



3600 Deepwater Terminal Rd. Richmond, VA 23234
804-486-4555 804-334-4558
www.Motleys.com VAAF 16

Bidder Information Packet



Online Real Estate Auction

**Online Auction! Two Single Family Homes
Two Unit Apartment Building and Single-
Family Home | Clifton Forge, VA**

Bidding begins on Wednesday, January 19th at 12:00 PM

Bidding ends on Thursday, January 20th at 6:30 PM



3600 Deepwater Terminal Rd.
Richmond, VA 23234
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Property Information Sheet

Auction Type: Online Real Estate Auction

Property Addresses: Property 1: 430 Chalybeate Ave, Iron Gate, VA 24448,
Property 2: 329 Roxbury St., Clifton Forge, VA 24422,
Property 3: 4825 Nicelytown Rd., Clifton Forge, VA 24422

Date & Time of Sale: Online Bidding will begin on Wednesday, Jan 19, 2021 @ 12:00 PM

Online Bidding will end on Thursday, Jan 20, 2021 @ 6:30 PM

Property Type/Zoning: Property 1: Two-Story Single-Family Home, 2 BR / 1 BA, 1,560 SF, .075 Acres
Property 2: Two-Story Single-Family Home, 3 BR / 1 BA, 1,924 SF, .11 Acres
Property 3: Single-Story Single-Family Home, 2 BR / 2 BA, 1,127 SF
Two-Unit Apartment Building, 3 BR / 3 BA, 2,352 SF, .73 Acres

Tax Parcel ID: Property 1: 044F2025100010
Property 2: 12200017320140
Property 3: 03000000000420

Tax Assessment: Property 1: Land: \$1,500 Improvements: \$25,900 Assessed Total: \$27,400
Property 2: Land: \$2,000 Improvements: \$40,800 Assessed Total: \$42,800
Property 3: Land: \$20,000 Improvements: \$56,000 Assessed Total: \$76,000

Annual Taxes: Property 1: \$200
Property 2: \$242
Property 3: \$312

Terms and Conditions:

1. Ownership will be conveyed by a General Warranty Deed.
2. There is a 10% buyer's premium (*THE MINIMUM BUYER'S PREMIUM IS \$2,500 for properties selling for less than \$25,000*) which is added to the highest bid to determine the final contract price.
3. If you are the successful high bidder, a minimum deposit of \$25,000 will be due following the sale (see full terms).
4. The 10% buyer's premium will be due within 3 days of the conclusion of the sale.
5. Closing/Settlement will take place within 30 days of the sale.
6. A Cooperating Broker Fee of up to 2% will be paid to any eligible broker/agent. Please see the Broker Participation Form. Brokers must pre-register 24 hours prior to the sale and must be present at the sale and accompany their buyer through the sale, contract signing and closing process.
7. All properties are sold "AS-IS, WHERE-IS" with all faults.
8. For specific questions, please call Ernie Rogers: 804.334.4558

9. Additional information can be found at Motleys.com.

10. **ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED.**





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Terms and Conditions

Thank you for your interest in the sale of this property. If you should have any questions or need additional information, please contact Ernie Rogers at 804-334-4558.

Terms: All bidders must register to bid online by registering at Motleys.com. Bidders may execute bids either at Motleys.com or by downloading the Motleys App at either the Apple App Store or at Google Play. Bidding will open approximately (3) hours prior to the end of the sale. A TEN PERCENT (10%) buyer's premium (*THE MINIMUM BUYER'S PREMIUM IS \$2,500 for properties selling for less than \$25,000*) will be added to the final bid and will become a part of the purchase price. As an example, if you bid \$100,000 for a property the contract sale price will be \$110,000. The property is sold in "AS-IS" condition, and is not contingent upon buyer's financing, condition of property, appraisal, inspection, etc. Buyers shall rely on their own information, judgment, and inspection of the property. Title will convey via Marketable Deed from all owners of record and free and clear of all liens. The property taxes will be prorated to the date of closing. **The closing will take place within 60 days of the sale** unless specified otherwise or as soon thereafter as necessary to correct any defects in title. Time is of the essence with respect to all closings. If you are NOT prepared to make the required Earnest Money Deposit, execute the required documents, and close within the timeframe stated, **please do not bid**. Day of sale announcements take precedence over any previously printed material, or any other oral statements made. The sale is subject to owner confirmation.

Bidder Verification: The identity of all bidders will be and must be verified. Bidding rights are provisional, and if complete verification is not possible, Motleys may reject the registration, and bidding activity may be terminated. You will need a verifiable address, a verifiable phone number, and a verifiable email address. Contact the sale coordinator Ernie Rogers (804) 334-4558 immediately after registering to provide verifiable information needed for you to be approved to bid.

Earnest Money Deposit: At the close of the sale, and seller confirmation, the successful bidder will be emailed or given the contract package to execute and return to Motleys. The winning bidder will be required to submit an earnest money deposit totaling **\$5,000.00** by 5:00 PM the day after the sale. The deposit must be in the form of a wire transfer, cash, cashier's check, or certified check (from a US bank), made payable to Motleys Asset Disposition Group. In certain cases, the remaining balance of the 10% buyer's premium is due within three business days of the sale if it is not fulfilled with the initial **\$5,000.00 deposit**. The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees or cashier's check fees. If the successful bidder does not execute and return the contract with earnest money deposit by 5 PM the day after the sale, the Buyer will be considered in default and subject to legal action. This is a legally binding contract.

Please bring a check/checkbook to the sale event. All winning bidders will be requested to pay an initial \$1,000 deposit to Motleys Asset Disposition Group.

Administrative Fee: In the event a winning bidder fails to submit the signed contract and **the initial earnest money deposit of \$5,000** as provided in the pre-stipulated Terms and Conditions, the winning bidder will be charged an administrative fee of \$10,000.00 on the credit card provided at registration. Additional default remedies are reserved by Motleys Auctions, Inc./Motleys Asset Disposition Group and the Seller as provided in the Terms & Conditions and the Contract for Purchase. All administrative fees are nonrefundable.

