAST
1	5379.578	4220.339
2	5286.005	4107.671
3	5307.001	4109.090
4	5381.060	4080.381
5	5535.811	4027.032
6	5685.755	3977.274
7	5768.981	3998.311
8	5791.252	4025.758
9	6072.763	4187.475
10	6232.608	4215.389
11	6217.516	4301.812
12	6137.839	4378.818
13	5987.741	4245.637
14	5870.038	4205.349
15	5800.856	4156.576
16	5607.585	4145.221

GRAPHIC SCALE 1"=50'

PLAT SHOWING
SECTION No. 1
RIDGEWOOD FARM TOWNHOMES (2.58 Ac.)

SITUATED ALONG WEST SIDE OF SOUTH CLEARING ROAD
SALEM, VIRGINIA

PROPERTY OF
BRADLEY PROPERTIES PARTNERSHIP
A VIRGINIA LIMITED PARTNERSHIP

SCALE : 1" = 50' DATE : 14 JANUARY 1985

BUFORD T. LUMSDEN & ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
ROANOKE, VIRGINIA

#157-B
SHEET 2 OF 2

P.B. 2 PG. 74

Tax Map #: 285-11-17
As of: 10/8/2026 9:38:24 PM

City of Salem Report

Property Owner

Name:	PERDUE, BETTY B
Mailing Address:	2409 SOUTH CLEARING RD SALEM, VA 24153
Primary Use:	Sfd - Urban Res
Neighborhood:	TOWNHOMES

Property Information

Physical Address:	2409 SOUTH CLEARING RD
Tax Map #:	285-11-17
Size (Acres):	0.17
Legal Description:	LT 17 SEC 1 RIDGEWOOD FARM TOWNHOMES

Additional Information

Zoning	High/Best UseCode	Total Land Acres	Elementary School	Middle School	High School
Multi-Family Residential	Single Family	0.194103	EAST SALEM ELEMENTARY SCHOOL	ANDREW LEWIS MIDDLE SCHOOL	SALEM HIGH SCHOOL

Current Assessment

Year	Land	Improvements	Total
2026	$44,800	$277,700	$322,500

Land

Use Code	Primary Use	Zoning	Size	Units	Land Value
100R	Sfd - Urban Res	RMF	7,288	SF	44,800.00

Deed Transfers

Deed Date	Deed Reference #	Survivorship	Sale Price	Owner
3/15/2018	180000625	N/A	$235,950	PERDUE, BETTY B
7/6/2006	060002460(F)	N/A	$0	MARIA M JOHNSON REVOCABLE TRUST
5/15/1985	101-46	0	$6,000	JOHNSON ARNOLD B | JOHNSON MARIA M
2/15/1985	PB2-74	0	$0	BRADLEY PROPERTIES PARTNERSHIP

Residential Card 1 Details

Occupancy	Story	Style	Total Liv	Year Built
SF	1	One Story	1,590	1985

Model:	RESIDENTIAL	**Total Rooms:**	5
Style:	One Story	**Bedrooms:**	2
Foundation:	Typical	**Bath(s):**	**Full:** 2 **Half:** N/A
Exterior Wall:	Wood	**Interior Wall:**	Plaster
Roof Type:	Gable	**Floor Cover:**	Parque
Roof Cover:	Arch Shing	**Heat/Cool:**	Central Heat
Fuel Type:	Electric	**Heat Type:**	Central Air

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor Finished	1,590	1,590
BMT	Basement	1,590	0
CVP	Covered Porch/Patio	336	0
GAR	Garage	576	0
PTW	Wood Patio	35	0
STP	Stoop	12	0
Totals		**4,139**	**1,590**

Extra Features

Description	Sub Code-Description	Size
FIREPLACE	1 ON 1	1.00 UNITS
BATH	ROUGH IN	1.00 UNITS

Assessment History

Year	Land	Improvements	Total
2025	$42,800	$230,400	$273,200
2024	$39,700	$223,200	$262,900
2023	$36,400	$221,500	$257,900
2022	$26,500	$196,700	$223,200
2021	$23,100	$187,900	$211,000
2020	$23,100	$180,500	$203,600
2019	$23,100	$174,300	$197,400
2018	$23,100	$173,400	$196,500
2017	$23,100	$155,400	$178,500
2016	$23,100	$155,400	$178,500
2015	$18,000	$158,500	$176,500
2014	$18,000	$158,500	$176,500
2013	$18,000	$162,100	$180,100

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

180000625

000172

After recording return to:
Star City Title & Settlement
2350 Electric Road, Suite 200
Roanoke, VA 24018

This instrument prepared by:
Daniel F. Layman, Jr.
VSB #14650
P. O. Box 256
Roanoke, VA 24002

