

# **REAL ESTATE AUCTION BIDDER INFORMATION & SUBMISSION PACKET**

Angels Rest Hiker's Haven  
Real Estate Auction –  
Tract 1, 0.84± Acres with House  
Tract 2, 4.77± Acres with Bunkhouse,  
Bathhouse, The Rest, Etc.

**Sealed Bid Auction:**  
**Wednesday, January 28, 2026 By**  
**12:00PM ET (Round 1) &**

**Thursday, January 29, 2026 By**  
**12:00PM ET (Round 2)**

**Auction Bids will be Opened At:**  
**23 Franklin Rd. Roanoke, VA 24011**

**For further information, please contact**  
**Reaves Ward at 540-597-4607**

All information contained herein is provided as a courtesy to prospective bidders. Bidders are responsible for performing their own due diligence.



**Owner's Consent Statement:**

The Hereon Shown "Lot Line Revision"  
As Shown, Has Been Prepared With The Free Consent  
And In Strict Accordance With The Undersigned Owner(s).

*Pippa Chapman* 12/16/2025  
Pippa Chapman Date

**Notary's Certificate:**

I, *Jeffrey L. Tickle*, A Notary Public In And For  
The Commonwealth Of Virginia, County Of Giles  
Do Hereby Certify That:  
Pippa Chapman

Have Appeared Before Me And Acknowledged  
The Same In The County And State Aforesaid, Given Under  
My Hand On This 18 Day Of December, 2025

*Sept 30, 2029*  
My Commission Expires

*Jeffrey L. Tickle* 155820  
Notary Public Registration Number



VA State Plane Coordinate System  
NAD 83 - Grid North U.S. Survey Foot

**Source Of Title:**

This Is To Certify That The Properties As Shown Hereon On This "Lot Line Revision" Is All Of The  
Property Acquired By P.R. Chapman, From John P. And Patricia R. Stone, By An Instrument Dated 06  
April 1998, In Deed Book 293, At Page 82; And All Of The Property Acquired By Pippa Chapman, From  
Beth A. Murray And Pippa Chapman, By An Instrument Dated 07 October 2014, Recorded In Land  
Record 20140001483; In The Clerk's Office Of Giles County, Virginia; Which Instruments Are The Last  
Records To The Properties As Shown Hereon.

*Eric G. Gentry* 12/19/25  
Eric G. Gentry, L.S. #2583 Date

**Area Table (Pre-Revision):**

Tax Map 40D(7)2	5.222 Acres
Tax Map 40D(7)2A	0.396 Acres
<b>Total Area=</b>	<b>5.618 Acres</b>

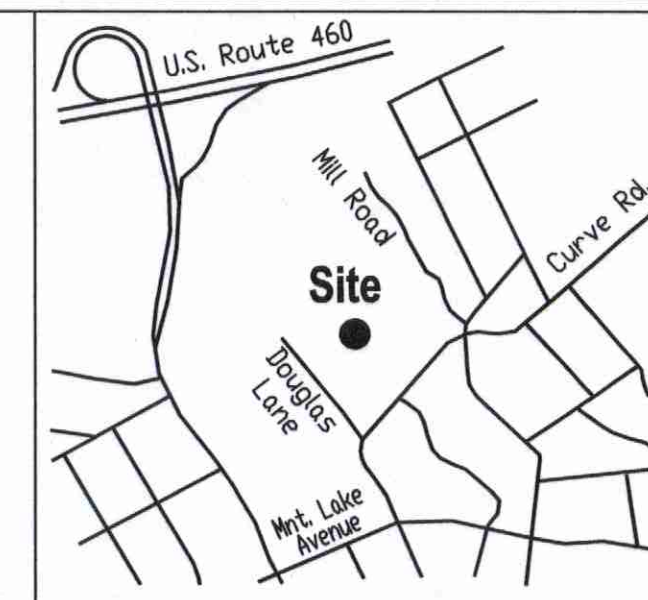
**Area Table (Post-Revision):**

Tax Map 40D(7)2	4.777 Acres
Tax Map 40D(7)2A	0.841 Acres
<b>Total Area=</b>	<b>5.618 Acres</b>

N/F  
Tax Map 40D(7)4  
Regina R. Montgomery  
L.R. 200001529  
P.S. 2-178

**New Line Note:**

New Lines Created Clockwise From Points (A) To (B)

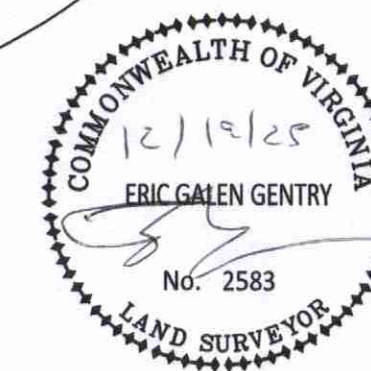


**Vicinity Map**  
(1"=3,000')

**Legend:**

N/F Now or Formerly  
D.B. Deed Book  
Pg. Page  
o Property Corner  
R/W Right of Way  
Irs Iron Rod Set  
L.R. Land Record  
■ Power Pole  
● Water Meter  
⊠ Electric Meter  
⊠ Electric Hookup  
ss Sewer Cleanout  
○ Water Spigot

INSTRUMENT 250001670  
RECORDED IN THE CLERK'S OFFICE OF  
GILES CIRCUIT COURT ON  
DECEMBER 19, 2025 AT 02:19 PM  
SHERRY E. GAUTIER, CLERK  
RECORDED BY: EBH



