

**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**

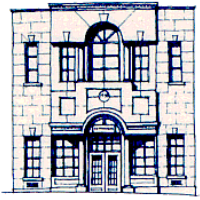
Property Tax ID# 40D-7-2A (Tract 1) & 40D-7-2 (Tract 2)

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.



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### **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

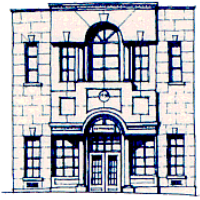
\_\_\_\_\_

Email

\_\_\_\_\_

Cell Phone

\_\_\_\_\_



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### **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

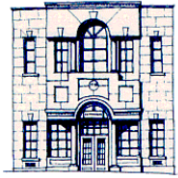
\_\_\_\_\_

## 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/)



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**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>

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 Date

Notary's Certificate:

I, \_\_\_\_\_ 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 \_\_\_\_\_ Day Of \_\_\_\_\_, 2025

My Commission Expires

Notary Public Registration Number

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.

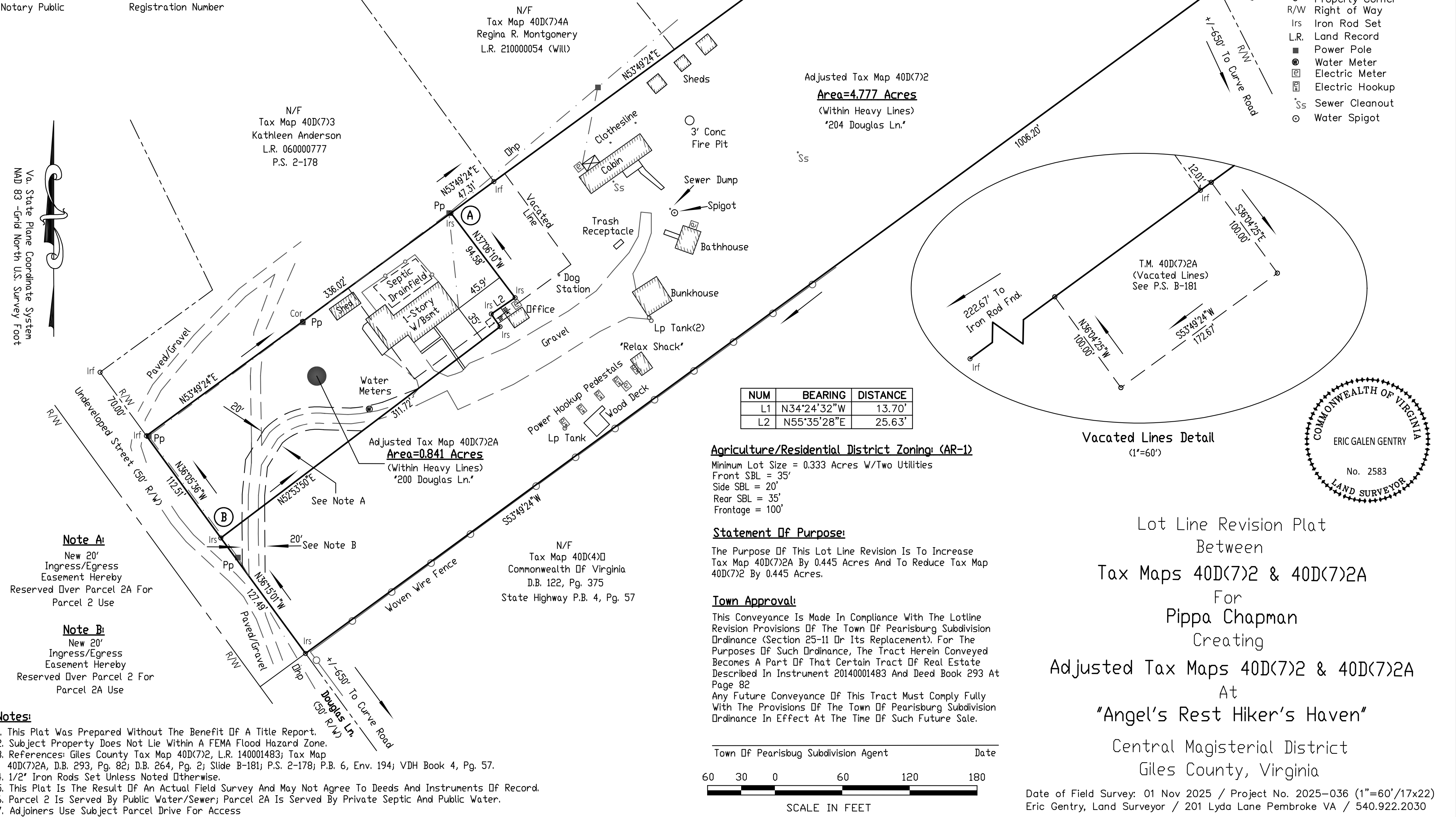
Eric G. Gentry, L.S. #2583 Date

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>



## **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



## 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

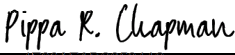
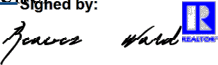
(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### 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.

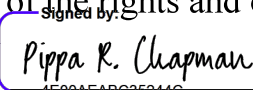
Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

**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:  
  
 \_\_\_\_\_  
 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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Purchaser

\_\_\_\_\_  
 Date

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

### Lead Warning Statement

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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.

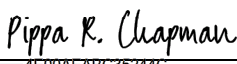
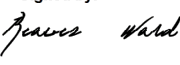

### Agent's Acknowledgment (initial)

(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