Tax Map No.: 285-11-17

Title Insurance Underwriter: First American Title Insurance Company

Consideration: $235,950.00

Tax Assessed Value: $196,500.00

THIS DEED, made and entered into this 14th day of March, 2018, by and between Maria M. **JOHNSON, TRUSTEE** of the Maria M. Johnson Revocable Trust under Agreement dated May 26, 2006, as amended or restated, as Grantor, and Betty B. **PERDUE**, as Grantee;

WITNESSETH THAT:

In consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and modern English Covenants of Title, unto the Grantee, Betty B. Perdue, all of that certain lot or parcel of land located in the City of Salem, Virginia, and more particularly described as follows:

Lot 17, Section 1, Ridgewood Farm Townhomes, as shown on plat made by Buford T. Lumsden and Associates, dated January 14, 1985, of record in the Clerk's Office of the Circuit Court of the City of Salem, Virginia, in Plat Book 2, page 74; and

Being the same property that was conveyed to the Grantor by Maria M. Johnson by Deed dated June 19, 2006, recorded in the aforesaid Clerk's Office as Instrument No. 060002460.

This conveyance is made subject to all restrictions, reservations, easements and conditions now of record affecting the property hereby conveyed and to the terms and provisions of the Declaration of Covenants, Conditions and Restrictions of Ridgewood Farm Townhome Community and the Bylaws of the Ridgewood Farm Townhome Association, Inc., recorded in said Clerk's Office in Deed Book 100, page 788 et seq.

WITNESS the following signature and seal:

Maria M. Johnson Trustee (SEAL)
Maria M. Johnson, Trustee of the Maria M. Johnson Revocable Trust under Agreement dated May 26, 2006

COMMONWEALTH OF VIRGINIA)
~~CITY~~/COUNTY OF Roanoke) To-wit:

The foregoing instrument was acknowledged before me, the undersigned notary public, in my jurisdiction aforesaid, on this 14th day of March, 2018, by Maria M. Johnson, Trustee.

(NOTARY SEAL)

Notary Public

My commission expires: 4/30/21

Notary Registration No.: 226901

JANET PERRY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #226901
My Commission Expires 4/30/21

Grantee's address: 2409 South Chang Road
Salem, VA 24153

INSTRUMENT 180000625
RECORDED IN THE CLERK'S OFFICE OF
SALEM CIRCUIT COURT ON
March 15, 2018 AT 03:42 PM
$236.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $118.00 LOCAL: $118.00
CHANCE CRAWFORD , CLERK
RECORDED BY: CAE

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE ("Contract") is made as of **December 17th, 2026** between **Betty B. Perdue**, owner of record of the Property sold herein ("Seller," whether one or more), and _____ ("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 (if any) and appurtenances thereto (if any) that front upon a public street or have a recorded access easement to a public street ("Property"), located in the City of Salem, and described as follows:

Consisting of +/- 0.17 acres & improvements; Tax Map # 285-11-17; Deed #180000625

Address: 2409 S Clearing Rd., Salem, VA 24153

2. Purchase Price. The purchase price of the Property is equal to the auction bid price plus a 10% Buyer's Premium, as follows: _____ ("Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified check, cashier's check, or wired funds, subject to the prorations described herein.

3. Deposit. Purchaser shall make a deposit with [ ] closing attorney/title company or [ ] Auction Company in the amount of **$5,000** ("Deposit"). The Deposit shall be 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 or Title Company of Purchaser's Choice** on or about **February 1st, 2027** ("Settlement Date"). Possession shall be given at Settlement.

5. Required Disclosures.

(a) Occupancy Disclosure. Purchaser acknowledges that Purchaser intends to ____ occupy ____ not occupy the Property as a principal residence.

(b) Residential Property Disclosure. Seller represents that the Property [X] is OR [ ] is not subject to the Virginia Residential Property Disclosure Act, Section 55.1-700 et seq. of the Code of Virginia (the "Disclosure Act"), which requires the Seller of certain residential property to furnish the Purchaser a residential property disclosure statement in a form provided by the Real Estate Board (the "Disclosure Statement"). The Disclosure Act requires the Seller to deliver the Disclosure Statement to the Purchaser prior to acceptance of this Contract. If the Disclosure Statement is not furnished prior to acceptance of this Contract, Purchaser shall have the right to terminate this Contract at or prior to the earliest of: (a) three (3) days after delivery of the Disclosure Statement in person or by electronic delivery; (b) five (5) days after the postmark if the

Disclosure Statement is deposited in the United States mail, postage prepaid, and properly addressed to the Purchaser; (c) settlement upon purchase of the Property; (d) occupancy of the Property by the Purchaser; (e) execution by Purchaser of a waiver of Purchaser's right of termination contained in a written document separate from this Contract; or (f) Purchaser making written application to a lender for a mortgage loan where such application contains a disclosure that the right of termination shall end upon the application for the mortgage loan. In order to terminate this Contract, Purchaser must give written notice to Seller by one of the following methods: (i) hand delivery; (ii) United States mail, postage prepaid, provided the sender retains sufficient proof of mailing; (iii) electronic means, provided the sender retains sufficient proof of electronic delivery; or (iv) overnight delivery using a commercial service or the United States Postal Service. Upon termination by Purchaser, the Deposit shall be refunded in full to the Purchaser in accordance with the procedures defined in the Deposit paragraph of this Contract.