Adjusted Tax Map 40D(7)2

**Area=4.777 Acres**  
(Within Heavy Lines)  
"204 Douglas Ln."

NUM	BEARING	DISTANCE
L1	N34°24'32"W	13.70'
L2	N55°35'28"E	25.63'

**Agriculture/Residential District Zoning: (AR-1)**

Minimum Lot Size = 0.333 Acres W/Two Utilities  
Front SBL = 35'  
Side SBL = 20'  
Rear SBL = 35'  
Frontage = 100'

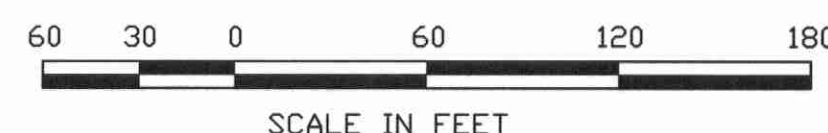
**Statement Of Purpose:**

The Purpose Of This Lot Line Revision Is To Increase  
Tax Map 40D(7)2A By 0.445 Acres And To Reduce Tax Map  
40D(7)2 By 0.445 Acres.

**Town Approval:**

This Conveyance Is Made In Compliance With The Lotline  
Revision Provisions Of The Town Of Pearisburg Subdivision  
Ordinance (Section 25-11 Or Its Replacement). For The  
Purposes Of Such Ordinance, The Tract Herein Conveyed  
Becomes A Part Of That Certain Tract Of Real Estate  
Described In Instrument 20140001483 And Deed Book 293 At  
Page 82  
Any Future Conveyance Of This Tract Must Comply Fully  
With The Provisions Of The Town Of Pearisburg Subdivision  
Ordinance In Effect At The Time Of Such Future Sale.

*ab* 12/19/25  
Town Of Pearisburg Subdivision Agent Date



**Vacated Lines Detail**  
(1"=60')

Lot Line Revision Plat  
Between

Tax Maps 40D(7)2 & 40D(7)2A

For  
Pippa Chapman  
Creating

Adjusted Tax Maps 40D(7)2 & 40D(7)2A

At  
"Angel's Rest Hiker's Haven"

Central Magisterial District  
Giles County, Virginia

Date of Field Survey: 01 Nov 2025 / Project No. 2025-036 (1"=60'/17x22)  
Eric Gentry, Land Surveyor / 201 Lyda Lane Pembroke VA / 540.922.2030

**Note A:**

New 20'  
Ingress/Egress  
Easement Hereby  
Reserved Over Parcel 2A For  
Parcel 2 Use

**Note B:**

New 20'  
Ingress/Egress  
Easement Hereby  
Reserved Over Parcel 2 For  
Parcel 2A Use

**Notes:**

1. This Plat Was Prepared Without The Benefit Of A Title Report.
2. Subject Property Does Not Lie Within A FEMA Flood Hazard Zone.
3. References: Giles County Tax Map 40D(7)2, L.R. 140001483; Tax Map 40D(7)2A, D.B. 293, Pg. 82; D.B. 264, Pg. 2; Slide B-181; P.S. 2-178; P.B. 6, Env. 194; VDH Book 4, Pg. 57.
4. 1/2" Iron Rods Set Unless Noted Otherwise.
5. This Plat Is The Result Of An Actual Field Survey And May Not Agree To Deeds And Instruments Of Record.
6. Parcel 2 Is Served By Public Water/Sewer; Parcel 2A Is Served By Private Septic And Public Water.
7. Adjoiners Use Subject Parcel Drive For Access

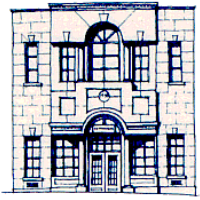


## A1053 - Terms & Conditions of the Sealed Bid Auction

1. **This Auction is being conducted subject to the Terms and Conditions of Sale and the Sealed Bid Auction Real Estate Purchase Agreement.**
2. **BIDDER'S INFORMATION PACKET:** Detailed Bidder's Information Packets containing the Sealed Bid Auction Real Estate Purchase Agreement and bidding instructions are available from our office via email, fax or mail order and on our website.
3. **A Bid Packet MUST be obtained** and documents filled out to submit a bid.
4. **AUCTION SALE AND BIDDING:** The property is hereby offered by sealed bid auction subject to Seller confirmation. To participate and bid in the auction, your fully executed Sealed Bid Auction Real Estate Purchase Agreement (contained in the Bidder's Information Packet) must be received by the Auction Company on or before 12:00 PM ET, January 28, 2026.
5. **BID BASIS:** Bidding is by lump sum bid, not per acre.
6. Initial bids are due at the offices of Woltz & Associates, Inc., 23 Franklin Road, Roanoke, VA 24011 by NOON on January 28, 2026.
7. Bids will be opened at Noon and the top three bidders will be notified by phone call and email and those THREE ONLY will be allowed to increase their bids if they choose by Noon on January 29, 2026. If the top three bidders wish to issue a higher bid this will be done by email of the Round Two Purchase Offering to [hannah@woltz.com](mailto:hannah@woltz.com) by NOON on January 29, 2026. If they choose not to increase their offer, their original offer will stand. **All bids are final.**
8. **BUYER'S PREMIUM:** A Five percent (5%) buyer's premium must be added to the high bid to determine the total Purchase Price.
9. **TIE BIDS:** In the event of any tie bids, Seller may accept the bid of Seller's choice, or Seller may elect to allow the tie bidders to make their best and final offer by Noon on January 30, 2026.
10. **The property is being sold "AS IS, WHERE IS"** with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise.
11. Your bidding and purchase of the property is NOT CONDITIONAL UPON FINANCING. Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
12. Bidders inspecting property enter at their own risk.
13. **ROAD MAINTENANCE AGREEMENT:** If Auction Tracts 1 & 2 are purchased by separate parties, both parties agree to enter into the Road Maintenance Agreement that is posted on Woltz.com, included in the Bidder Packet, and made a part of the Sealed Bid Auction Real Estate Purchase Agreement. The Road Maintenance Agreement shall be recorded at settlement. If both tracts are purchased by one party the Road Maintenance Agreement shall not apply.
14. **BROKER PARTICIPATION:** Any appropriately licensed Virginia broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the contract sales price, and will be paid at settlement by the Seller. Applications must be on a Woltz & Associates, Inc. Broker Participation Application form and contain the