Due Diligence: Any reliance on the content of information provided shall be solely at the recipient's risk. All information is believed to be correct but is not guaranteed. Bidders must conduct and rely solely upon their own investigations and inspections. The property is being sold "AS-IS" with all faults.

Default: If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit as a measure of liquidated damages. This provision shall in no way affect the right of Seller and Motleys Auctions, Inc./Motleys Asset Disposition Group to rely upon and to exercise any other legal remedies or recourse available to them, including without limitation seeking specific performance or monetary damages, in the event the closing contemplated herein does not occur due to default by Purchaser. Purchaser further agrees to pay all attorney fees, court costs and other costs of collection/enforcement incurred by Motleys and Seller due to a default by Purchaser. The sale is subject to cancellation, additions, deletions, pre-sale, or postponement.

Broker Co-op: Motleys will pay up to a **TWO PERCENT (2%) Broker Participation Fee** (based on highest offer and not including applicable buyer's premium) to the broker representing the winning participant on the real property. All broker participation forms must be submitted to Motleys 24-hours prior to the sale.

Closing: TIME IS OF THE ESSENCE WITH RESPECT TO ALL CLOSINGS!

The successful buyer must sign all documents and contracts in the time referenced in the contract and will be required to make an appointment with the closing agent to pay the balance of the purchase price and receive the deed to the property. All closings must occur within 60 days, unless otherwise specified in the Purchase Agreement. Buyer acknowledges and agrees that time is of the essence. Said premises are to be conveyed by Marketable Deed from all owners of record and free and clear of all liens. If you are the successful participant, you will be required to sign a purchase and sale agreement or similar agreement or document and other necessary documents in the form established by Motleys. The terms of the Purchase Contract are expressly non-negotiable, and the Purchase Contract must be signed in the name of the successful participant and, except as may specifically be permitted by the terms of the Purchase Contract or expressly agreed upon in writing by the Seller or Motleys in their sole discretion, may not be assigned to any other person or party. The Purchase Contract and such other documents will set forth the specific terms and conditions of the sale, including the time by which the successful participant's purchase of the property must be completed.

Copies of some or all these documents are available on Motleys website or may be obtained from Motleys, and it is your responsibility to obtain, read, and understand the provisions of any such documents before making offers at this sale.

Closing Costs: The deed shall be prepared and acknowledged by Seller at the Seller's expense and recorded at the expense of the Buyer. The buyer shall pay all title searches, title insurance charges, survey expenses, usual conveyance expenses, and recordation taxes, including the Grantor's and

Grantee's Tax. Real estate taxes, rents, water, and sewer charges, if any, will be prorated as of the date of closing. Successful purchasers must pay all wire transfer fees. Sale of the property is not contingent upon the buyer obtaining financing.

Offers: All Offers are open to the public without regard to race, color, sex, religion, or national origin. As used in these conditions of sale, the term "the final offer" means the highest offer acknowledged by the party conducting the sale, and the term "purchase price" means the sum of the final offer. The highest offering acknowledged by the party conducting the sale at the end of the sale shall be the buyer of that real property. The party conducting the sale has the right to reject any offer or raise any offer which is not commensurate with the value of the property being offered. The party conducting the sale may advance the offering at his absolute discretion and, in the event of any dispute between registered participants, may determine the successful participant or re-offer and resell the property in dispute. Should there be any dispute after the sale, the record of final sale shall be conclusive.

Offer Intervals: To be determined by the party conducting the Sale.

Extended Offering Time - Online Participation, When Available: Notwithstanding the scheduled closing time for this sale, if an offer is made at any time during the final five (5) minutes of the scheduled offering time, the offering time will automatically be extended. Subsequent and additional extensions shall be applied to all offers placed during any such extension period until an extension period has expired without additional offers being placed, at which time the offering time, as extended, shall be closed.

Offer Execution: Offers which are submitted to Motleys in writing or otherwise left with Motleys prior to a sale (Order Offerings) for execution at or below a specified price shall be entertained and executed by Motleys for the convenience of participants. Motleys shall not be responsible for failing to execute such offers or for errors relating to the execution of such offers.

Conditions of Default: If successful participant defaults in making settlement, the deposit paid by that defaulting successful participant shall be forfeited, and the property purchased by such defaulting successful participant may either be resold at the risk and expense of such party or Seller may accept the next highest available offer at the sale. Such defaulting successful participant shall be liable personally for any deficiency resulting from the resale of the property it purchased at a lower price as well as for all costs, expenses, and attorneys' fees in connection with such resale. The forfeiture of such deposit shall not limit any rights or remedies of Seller with respect to any such default.

Controlling Law: The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By making an offer at the sale, whether present in person or by agent, written offer, telephone, online or other means, the participant shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia.

Inspection: All property is being sold "WHERE-IS, AS-IS," "WITH ALL FAULTS," with no representations or warranties of any sort except the general warranty to be included in the deed to the real property. Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Motleys denies all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they make an offer, and by making an offer(s) are deemed to have so inspected the property to their satisfaction. Placing an offer, whether in person, or by agent, or other means, constitutes an agreement by participant to these conditions of sale. Motleys and their agents and subagents assume no liability for errors or omissions in this or any

other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from sources deemed reliable, Motleys makes no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotional/publicity statements and materials.

Release: The successful participant must agree to release any and all claims or causes of action it may have against beneficiary and Motleys (or the employees or agents of either of them) relating in any way to (a) the sale, (b) the property offered for sale, (c) any condition or aspect of such property that may not be in compliance with any federal, state, or local law, regulation, or ruling including, without limitation, any laws, regulations, and rulings relating to environmental contamination or hazardous waste, and/or (d) any documents, reports, complications, financial statements, projections, surveys, or any other documents delivered to such successful participant by Motleys, and/or the beneficiary, or the agents or employees of either of them (collectively, the "Accommodation Documents"). The successful participant must acknowledge and agree that the beneficiary, Motleys, and the agents or employees of any of them have not made and do not make and have disclaimed any and all representations or warranties regarding the truth, accuracy, or completeness of any of the documents provided the successful participant relating to the property purchased or the sources thereof and that such documents were provided solely as an accommodation to such successful participant.