(c) Common Interest Community Disclosure. Seller represents that the Property (select one): [X] is OR [ ] is not located in a Common Interest Community ("CIC") pursuant to Section 55.1-2307 et seq. of the Code of Virginia. Seller further represents that ownership of the Property within the CIC is: [X] Subject to the Property Owners' Association Act (Section 55.1-1800 et seq.) [ ] A condominium created pursuant to the Virginia Condominium Act (Section 55.1-1900 et seq.). If the Property is within a CIC, Seller or Seller's Agent will obtain from the association a resale certificate or notice that the resale certificate is unavailable and provide such certificate or notice to Purchaser or Purchaser's Agent, unless exempt pursuant to Section 55.1-2317. The association, the association's managing agent, or any third party preparing the resale certificate on behalf of the association shall deliver such resale certificate within fourteen (14) days after a written request by Seller or Seller's Agent. If no resale certificate is delivered within fourteen (14) days after such request, the resale certificate shall be deemed unavailable. Purchaser shall have the right to terminate this Contract by written notice to Purchaser: (a) within three (3) days before the ratification date of this Contract if Purchaser or Purchaser's Agent receives the resale certificate, whether or not complete pursuant to Section 55.1-2310 et seq., or a notice that the resale certificate is unavailable on or before the date that this Contract is ratified; (b) within three (3) days, or as extended herein, from the date Purchaser or Purchaser's Agent receives the resale certificate, whether or not complete pursuant to Section 55.1-2310 et seq., or a notice that the resale certificate is unavailable if delivery occurs after the date of this Contract; or (c) at any time prior to Settlement if the resale certificate is not delivered to Purchaser or Purchaser's Agent. If the unit is governed by more than one association, the timeframe for Purchaser's right of cancellation shall run from the date of delivery of the last resale certificate. Cancellation shall be without penalty, and Seller shall cause any deposit or escrowed funds to be returned promptly to Purchaser. Written notice of cancellation shall be provided to Seller in accordance with the terms of this Contract. Purchaser shall have the burden of demonstrating delivery of the notice of cancellation. If a resale certificate was issued more than thirty (30) days but less than twelve (12) months before settlement, Seller or Purchaser, upon proof of being the contract purchaser of the unit, may request an updated resale certificate. The updated resale certificate shall be paid for by and delivered to the person requesting it, or as such person may direct, in the format requested. The updated resale certificate shall be delivered within ten (10) days after the written request. A request for an updated resale certificate does not extend the cancellation periods set forth above. Purchaser's right to receive the resale certificate and right to cancel this Contract are waived conclusively if not exercised before Settlement.

(d) Lead-Based Paint Disclosure. All parties to this Contract acknowledge that the Property was built [ ] before January 1, 1978 or [X] after January 1, 1978. For all homes built prior to January 1, 1978, a Lead-Based Paint Disclosure is required.

(e) Mechanic's Lien Disclosure. Virginia law (§ 43-1 et seq.) permits persons performing labor or furnishing materials of the value of $50 or more, including the reasonable rental or use value of equipment, for site development improvements and/or for the construction, removal, repair, or improvement of any building or structure permanently annexed to the Property, to have a lien, if perfected, against the Property. This lien may be filed at any time after the work is commenced or material is furnished, but not later than ninety (90) days from the last day of the month in which the lienor last performs labor or furnishes materials, and in no event later than ninety (90) days from the time such building or structure is completed or the work thereon is otherwise terminated. AN ENFORCEABLE LIEN FOR WORK PERFORMED OR MATERIALS PROVIDED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED. Seller shall deliver to Purchaser at settlement an affidavit, on a form acceptable to Purchaser's lender, if applicable, signed by Seller that no labor or materials have been furnished to the Property within the statutory period for the filing of mechanics' or materialmen's liens against the Property. If labor or materials have been furnished during the statutory period, Seller shall deliver to Purchaser an affidavit signed by Seller and the person(s) furnishing the labor or materials that the costs thereof have been paid.