name, address and signature of agent and prospect as well as the Broker's license number and Federal Tax ID number. The form must be received **attached to the sealed bid auction offering** in the office of Woltz & Associates, Inc. or by email at [hannah@woltz.com](mailto:hannah@woltz.com) no later than the Round 1 deadline of 12:00pm, January 28, 2026. Participating Broker must sign the Real Estate Purchase Agreement for winning bid. Agents acting as principals buying on their own behalf, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with the Seller or Auction Company are not eligible. An agent may register and represent only ONE Bidder for this auction.

15. **REAL ESTATE DEED AND SETTLEMENT:** The Real Estate will be conveyed by a General Warranty Deed to be prepared at the expense of the Seller and the cost of Virginia Deed Grantor's tax shall be borne by the Seller. The Property is being conveyed free and clear of liens, subject, however, to any rights of way, easements, agreements, and restrictions of record. The balance of the Purchase Price is due at Settlement which shall be on or before March 16, 2026. The Contract to Purchase is not assignable. Possession of the Property shall be given to the Buyer at Settlement.
16. **THE AUCTION COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER.**
17. The information contained in the brochure, on Woltz.com, and in the Bidder's Information Packet is subject to verification by all Parties relying on them. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company. **Boundaries on aerial photography are approximate.**
18. The accepted sealed bid will require a 10% deposit by **Wire** initiated to Woltz & Associates, Inc. Escrow account by 3:00pm on January 29, 2026. For wiring instructions, please email [hannah@woltz.com](mailto:hannah@woltz.com) or call 540-342-3560.
19. Detailed information is available at [woltz.com/auctions/1053/](http://woltz.com/auctions/1053/)



**WOLTZ**  
**& ASSOCIATES**  
**INC.**  
BROKERS & AUCTIONEERS

23 Franklin Road, SW  
Roanoke, Virginia 24011  
540-342-3560 or 800-551-3588  
Fax: 540-342-3741  
Email: [hannah@woltz.com](mailto:hannah@woltz.com)

## **2-Round Sealed Bid Auction**

### **Instructions for submitting bids**

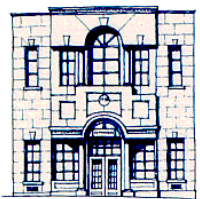
Property Tax ID# 40D-7-2A (Tract 1) & 40D-7-2 (Tract 2)

5.618± Acres, Two Tracts, Giles County, Virginia

Tract 1: 200 Douglas Ln. Pearisburg, VA 24134, 0.841± Ac., House, & Shed

Tract 2: 204 Douglas Ln. Pearisburg, VA 24134, 4.777± Ac., Mobile Home & Various Outbuildings

1. Each bidder will fill out a Round One Purchase Offering bid form.
2. This may be delivered by hand, emailed, or overnighted to the offices of Woltz & Associates, Inc., 23 Franklin Rd. Roanoke, VA 24011. And **must** be received on or before January 28, 2026 at NOON, ET. It must be accompanied by a scanned Bidders Packet with purchaser's initials on the front cover acknowledging the title, purchase agreement and terms of sale.
3. The top **three** bidders will be notified of the high bid and will be given a chance to raise their bid or maintain their current bid. Round Two Purchase Offering forms must be submitted by NOON, ET January 29, 2026 by emailing [hannah@woltz.com](mailto:hannah@woltz.com) with the Round Two form and initialed Sale Terms.
4. Once the highest bid is accepted, that bidder will be notified by phone call and email. The purchaser must then Doc U Sign the sealed bid real estate purchase agreement and initiate a wire transfer to Woltz & Associates, Inc. for their deposit.



**WOLTZ**  
**& ASSOCIATES**  
**INC.**  
BROKERS & AUCTIONEERS

23 Franklin Road, SW  
Roanoke, Virginia 24011  
540-342-3560 or 800-551-3588  
Fax: 540-342-3741  
Email: hannah@woltz.com

### **Round One Purchase Offering**

Property Tax ID# 40D-7-2A (Tract 1) & 40D-7-2 (Tract 2)

5.618± Acres, Two Tracts, Giles County, Virginia

Tract 1: 200 Douglas Ln. Pearisburg, VA 24134, 0.841± Ac., House, & Shed

Tract 2: 204 Douglas Ln. Pearisburg, VA 24134, 4.777± Ac., Mobile Home & Various Outbuildings

Bid 5.618± Acres, Two Tracts, Giles County, Virginia

Date: January 28, 2026

Time: 12:00pm/NOON, ET

Tract/s

\_\_\_\_\_

Bid

\$\_\_\_\_\_

Buyer's Premium

+

\$\_\_\_\_\_ 5% of the bid

Contract sales price

=

\$\_\_\_\_\_ Bid plus Buyer's Premium added together

Deposit

\$\_\_\_\_\_ 10% of Contract Sales Price

Buyer acknowledges and agrees to the terms of the sealed bid auction and agrees to execute the sealed bid real estate purchase agreement by Doc U Sign immediately following confirmation of acceptance if the undersigned is the successful bidder and Wire the 10% deposit. Bidders must acknowledge the bidder's packet by initialing and including with offer.