Agency Disclosure: In all transactions, Motleys is acting as an agent for the Seller, not as a Buyer's Agent. Motleys reserves the right to remove or cancel the bids and or bidding rights and privileges of any party, deemed not to be in the best interest of the Seller, at any time. Motleys reserves the right to bid on behalf of the Seller.

Governmental Authorizations: The successful participant for the real property will be responsible for obtaining, at its expense, the approval for any license, privilege, permit, or right necessary to improve, renovate, and/or develop the real property, or to construct, improve, and/or alter any improvements on the real property, and such successful participant will be responsible for the fulfillment of any conditions imposed or required for such approvals. The sale will be final whether any such approvals are obtained of any necessary or desirable licenses, permits, privileges, or rights.

Megan's Law Disclosure: Interested parties should exercise whatever due diligence they deem necessary with respect to information on registered sexual offenders who might live near a property being offered for sale. Such information may be obtained by contacting your local police department or the Department of State Police.

Online Offers: Motleys is not responsible for failing to execute offers due to participants' technological difficulties.

Technical Issues: Neither the company providing the software, nor Motleys shall be held responsible for a missed bid or the failure of the software to function properly for any reason. In the unfortunate event of a Distributed Denial of Service [DDOS] attack or server attack/shut down, Motleys reserves the right, but is not required, to extend bidding time. To minimize the chance of being affected by internet or software issues, please use the "Max Bid" feature. Please contact Tim Shelton/Bid Wrangler @ 844-296-8727 if you need assistance with the online bidding platform.

By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions. I hereby acknowledge receipt and agree to these terms:

Signature _____ **Date** _____



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**Property 1: Single Family Home located at 420
Chalybeate Ave, Iron Gate, VA 24448**

Bidding begins on Thursday, January 13th at 12:00 PM
Bidding ends on Thursday, January 13th at 6:30 PM

Tax Property 360 Property View

420 Chalybeate Ave, Iron Gate, VA24448, Alleghany County

Tax

Owner Information

Owner Name:	Sonabank	Mailing Address:	PO Box 2075
Mailing City & State:	Ashland Va	Mailing Zip:	23005
Mailing ZIP + 4 Code:	5075		

Location Information

Magisterial:	Town Of Iron Gate	Zip Code:	24448
Zoning:	IG	Topography:	ON STREET
Census Tract:	080100		

Estimated Value

Real AVM:	\$27,100	Real AVM Range High:	\$31,707
Real AVM Range Low:	\$22,493	Value As Of:	11/01/2021
Confidence Score:	56	Forecast Standard Deviation:	17

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

PID:	044F2-02-510-0010	Old Map #:	6769
Parcel ID:	044F2025100010	% Improved:	95
Block:	51	Lot:	1
Legal Description:	LOT 1-BLK 51 I G L 3,250 SQ FT		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$27,400	\$27,400	\$27,400
Assessed Value - Land	\$1,500	\$1,500	\$1,500
Assessed Value - Improved	\$25,900	\$25,900	\$25,900
Market Value - Total	\$27,400	\$27,400	\$27,400
Market Value - Land	\$1,500	\$1,500	\$1,500
Market Value - Improved	\$25,900	\$25,900	\$25,900
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Tax Year	2020	2019	2018
Total Tax	\$200	\$200	\$221
Change (\$)	\$	-\$21	
Change (%)	0%	-9%	

Characteristics

Lot Acres:	0.075	Land Use - County:	Single Family Residence/Dwell
Land Use - CoreLogic:	Sfr	Stories:	2.0
Year Built:	1915	Building Sq Ft:	1,560
Bldg Area - Total Sq Ft:	1,560	Bldg Area - Main Floor Sq Ft:	780
Bldg Area - Ground Fl Sq Ft:	780	Above Gnd Sq Ft:	1,560
Basement Type:	Crawl	Total Rooms:	5.000
Bedrooms:	2	Baths - Total:	1
Baths - Full:	1.000	Heat Type:	Forced Air
Heat Fuel Type:	OIL	Garage Capacity:	0
Roof Type:	HIP	Roof Frame:	METAL
Roof Shape:	HIP	Interior Wall:	DRYWALL
Exterior:	Block	Floor Cover:	WOOD
Foundation:	Concrete Block	Water:	PUBLIC
Sewer:	Public Service	Electric Service Type:	TYPE UNKNOWN

Condition: Fair
Patio/Deck 2 Area: 102
Porch 1 Area: 144

Porch Type: Enclosed Porch
Porch: Enclosed Porch

Building Description	Building Size
BASE SECTION	1,560
ENCLOSED PORCH	144
PORCH	102

History

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Sale Price Hist	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type	Title Company
04/17/20	04/17/20			Y	Zierler Adam T		Gqz Properties Llc	71	Deed (Reg)	
	09/26/03	\$34,200	\$34,200		Gqz Properties Llc		Foscoe Nannie K	3575	Deed (Reg)	

Parcel Map





Search Criteria
Street Number is like '420'
Street Name is like 'Chalybeate'
Selected 1 of 1 result.