(f) Fair Housing Disclosure. All offers will be presented and considered without regard to race, color, religion, sex, disability, familial status, elderliness, national origin, sexual orientation, gender identity, status as a veteran, or source of funds, as well as all classes protected by the laws of the United States, the Commonwealth of Virginia, any applicable local jurisdiction, and the REALTOR® Code of Ethics.

(g) Megan's Law Disclosure. Purchaser should exercise whatever due diligence Purchaser deems necessary with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2. 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 https://www.vspsor.com.

(h) Flood Risk. Purchaser acknowledges that the Flood Risk Information Form is provided for information purposes only and does not determine whether Purchaser will be required to purchase a flood insurance policy.

6. Standard Provisions.

(a) Purchaser Default/Breach. If Purchaser fails to complete Settlement on or before the Settlement Date, Purchaser shall be in default and the Deposit shall be forfeited to Seller as liquidated damages, without limiting Seller's other rights or remedies provided in this Contract or by law. Such forfeiture shall not limit the liability of the defaulting Purchaser or any rights or remedies of Seller with respect to such default. The defaulting Purchaser shall be liable for all costs of resale of the Property, including Seller's reasonable attorney's fees, plus any amount by which the ultimate resale price for the Property is less than the defaulting Purchaser's bid. Upon Purchaser's default, Blue Ridge Land & Auction Co., Inc. shall be entitled to its commission in accordance with the applicable listing, auction, or brokerage agreement, and the parties authorize the Settlement Agent or escrow holder to disburse funds in accordance with this Contract, any

escrow agreement, and applicable law. After any such default and forfeiture, Seller may, in Seller's discretion, convey the Property to the next highest bidder whose bid was acceptable to Seller, accept another offer, or re-sell the Property. In the event Seller does not execute a deed of conveyance for any reason not caused by Seller's default, Purchaser's sole remedy shall be the refund of the Deposit. Immediately upon delivery of the deed for the Property by Seller, all duties, liabilities, and obligations of Seller and Seller's Agent, if any, to Purchaser with respect to the Property shall be extinguished.

(b) Seller Default/Breach. If Seller fails or refuses to complete Settlement in accordance with this Contract, and such failure is not caused by Purchaser's default, Purchaser may provide written notice of default to Seller. If Seller does not cure such default within 60 days after delivery of written notice, Purchaser may elect to terminate this Contract and receive a refund of the Deposit, or pursue any other remedy available under this Contract or applicable law. Nothing herein shall limit the right of the parties to mutually agree in writing to extend the Settlement Date.

(c) Expenses and Prorations. Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency, the applicable IRS Form 1099, the recordation tax applicable to grantors, and Seller's attorney's fees. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with this Contract and the transaction set forth herein, 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,, rent, and homeowner's association fees, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane and/or heating oils remaining on the Property, if any, at the prevailing market price as of Settlement and (ii) any escrow deposits made by Seller that are credited to Purchaser by the holders thereof.

(d) 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 that do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found that 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 Settlement Date to the extent necessary for Seller to comply with this paragraph, but not longer than 60 days.

(e) Land Use Assessment. Property [ ] is or [X] is not taxed as Land Use Assessment. Rollback taxes are to be paid by the party changing land use. The terms of this paragraph survives the recording of the deed.

(f) Risk of Loss. All risk of loss or damage to the Property by fire, windstorm, casualty, 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.

(g) 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.

(h) Counterparts. This Contract may be executed in one or more counterparts, with each such counterpart deemed an original. All such counterparts shall constitute a single agreement binding on all 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.

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

(j) 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 and any provisions that expressly survive Settlement. 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 contained herein. This Contract shall be construed under the laws of the Commonwealth of Virginia.

(k) **Other:** Bidder acknowledges property is in a Property Owners Association and is subject to restrictions and by laws. There are month;y and annual POA assessments. Purchaser to verify the amounts.

IN WITNESS WHEREOF, Purchaser and Seller have duly executed this Contract as of the day and year first above written.

_____

Seller Signature Date

_____

Purchaser Name

_____

Address

_____

Phone # Email

_____

Purchaser signature Date

_____

Purchaser Name

_____

Address

_____

Phone # Email

_____

(Purchaser signature) Date

REALTOR®

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

EQUAL HOUSING OPPORTUNITY

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

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United Country Blue Ridge Land, 102 S. Locust Street Floyd, VA 24091 Phone: 5407452005 Fax: 5407454401

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

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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.

Betty Perdue _____ 11/5/2022 (Date)

_____ _____ (Date)

_____ _____ (Date)

_____ _____ (Date)

Department of Professional and Occupational Regulation

Virginia Real Estate Board
https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

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: 2409 South Clearing Road Salem VA 24153

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

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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.

Betty Perdue
Owner

11/2/2026
Date

Owner

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

Date

Purchaser

Date