Purchaser

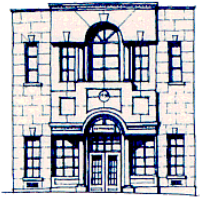
\_\_\_\_\_

Email

\_\_\_\_\_

Cell Phone

\_\_\_\_\_



**WOLTZ**  
**& ASSOCIATES**  
**INC.**  
BROKERS & AUCTIONEERS

23 Franklin Road, SW  
Roanoke, Virginia 24011  
540-342-3560 or 800-551-3588  
Fax: 540-342-3741  
Email: hannah@woltz.com

### **Round Two Purchase Offering**

Property Tax ID# 40D-7-2A (Tract 1) & 40D-7-2 (Tract 2)

5.618± Acres, Two Tracts, Giles County, Virginia

Tract 1: 200 Douglas Ln. Pearisburg, VA 24134, 0.841± Ac., House, & Shed

Tract 2: 204 Douglas Ln. Pearisburg, VA 24134, 4.777± Ac., Mobile Home & Various Outbuildings

Bid 5.618± Acres, Two Tracts, Giles County, Virginia

Date: January 29, 2026

Time: 12:00pm/NOON, ET

Tract/s

\_\_\_\_\_

Bid

\$ \_\_\_\_\_

Buyer's Premium + \$ \_\_\_\_\_ 5% of the bid

Contract sales price = \$ \_\_\_\_\_ Bid plus Buyer's Premium added together

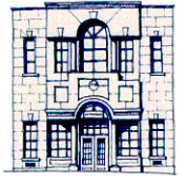
Deposit \$ \_\_\_\_\_ 10% of Contract Sales Price

Buyer acknowledges and agrees to the terms of the sealed bid auction and agrees to execute the sealed bid real estate purchase agreement by Doc U Sign immediately following confirmation of acceptance if the undersigned is the successful bidder and Wire the 10% deposit. Bidders must acknowledge the bidder's packet by initialing and including with offer.

Purchaser \_\_\_\_\_

Email \_\_\_\_\_

Cell Phone \_\_\_\_\_



**WOLTZ**  
**& ASSOCIATES**  
**INC.**  
 BROKERS & AUCTIONEERS

23 FRANKLIN ROAD SW  
 ROANOKE, VIRGINIA 24011  
 540-342-3560 or 800-551-3588  
 Fax: 540-342-3741  
 Email: info@woltz.com

**SEALED BID AUCTION REAL ESTATE PURCHASE AGREEMENT**

**IMPORTANT NOTICE: This Agreement must be completed and delivered to Woltz & Associates, Inc. on or before 5:00 PM, Eastern Time, January 29, 2026.**

*(This is a legally binding contract; if not understood, seek competent advice before signing.)*

**AGENCY DISCLOSURE: REALTORS ARE REQUIRED BY LAW AND THEIR CODE OF ETHICS TO TREAT ALL PARTIES TO THE TRANSACTION HONESTLY.** The Seller and the Buyer each confirm that disclosure of the agency relationships described below has been made in writing. (Check **either A or B** below.)

- A. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction under this Agreement, Disclosure of Brokerage Relationship is the Listing Firm, the Selling Firm, and its Agents, are acting on behalf of the Seller as Seller's agent and Buyer is acting as an unrepresented party.
- B. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction described by this Agreement, the Listing Firm and its Agents are acting on behalf of the Seller as the Seller's agent, and the Selling Firm and its Agents, by agreement, are acting on behalf of the Buyer as the Buyer's agent.

THIS AGREEMENT OF PURCHASE AND SALE ('**Agreement**') made and entered into this 29 day of January 2026, between: Pippa R. Chapman, ("**Seller**") and \_\_\_\_\_, ("**Buyer**"), and Woltz & Associates, Inc. ("**Agent**").

**W-I-T-N-E-S-S-E-T-H:**

**REAL PROPERTY:** Buyer agrees to buy and Seller agrees to sell the land and all improvements thereon Tax ID # 40D-7-2A (Tract 1) & 40D-7-2 (Tract 2); Tract 1: 200 Douglas Ln. Pearisburg, VA 24134, 0.841± Ac., House, & Shed; Tract 2: 204 Douglas Ln. Pearisburg, VA 24134, 4.777± Ac., Mobile Home & Various Outbuildings located in Giles County, Virginia, as described in Exhibits A and B. (the "**Property**"). (Complete legal description to be furnished in Deed)

**PURCHASE PRICE:** The "**Purchase Price**" of the Property is as follows:

- A. Tract/s \_\_\_\_\_
- B. **Bid** (the Bid for the Property) \$ \_\_\_\_\_
- C. **Buyer's Premium** (equal to Five percent (5%) of Bid above) \$ \_\_\_\_\_
- D. Total **Purchase Price** (equal to A plus B above) \$ \_\_\_\_\_
- E. The Buyer shall make the **Initial Deposit** (10% of Contract Sale Price) \$ \_\_\_\_\_

\_\_\_\_\_ The **Deposit** shall be made by Buyer within twenty-four hours of signing of this Agreement by **Wire to Woltz & Associates, Inc. Escrow Account.**

The successful bidder(s) shall deposit ten percent (10%) of the total contract purchase price, by wire transfer



within 24 hours of being notified that they are the successful bidder. If the Bid is accepted by the Seller, the Deposit shall be placed in and held in escrow until final settlement. The account may be interest-bearing, and the Buyer and Seller waive any claim to interest resulting from such Deposit.