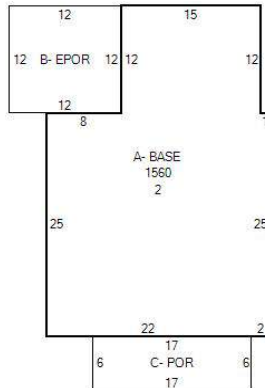
County of Alleghany, Virginia

Tax Map: 044F2-02-510-0010

Property Address: 420
CHALYBEA
TE AVE

Account #: 6769

Election District: Town of Iron
Gate



General Information

Owner's Name:	GQZ PROPERTIES, LLC C/O ZIERLER, ADAM T & OTHS
Mailing Address:	8951 RICH PATCH ROAD COVINGTON, VA 24426
Legal Description:	LOT 1-BLK 51 I G L 3,250 SQ FT
Zoning:	IG
Year Built:	1915
Acreage:	.075

Assessment Information

Land Value:	\$1,500
Improvement:	\$25,900
Total Value:	\$27,400
Prior Assessment:	\$29,600
Sales Price:	\$

Sale Information

Transfer Date:	4/17/2020
Grantor:	GQZ PROPERTIES, LLC
Deed Book:	
Deed Page:	
Plat Book:	
Plat Page:	
Instrument Number:	2020-71

Other Information

Fire Place:	
Stacked Fireplace:	
Flues:	
Metal Flues:	
Stacked Flues:	
Inop. Flues/FP:	

Details

Exterior Information

Year Built :	1915
Occupancy Type:	Dwelling
Foundation:	Cinderblock
Ext. Walls:	Cndrblk
Roofing:	Metal
Roof Type:	Hip
Garage:	None
Garage - # of Cars:	
Carport:	None
Carport - # of Cars:	

Interior Information

Story Height:	2
# of Rooms:	5
# of Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Floors:	Wood, Carpet
Building SqFt:	1,560
Basement SqFt:	
Finished Basement SqFt:	
Interior Walls:	Drywall
Heating:	Forced Air
A/C:	No

Utilities













Water:	Public
Sewer:	Public
Electric:	Yes
Gas:	No
Fuel Type:	Oil

Site Information

Terrain Type:	IG
Character:	On
Right of Way:	Rolling/Sloping
Easement:	Public

County of Alleghany, Virginia

Legend

-  Parcel Boundaries
-  WVS_Centerlines (12,000)
-  WVS_Centerlines (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  WVS_Centerlines Back (12,000)
-  WVS_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others



Map printed from Alleghany
<https://parcelviewer.geodecisions.com/Alleghany/>

Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet

Title: Parcel Boundaries

Date: 11/8/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and County of Alleghany is not responsible for its accuracy or how current it may be.





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Online Real Estate Auction

**Property 2: Single Family Home located at 329
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Bidding begins on Thursday, January 13th at 12:00 PM
Bidding ends on Thursday, January 13th at 6:30 PM

Tax Property 360 Property View

329 Roxbury St, Clifton Forge, VA24422-1235, Alleghany County

Tax

Owner Information

Owner Name:	Sonabank	Mailing Address:	PO Box 2075
Mailing City & State:	Ashland Va	Mailing Zip:	23005
Mailing ZIP + 4 Code:	5075		

Location Information

Magisterial:	Town Clifton Forge	Zip Code:	24422
Zip + 4:	1235	Carrier Route:	C003
Zoning:	CFR2	Topography:	ON STREET
Census Tract:	070100	Parcel Comments:	EST INTERIOR FIXED FROM FIRED 2012APPEARS VACANT 2018

Estimated Value

Value As Of: **11/01/2021**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
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Tax Information

PID:	12200-01-732-0140	Old Map #:	16409
Parcel ID:	12200017320140	% Improved:	95
Legal Description:	C & O D 14-32-7 329 ROXBURY ST LOT 40*125 Y 1917		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$42,800	\$42,800	\$42,800
Assessed Value - Land	\$2,000	\$2,000	\$2,000
Assessed Value - Improved	\$40,800	\$40,800	\$40,800
Market Value - Total	\$42,800	\$42,800	\$42,800
Market Value - Land	\$2,000	\$2,000	\$2,000
Market Value - Improved	\$40,800	\$40,800	\$40,800
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Tax Year	2020	2019	2018
Total Tax	\$312	\$312	\$272
Change (\$)	\$	\$41	
Change (%)	0%	15%	

Characteristics

Lot Acres:	0.110	Lot Frontage:	40
Lot Depth:	125	Land Use - County:	Single Family Residence/Dwell
Land Use - CoreLogic:	Sfr	Stories:	2.0
Year Built:	1917	Building Sq Ft:	1,722
Bldg Area - Total Sq Ft:	1,924	Bldg Area - Main Floor Sq Ft:	807
Bldg Area - Ground Fl Sq Ft:	915	Above Gnd Sq Ft:	1,722
Basement Sq Ft:	202	Basement - Unfinished Sq Ft:	202
Basement Type:	Partial	Total Rooms:	7.000
Bedrooms:	3	Baths - Total:	2
Baths - Full:	1.000	Baths - Half:	1
Heat Type:	Hot Water	Heat Fuel Type:	GAS
Garage Capacity:	0	Roof Type:	GABLE
Roof Material:	Composition Shingle	Roof Shape:	GABLE

Interior Wall: **PLASTER**
 Floor Cover: **WOOD**
 Water: **PUBLIC**
 Electric Service Type: **TYPE UNKNOWN**
 Porch Type: **Enclosed Porch**
 Porch: **Enclosed Porch**

Exterior: **Asbestos**
 Foundation: **Brick**
 Sewer: **Public Service**
 Condition: **Fair**
 Patio/Deck 2 Area: **244**
 Porch 1 Area: **48**

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Shed-Frame						\$100

Building Description Building Size

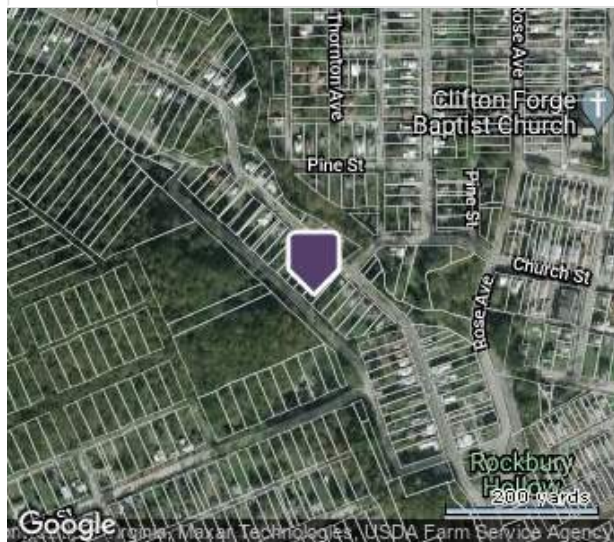
BASE SECTION **1,614**
ENCLOSED PORCH **48**
STORAGE **36**
ADDITION W/ NO BSMT **108**
PORCH **244**

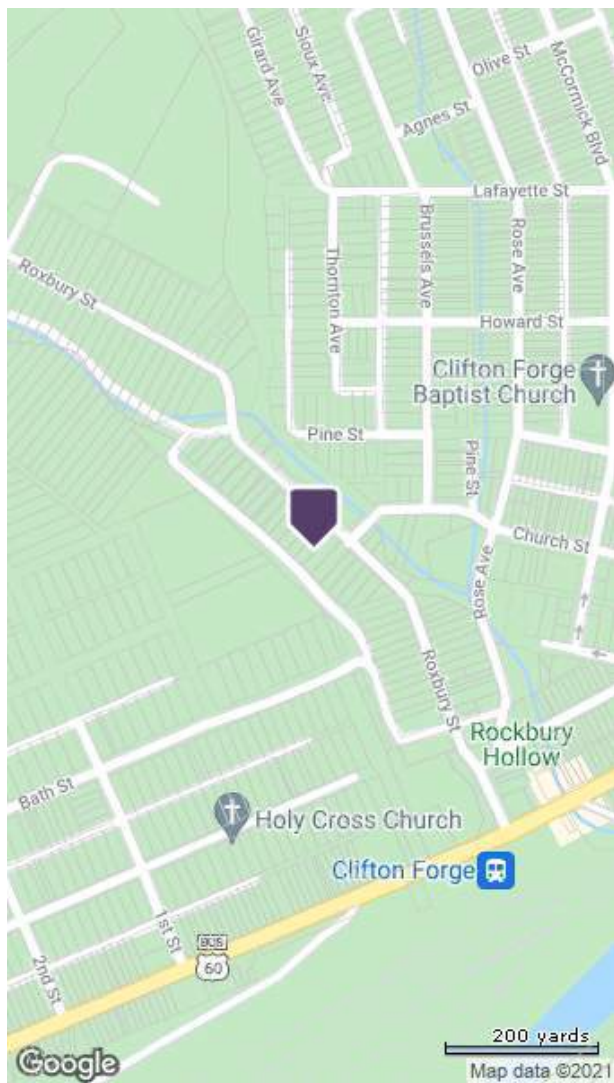
History

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Sale Price Hist	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type	Title Company
04/17/20	04/17/20			Y	Zierler Adam T		Gqz Properties 71 Llc		Deed (Reg)	
	02/05/04	\$36,000	\$36,000		Gqz Properties Llc		Smith-Johnson 336 Jean B		Deed (Reg)	

Parcel Map





Search Criteria

Street Number is like '329'

Street Name is like 'roxbury'

Selected 1 of 1 result.



DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Allegheny County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Details

Exterior Information

Year Built :	1917
Occupancy Type:	Dwelling
Foundation:	Brick
Ext. Walls:	Asbestos
Roofing:	Comp Shg
Roof Type:	Gable
Garage:	None
Garage - # of Cars:	
Carport:	None
Carport - # of Cars:	

Interior Information

Story Height:	2
# of Rooms:	7
# of Bedrooms:	3
Full Bathrooms:	1
Half Bathrooms:	1
Floors:	Wood, Carpet
Building SqFt:	1,722
Basement SqFt:	
Finished Basement SqFt:	
Interior Walls:	Plaster
Heating:	Hot Water
A/C:	No