**THIS IS A CASH AGREEMENT. THERE IS NO CONTINGENCY FOR BUYER TO OBTAIN FINANCING.** The residue of the purchase price shall be payable as follows: Cash at Settlement on or before **March 16, 2026** (Settlement Date). If closing does not occur on or before Settlement Date, Buyer shall be in default. Seller may, in its sole discretion, permit closing after this date and, in such case, shall charge the Buyer interest at the rate of 12% per annum of the total purchase price, which shall be due and payable at closing.

**CONVEYANCE OF PROPERTY:** The Seller agrees to convey the Property with a General Warranty Deed, same to be prepared at the expense of the Seller and the cost of Virginia Grantor's tax shall be borne by the Seller. It is agreed that the Property is being conveyed free and clear of all liens and indebtedness. It is agreed that the Property is being conveyed subject to any recorded covenants, conditions, easements, and restrictions.

**LEAD PAINT:** All parties to this Agreement acknowledge that the dwelling was built (X) before January 1, 1978, or ( ) after January 1, 1978. For all homes built prior to January 1, 1978, a Lead-Based Paint Disclosure is hereby attached and made a part of this Agreement. Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**RESIDENTIAL PROPERTY DISCLOSURE:** The Buyer has (X)/ has not ( ) been furnished a Residential Property Disclosure form prior to signing this Agreement. Buyer acknowledges that it has inspected the above-described Property to its satisfaction, and agrees to accept the Property in its present condition unless otherwise specified herein.

**PROPERTY OWNER'S ASSOCIATION DISCLOSURE:** The Seller represents that the Property ( ) is, OR (X) is not located within a development which is subject to the Virginia Property Owners Association Act (Sections 55.1-1800 et. seq. of the Code of Virginia) (the "Act").

**MECHANIC'S LIEN DISCLOSURE:** (a) Virginia law (Virginia Code §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 shall have a lien, if perfected, 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 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 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.**

(b) Seller shall deliver to Buyer at settlement an affidavit signed by Seller stating either that: No labor or materials have been furnished to the Property within the statutory period, OR: If labor and materials have been furnished during the statutory period, the costs thereof have been paid.

**FAIR HOUSING:** The Seller and Buyer acknowledge that in the sale, purchase or exchange of real property, all offers shall be presented and considered without regard to race, color, religion, national origin, sex, elderliness, familial status or handicap as well as all classes protected by the laws of the United States, the Commonwealth of Virginia and applicable local jurisdiction.

**MEGAN'S LAW:** Buyer shall exercise whatever due diligence Buyer 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 your local police department or the Department of State Police, Central Criminal Records Exchange, at 804-674-2000 or [www.vsp.state.va.us](http://www.vsp.state.va.us).

**SETTLEMENT EXPENSES/RISK OF LOSS:** The expenses of examination of title and recordation shall be borne by the Buyer. All rents, interest, taxes, insurance, and other escrow deposits are to be pro-rated as of settlement. The risk of loss or damage to or destruction of any structure on the premises by any means until the deed of conveyance is delivered is assumed by the Seller.

**DEFAULT:** Should either party hereto default in the performance of its part of this Agreement, the party so defaulting agrees to pay Woltz & Associates, Inc., the full commission the Agent is entitled to by virtue of

securing this Agreement. Should the Buyer be the defaulting party, Woltz & Associates, Inc., shall have the right to apply all monies held in escrow toward its costs incurred in the sale of the Property and toward Agent's commissions due under this Agreement.

**COMMISSION:** The Seller agrees to pay cash to the Agent for its services, a commission on the sales price of the Property pursuant to the terms of the existing contract with Seller.

**ATTORNEY'S FEES:** In any action or proceeding involving a dispute between the Buyer, the Seller and/or the Agent, arising out of this Agreement, or to collect the Agent's Fee, the prevailing party shall be entitled to receive from the other party reasonable attorney's fees to be determined by the court or arbitrator(s).

**POSSESSION:** Possession of Property to be given on the date of actual settlement.

**TERMS AND CONDITIONS OF SALE:** This Property is being sold "AS IS, WHERE IS." Buyer agrees to comply with all Terms and Conditions of Sale and acknowledges receipt and understanding of the Sealed Bid Real Estate Auction Bidder Packet prior to bidding. The Buyer's decision to purchase is based upon the Buyer's due diligence rather than upon any information provided by the Seller, Agent, or their respective agents and/or representatives.

**FACSIMILIES AND ELECTRONIC SIGNATURES:** This Agreement may be signed in one or more counterparts, each of which is deemed to be an original, and all of which shall together constitute one and the same original. Documents obtained via facsimile machines or electronic transmission shall also be considered originals.

**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 any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Buyer agrees to make application, at Buyer's expense, for continuation under land use and to pay any rollback taxes resulting from failure to file or to qualify. Notwithstanding anything herein to the contrary, the provisions of this paragraph shall survive settlement and the delivery of the deed of bargain and sale.