Utilities







Water:	Public
Sewer:	Public
Electric:	Yes
Gas:	Yes
Fuel Type:	Gas

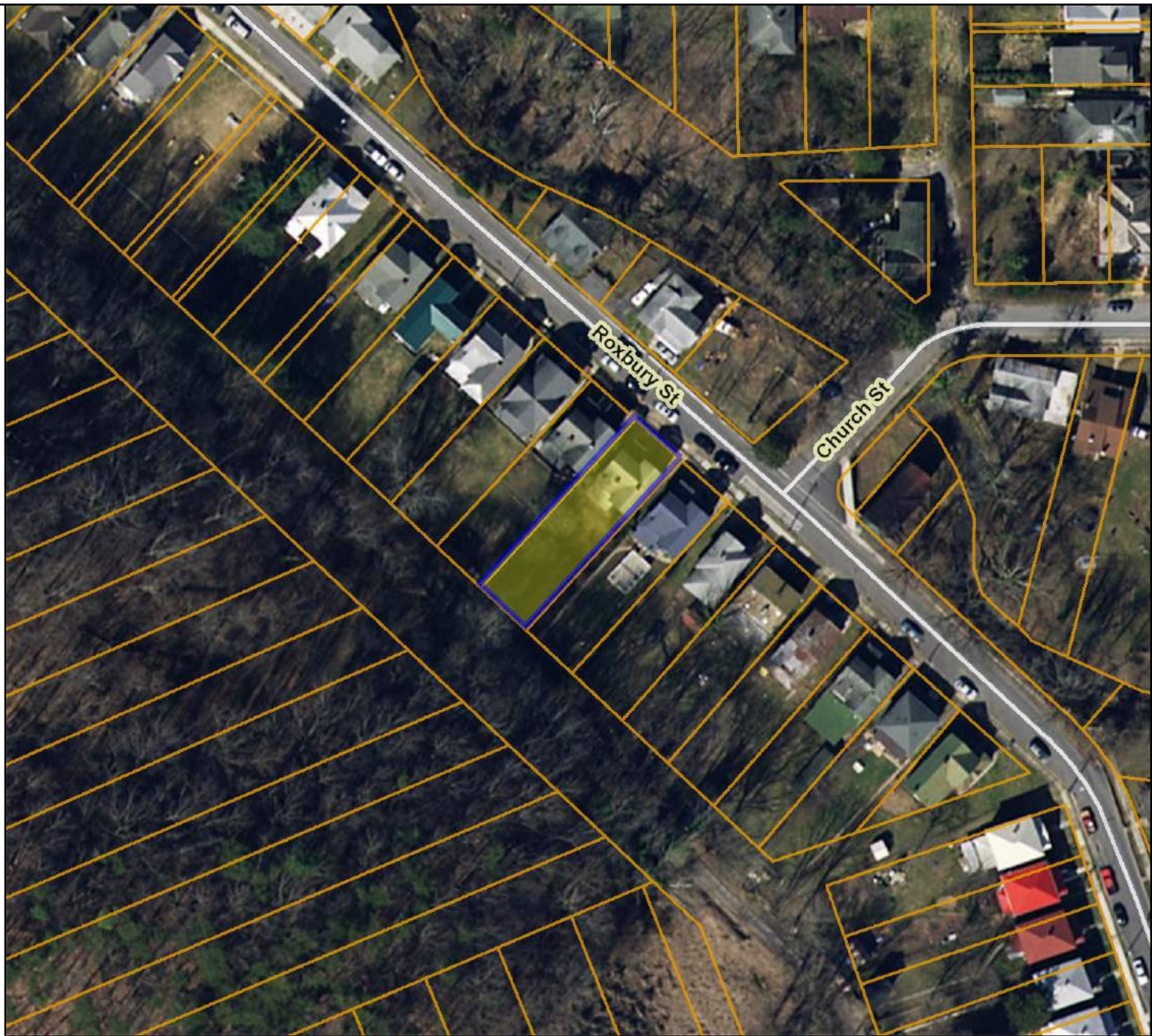
Site Information

Terrain Type:	CFR2
Character:	On
Right of Way:	Rolling/Sloping
Easement:	Public

County of Alleghany, Virginia

Legend

-  Parcel Boundaries
- WVS_Centerlines (12,000)
- WVS_Centerlines (12,000)
- Interstate
- US Highway
- VA Primary
-  WVS_Centerlines Back (12,000)
- WVS_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others



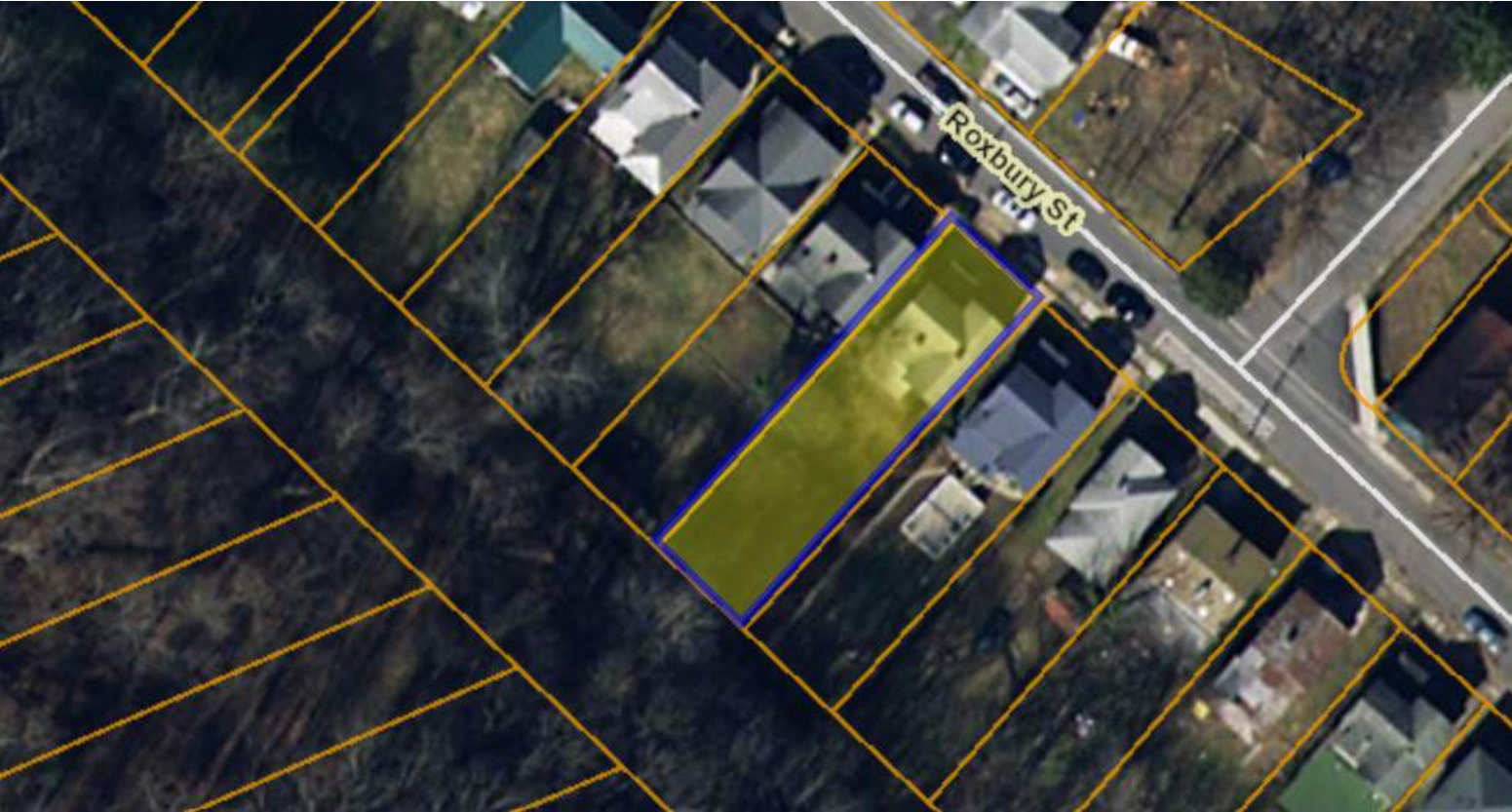
Map printed from Alleghany
<https://parcelviewer.geodecisions.com/Alleghany/>

Feet
0 25 50 75 100
1:1,128 / 1"=94 Feet

Title: Parcel Boundaries

Date: 11/8/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and County of Alleghany is not responsible for its accuracy or how current it may be.





3600 Deepwater Terminal Rd. Richmond, VA 23234
804-486-4555 804-334-4558
www.Motleys.com VAAF 16



Online Real Estate Auction

Property 3: Apartment Building and Single-Family Home located at 4825 Nicelytown Rd, Clifton Forge, VA 24422

Bidding begins on Thursday, January 13th at 12:00 PM
Bidding ends on Thursday, January 13th at 6:30 PM

Tax Property 360 Property View

4825 Nicelytown Rd, Clifton Forge, VA24422-3109, Alleghany County

Tax

Owner Information

Owner Name:	Sonabank	Mailing Address:	PO Box 2075
Mailing City & State:	Ashland Va	Mailing Zip:	23005
Mailing ZIP + 4 Code:	5075		

Location Information

Magesterial:	Sharon	Zip Code:	24422
Zip + 4:	3109	Carrier Route:	R001
Zoning:	AR	Topography:	ON STREET
Census Tract:	080100	Parcel Comments:	CLOSE TO R/R TRACKS/3 RENTAL UNITS1 VACANCY 2011

Estimated Value

Real AVM:	\$238,600	Real AVM Range High:	\$272,004
Real AVM Range Low:	\$205,196	Value As Of:	11/01/2021
Confidence Score:	60	Forecast Standard Deviation:	14

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

PID:	03000-00-000-0420	Old Map #:	2816
Parcel ID:	030000000000420	% Improved:	74
Legal Description:	.73 AC NEAR LONGDALE ON RT 635		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$76,000	\$76,000	\$76,000
Assessed Value - Land	\$20,000	\$20,000	\$20,000
Assessed Value - Improved	\$56,000	\$56,000	\$56,000
Market Value - Total	\$76,000	\$76,000	\$76,000
Market Value - Land	\$20,000	\$20,000	\$20,000
Market Value - Improved	\$56,000	\$56,000	\$56,000
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
 Tax Year	 2020	 2019	 2018
Total Tax	\$555	\$555	\$665
Change (\$)	\$	-\$110	
Change (%)	0%	-17%	

Characteristics

Lot Acres:	0.730	Land Use - County:	Single Family Suburban/Dwell
Land Use - CoreLogic:	Sfr	Stories:	1.0
Year Built:	1940	Building Sq Ft:	3,479
Bldg Area - Total Sq Ft:	3,479	Bldg Area - Main Floor Sq Ft:	1,127
Bldg Area - Ground Fl Sq Ft:	1,127	Above Gnd Sq Ft:	3,479
Total Rooms:	12.000	Bedrooms:	5
Baths - Total:	5	Baths - Full:	5.000
Heat Type:	Space	Heat Fuel Type:	GAS
Garage Capacity:	0	Roof Type:	GABLE
Roof Material:	Composition Shingle	Roof Shape:	GABLE
Interior Wall:	DRYWALL	Exterior:	Vinyl
Floor Cover:	WOOD	Foundation:	Concrete Block

Water: **PUBLIC**
 Electric Service Type: **TYPE UNKNOWN**
 Porch Type: **Porch**
 Porch: **Porch**

Sewer: **Septic Tank**
 Condition: **Fair**
 Patio Type: **Patio**
 Porch 1 Area: **72**

Building 1 of 2

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
#02 DwI						\$22,100
Shed-Frame/4						\$1,000

Building Description Building Size

BASE SECTION **1,127**
PATIO **72**
PORCH **72**

Building 2 of 2

Building Description Building Size

APARTMENT-CINDERBLCK **2,352**
PORCH **396**

History

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Sale Price Hist	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type	Title Company
04/17/20	04/17/20			Y	Zierler Adam T		Gqz Properties Llc	71	Deed (Reg)	
	10/02/02	\$83,200	\$83,200		Gqz Properties Llc		Scott D H Jr	3209	Deed (Reg)	

Parcel Map





Search Criteria

- Street Number is like '4825'
 - Street Name is like 'nicelytown'
- Selected 1 of 1 result.

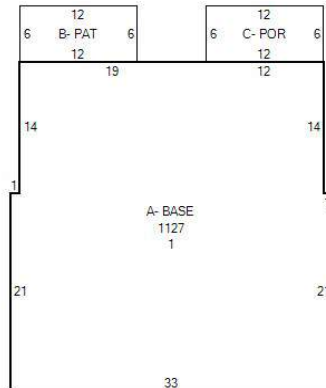
County of Alleghany, Virginia

Tax Map: 03000-00-000-0420

Property Address: 4825
NICELYTO
WN RD

Account #: 2816

Election District: Sharon



General Information

Owner's Name:	GQZ PROPERTIES, LLC C/O ZIERLER, ADAM T & OTHS
Mailing Address:	8951 RICH PATCH ROAD COVINGTON, VA 24426
Legal Description:	.73 AC NEAR LONGDALE ON RT 635
Zoning:	AR
Year Built:	1940
Acreage:	.73

Assessment Information

Land Value:	\$20,000
Improvement:	\$56,000
Total Value:	\$76,000
Prior Assessment:	\$73,600
Sales Price:	\$

Sale Information

Transfer Date:	4/17/2020
Grantor:	GQZ PROPERTIES, LLC
Deed Book:	
Deed Page:	
Plat Book:	
Plat Page:	
Instrument Number:	2020-71

Other Information

Fire Place:	
Stacked Fireplace:	
Flues:	
Metal Flues:	
Stacked Flues:	
Inop. Flues/FP:	