**LIKE-KIND EXCHANGE:** Seller and Buyer shall have the right, at the option of either or both, to dispose of or purchase the Property through a transaction that is structured to qualify as a like-kind exchange of property within the meaning of Section 1031 of the Internal Revenue Code of 1986. Each party agrees to execute any necessary documents related to the Seller's or Buyer's affecting a qualifying like-kind exchange. Each party shall bear the additional transaction cost and expenses attributable to the closing of qualifying exchange requested by either party. In no event shall any like-kind exchange contemplated by this provision cause an extension of the date of closing unless agreed to by all parties to this Agreement, including Agent.

**PARTIES:** This Agreement shall be binding upon and shall inure to the benefit of the parties and their heirs, successors, and assigns. As used herein, words in the singular include the plural, and the masculine includes the feminine and neuter genders, as appropriate.

**CHOICE OF SETTLEMENT AGENT:** The buyer has the right to select a settlement agent to handle the closing of this transaction. The settlement agent's role in closing the 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 Agreement between the parties. If part of the purchase price is financed, the lender 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.

**ADDITIONAL TERMS:** If Auction Tracts 1 & 2 are purchased by separate parties, both parties agree to enter into the Road Maintenance Agreement that is attached as a part of this Purchase Agreement as Exhibit C. Said Road Maintenance Agreement shall be recorded at settlement.

**Escrow, closing and settlement service guidelines:** There are 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, you are 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.  
**APPLICABLE LAW:** This Agreement shall be construed under the laws of the Commonwealth of Virginia.

[Signatures on Next Page]



WITNESS the following signatures and seals.

\_\_\_\_\_(Seal) \_\_\_\_\_  
**BUYER** Date

\_\_\_\_\_(Seal) \_\_\_\_\_  
**BUYER** Date

**SELLER: Pippa R. Chapman**

By: \_\_\_\_\_(Seal) \_\_\_\_\_  
Its: Owner/Manager Date

**WOLTZ & ASSOCIATES, INC., AUCTION COMPANY**

By: \_\_\_\_\_  
Its: Agent

Deed To: \_\_\_\_\_

Buyer's Address: \_\_\_\_\_  
\_\_\_\_\_

Buyer's Telephone No.: \_\_\_\_\_

Buyer's Email Address: \_\_\_\_\_

Buyer's Closing Attorney/Settlement Agent: \_\_\_\_\_

Attorney/Settlement Agent's Address: \_\_\_\_\_

\_\_\_\_\_

Attorney/Settlement Agent's Telephone No.: \_\_\_\_\_

## BROKER PARTICIPATION

Participation Firm: \_\_\_\_\_

Firm Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_

Agent's Email: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

## **AUCTION CONTRACT EXHIBIT A**

PROPERTY: All parcels located in Giles County, Virginia.

<b>Auction Tract</b>	<b>Parcel Description</b>	<b>Tax I.D.</b>	<b>Confirmation Price</b>
<b>1</b>	<b>200 Douglas Ln. Pearisburg, VA 24134</b>	<b>40D-7-2A</b>	<b>\$</b>
<b>2</b>	<b>204 Douglas Ln. Pearisburg, VA 24134</b>	<b>40D-7-2</b>	<b>\$</b>
		<b>Total:</b>	<b>\$</b>





## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

### ACKNOWLEDGEMENT BY SELLER AND PURCHASER

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).

**200 Douglas Lane, Pearisburg, VA 24134**

**PROPERTY ADDRESS/**

**LEGAL DESCRIPTION:** \_\_\_\_\_

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](https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)

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

Signed by:

*Pippa R. Chapman*

4E00AEABC35244C...  
Owner

**Pippa R. Chapman**

12/4/2025

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

Purchaser

Date

Date

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

*Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

This disclosure applies to the property(ies) located at: 200 Douglas Lane, Pearisburg, VA 24134

### Seller's Disclosure (initial)

(a) Presence of lead-based paint and/or lead-based hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (describe):

Initial  
PRC

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Initial  
PRC

(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

### Purchaser's Acknowledgement (initial)

(c) \_\_\_\_\_ Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) \_\_\_\_\_ Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint and/or lead-based paint hazards; or

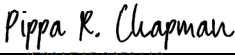
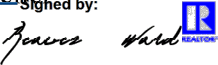
(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: 		12/4/2025		
Seller <b>Pippa R. Chapman</b>		Date	Purchaser	Date
Signed by: 		12/4/2025		
Agent <b>Reaves Ward</b>		Date	Agent	Date





## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

### ACKNOWLEDGEMENT BY SELLER AND PURCHASER

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.

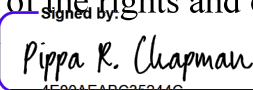
Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

**204 Douglas Ln, Pearisburg, VA 24134**

**PROPERTY ADDRESS/  
LEGAL DESCRIPTION:** \_\_\_\_\_

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](https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)

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

Signed by:  
  
 4E00AEABC35244C...  
 Owner

**Pippa R. Chapman**

12/4/2025  
 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

\_\_\_\_\_  
 Purchaser

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

*Every Purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

This disclosure applies to the property(ies) located at: 204 Douglas Ln, Pearisburg, VA 24134

### Seller's Disclosure (initial)

(a) Presence of lead-based paint and/or lead-based hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (describe):

Initial  
PRC

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Initial  
PRC

(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

### Purchaser's Acknowledgement (initial)

(c) \_\_\_\_\_ Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) \_\_\_\_\_ Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint and/or lead-based paint hazards; or




(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by:			
		12/4/2025	
Seller	<b>Pippa R. Chapman</b>	Date	Purchaser Date
Signed by:			
 		12/4/2025	
Agent	<b>Reaves Ward</b>	Date	Agent Date



## **ROAD MAINTENANCE AGREEMENT**

### **Auction Tracts 1 - 2**

#### **WITNESSETH:**

WHEREAS, the property more particularly described in the attached contract (the "Property") may be situated along a private road which serves as access to and from the State- maintained road and/or has a private road crossing it which provides access to other parcels; and

WHEREAS, the undersigned are advised that various lending institutions require execution of a private road maintenance agreement to deal with private road maintenance, and they have determined that it is in their best interest to establish a roadway maintenance agreement for purposes of providing for the upkeep and maintenance of said private road.

In order to deal with these issues, the Buyer acknowledges and agrees that:

- 1) If the Property is located on a private road, the aforesaid private road constitutes the main access to and from its residence or property to the State-maintained road.
- 2) If the Property has a private road across it, Buyer acknowledges that (i) an easement for ingress and egress over said private road will be reserved in the deed to Buyer, (ii) an easement for each property owner along said private for unobstructed right of ingress and egress over said private road to and from their respective residences or property will be set out in the deed to Buyer.
- 3) Buyer agrees that it is in the best interest that said private road shall be maintained in good condition to allow for reasonable and safe passage of standard passenger vehicles and emergency vehicles and that they will share equally with the other property owners along the private road in the cost of maintaining said private road to keep it in a state of repair that is, at a minimum, as good as the condition of the private road at the time of Buyer's purchase of the Property. The term maintenance shall include repairing the road surface, grading or scraping the private road as necessary, clearing obstructions and performing any and all work necessary to maintain the private road to all such reasonable and safe passage for vehicles. The owners of property benefiting from the private road are required to pay an annual fee of \$500.00 (per lot or parcel served by the road), with said fee collected from the undersigned once a year on or around January 1 to provide for maintenance. In the event additional money is needed to maintain or improve the private road, a majority vote of all the owners who benefit from the private road must agree in writing to any additional assessment over the annual fee. In the event it is necessary to

EXHIBIT C

take legal action to enforce any term of this agreement, the prevailing party shall be entitled to collect reasonable attorney's fees for enforcement of this agreement.

- 4) In the event any of the parcels served by the private road is subdivided, and the new tract also utilizes the private road for access, each new owner will be obligated to pay the annual maintenance fees, any additional assessment and will be bound by all other terms and conditions of this agreement.
- 5) No gates shall be erected that would block or obstruct the private road unless agreed upon by all property owners. Said gate shall be installed and properly maintained by the respective owner at the owner's expense and not with the funds provided by this agreement.
- 6) The property owners subject to this agreement will elect an agent to collect and disburse monies from the road maintenance fee account. The agent will be a property owner subject to this agreement. Each property owner shall have one (1) vote for each parcel owned. Upon election of the agent, the funds collected will be disbursed to the agent for deposit into the road maintenance fee account.
- 7) The agent of the road maintenance account will prepare and distribute to the herein affected property owners an annual income and expense report and a year-end balance sheet accounting for all funds received and disbursed.

This agreement is intended to be binding on and inure to the benefit of and be enforceable by all parties who own property or residences along said private road, their heirs and assigns, as well as any future owner who is given rights to said private road. The Buyer agrees to execute any agreements, instruments or documents in furtherance of the purposes of this agreement.

Witness the following signatures as of the date set forth below:

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date



**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT – READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**COMMITMENT CONDITIONS**

**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

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- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I – Requirements;
  - f. Schedule B, Part II – Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    - i. comply with the Schedule B, Part I – Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

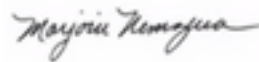


- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
P.O. Box 45023, Jacksonville, FL 32232-5023



By: \_\_\_\_\_  
President



By: \_\_\_\_\_  
Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Acquisition Title and Settlement Agency, Inc.  
Issuing Office: 3140 Chaparral Drive, C-107  
Roanoke, VA 24018  
Issuing Office's ALTA® Registry ID:  
Loan ID Number:  
Commitment Number: 25-43426-R  
Issuing Office File Number: 25-43426-R  
Property Address: 200 & 204 Douglas Lane, Pearisburg, VA 24134  
Revision Number: 1

**SCHEDULE A**

1. Commitment Date: November 3, 2025 at 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **Woltz & Associates**  
Proposed Amount of Insurance: **\$184,000.00**  
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is:  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
Pippa Chapman, and P R Chapman, D.C., a Corporation
5. The Land is described as follows:  
See Exhibit A attached hereto and made a part hereof.

**ACQUISITION TITLE AND SETTLEMENT  
AGENCY, INC.**

3140 Chaparral Drive, C-107, Roanoke, VA 24018  
Telephone: (540) 989-0884

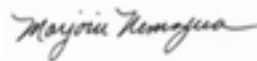
Countersigned by:



J. Allen Natt, License #1042738  
Acquisition Title and Settlement Agency, Inc.,  
License #

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
P.O. Box 45023, Jacksonville, FL 32232-5023

By: \_\_\_\_\_  
President



By: \_\_\_\_\_  
Secretary

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27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

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**SCHEDULE B, PART I – Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Pippa Chapman, and P R Chapman, D.C. Inc., a Corporation, to Woltz & Associates, to be executed and recorded at closing.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Receipt of fully completed Owners' Affidavit.
7. Payment of all taxes up to and including those for the second half of 2025, plus any penalties and interest which may accrue.
8. Certification that there are no federal judgment liens docketed against Woltz & Associates
9. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or fair market value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. A loan policy cannot be issued for less than the full principal debt secured; however, it may be issued in an amount up to but not to exceed 125% of the principal debt. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
10. Proposed Insured must be identified and if same is a corporation, partnership or limited liability company, evidence of its organization and compliance with filing requirements of its jurisdiction of origin, and the jurisdiction of the location of the property, must be furnished.
11. Receipt and satisfactory review of documents necessary to verify P R Chapman, D.C. was legally created.
12. Receipt and satisfactory review of the operating agreement or articles of incorporation and bylaws or trust instrument and all amendments to understand the authority of the various classes of members, officers or trustees.
13. Receipt of the documentation necessary to support the authority of the party to act on behalf of the entity, such as obtaining the required consents from the other members of the entity.
14. A Deed of Trust from Pippa Chapman to James G. Rakes & F. Brad Denardo, Trustee(s), securing an indebtedness to MERS, Inc., in the amount of \$90,250.00, dated August 2, 2012 and recorded on August 7, 2012 as Instrument #120001370 in the official records of Giles County Recording Office to be satisfied and released.  
NOTE: Assigned by Instrument dated 5/1/19 and recorded in Instrument Number 1900000585; Modification dated 7/13/2023 and recorded in Instrument Number 230001525.

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15. A Deed of Trust from Pippa Chapman to James G. Rakes and F. Brad Denardo, Trustee(s), securing an indebtedness to National Bank of Blacksburg t/a National Bank, in the amount of \$103,150.00, dated April 4, 2017 and recorded on April 4, 2017 as Instrument #17-547 in the official records of Giles County Recording Office to be satisfied and released.
16. Release of Right of First Refusal for P. R. Chapman, DC.
17. Receipt of newly created description that adequately defines, describes and locates premises to be insured AND this description must be used in the document(s) creating the estate or interest to be insured, subject to approval by this Company.
18. Recordation of Survey

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**SCHEDULE B, PART II – Exceptions**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Real estate taxes, other public charges (including, but not limited to, assessments by any county, municipality, Metropolitan District or Commission) and the balance of any such charges payable on an annual basis which are not yet due and payable.
3. Rights or claims of parties other than the Insured in actual possession of any or all of the property. (OWNER'S POLICY ONLY)
4. INTENTIONALLY DELETED
5. INTENTIONALLY DELETED
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (OWNER'S POLICY ONLY)
7. Easement granted to Lewis G. Ratcliffe dated 9/11/1948 and recorded in Deed Book 77, page 150.
8. Easement granted to P R Chapman, D.C. dated 4/6/1998 and recorded in Deed Book 293, page 84.
9. Matters shown on plat recorded in Plat Cabinet B, slide 181, Map Card 3399:
  - a) 50' street right of way
  - b) 40' right of way
10. Easement granted to Virgil Blankenship dated 8/13/1958 and recorded in Deed Book 120, page 472.
11. Easement granted to The Chesapeake & Potomac Telephone Company of Virginia dated 4/5/1983 and recorded in Deed Book 179, page 343.
12. Rights of others in and to the use of the appurtenant easement(s) contained in the description set out in the Deed insured under Schedule A hereof.
13. The following matters shown on Lot Line Revision Plat for Pippa Chapman creating Adjusted Tax Maps 40D(7)2 & 40D(7)2A At "Angel's Rest Hiker's Haven" dated November 1, 2025 and recorded in \_\_\_\_\_:  
AS TO PROPERTY 1:
  - a) gravel drive
  - b) septic drainfield

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- c) shed
  - d) ingress/egress easement
- AS TO PROPERTY 2:
- a) gravel drive
  - b) woven wire fence along southern boundary
  - c) multiple outbuildings
  - d) sewer dump
  - e) spigot
  - f) sheds
  - g) ingress/egress easement

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**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Giles, Commonwealth of Virginia and is described as follows:

**Auction Tract 1: Property 1**

0.841 acres as shown on Lot Line Revision Plat for Pippa Chapman creating Adjusted Tax Maps 40D(7)2 & 40D(7)2A At "Angel's Rest Hiker's Haven" dated November 1, 2025 and recorded in \_\_\_\_\_

**Auction Tract 2: Property 2**

4.777 acres as shown on Lot Line Revision Plat for Pippa Chapman creating Adjusted Tax Maps 40D(7)2 & 40D(7)2A At "Angel's Rest Hiker's Haven" dated November 1, 2025 and recorded in \_\_\_\_\_

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# WOLTZ & ASSOCIATES, INC

## AUCTION INFORMATION

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**February 2, 2026 – Residential Building Lots & House, North Port, Cape Coral, & South Gulf Cove, FL.** This auction is offering 7 canal lots, 20 building lots, & 1 home. Only 35 Minutes to Venice Beach. See Woltz.com or contact Russell Seneff at 540-765-7733 for more information.

**February 17-18, 2026 – Classic Estate Residential Property & Land Lot.** Discover an extraordinary estate property located at 934 Commander Drive, Roanoke, VA 24012, situated in the desirable Hollins area of Roanoke County. Built in 1940 and set on 12.58± acres across two tracts, this grand Colonial-Revival home offers nearly 10,000 square feet of elegant living space with expansive rooms, classic architectural character, and sweeping lawn and woodland views. See Woltz.com or contract David Boush at 540-871-5810 for more information.

**Considering an Auction?** There are numerous benefits to selling by auction with Woltz & Associates. Auctions create buyer competition, reduce time on the market, and provide a high exposure sales approach. This allows the seller to maximize potential profit from property sold. Woltz & Associates has an experienced and professional staff that specializes in real estate auctions. With high-impact marketing campaigns, internet and email promotions, and print advertising, Woltz & Associates can help you successfully sell at auction! Visit us today at Woltz.com and see how we can help you.