Details

Building 1







Exterior Information		Interior Information		Utilities		Site Information	
Year Built :	1940	Story Height:	1	Water:	Public	Terrain Type:	AR
Occupancy Type:	Dwelling	# of Rooms:	6	Sewer:	Septic	Character:	On
Foundation:	Cinderblock	# of Bedrooms:	2	Electric:	Yes	Right of Way:	Rolling/Sloping
Ext. Walls:	Vinyl Siding	Full Bathrooms:	2	Gas:	No	Easement:	Public
Roofing:	Comp Shg	Half Bathrooms:		Fuel Type:	Gas		
Roof Type:	Gable	Floors:	Wood				
Garage:	None	Building SqFt:	1,127				
Garage - # of Cars:		Basement SqFt:					
Carport:	None	Finished Basement SqFt:					
Carport - # of Cars:		Interior Walls:	Drywall				
		Heating:	Space Heat				
		A/C:	No				

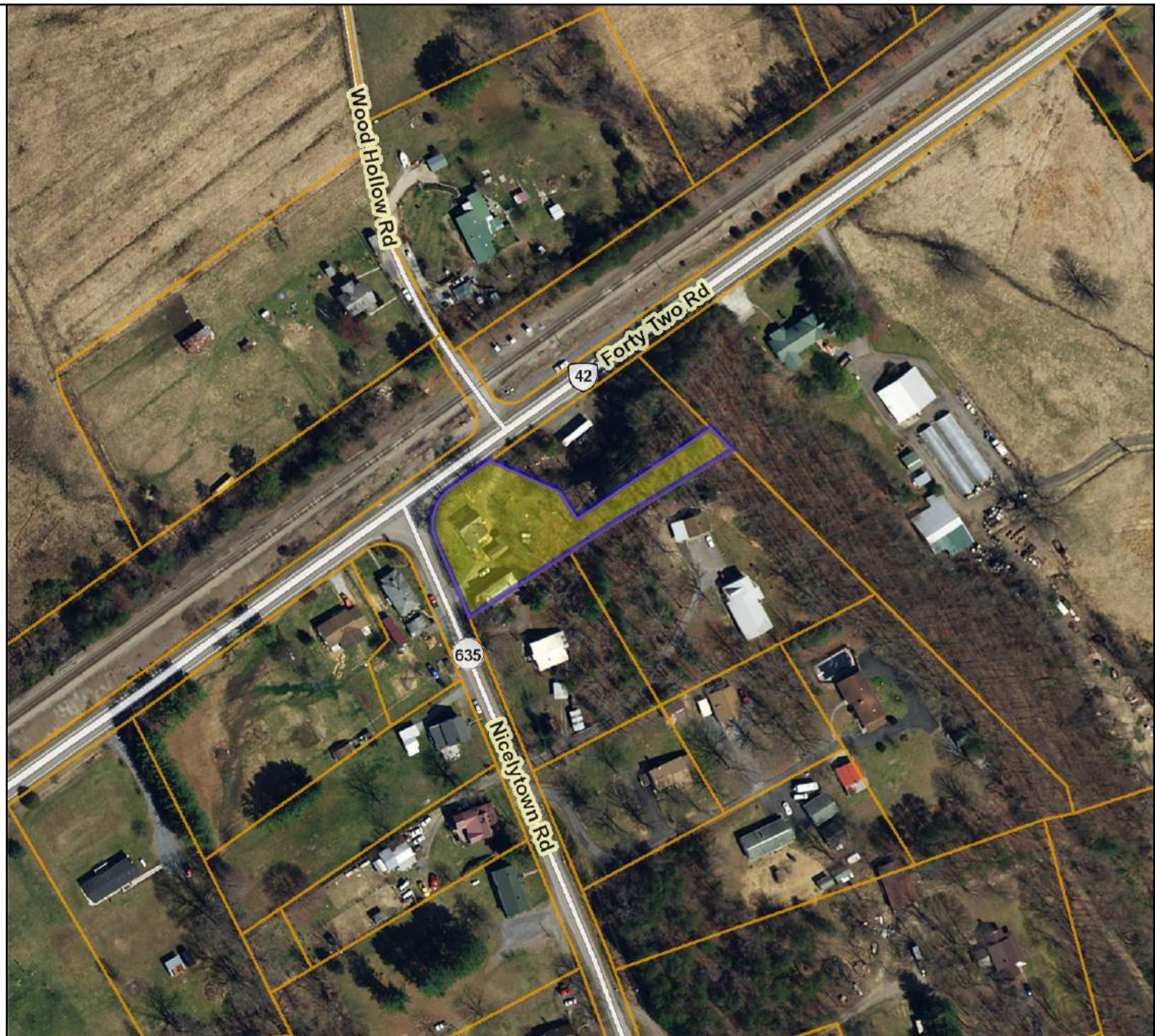
Building 2

Exterior Information		Interior Information		Utilities		Site Information	
Year Built :	1940	Story Height:	2	Water:	Public	Terrain Type:	AR
Occupancy Type:	Dwelling	# of Rooms:	6	Sewer:	Septic	Character:	On
Foundation:	Cinderblock	# of Bedrooms:	3	Electric:	Yes	Right of Way:	Rolling/Sloping
Ext. Walls:	Cndrblk	Full Bathrooms:	3	Gas:	No	Easement:	Public
Roofing:	Comp Shg	Half Bathrooms:		Fuel Type:	Propane		
Roof Type:	Gable	Floors:	Carpet				
Garage:	None	Building SqFt:	2,352				
Garage - # of Cars:		Basement SqFt:					
Carport:	None	Finished Basement SqFt:					
Carport - # of Cars:		Interior Walls:	Plaster				
		Heating:	Forced Air				
		A/C:	No				

County of Alleghany, Virginia

Legend

-  Parcel Boundaries
- WVS_Centerlines (12,000)
- WVS_Centerlines (12,000)
- Interstate
- US Highway
- VA Primary
-  WVS_Centerlines Back (12,000)
- WVS_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others



Map printed from Alleghany
<https://parcelviewer.geodecisions.com/Alleghany/>

Feet
0 50 100 150 200
1:2,257 / 1"=188 Feet

Title: Parcel Boundaries

Date: 11/29/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and County of Alleghany is not responsible for its accuracy or how current it may be.



Alleghany County

Search Locality



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Building Information - [Building #2](#) - [Tax Map# 03000-00-000-0420](#)

Exterior Information:

Year Built:	1940
Occupancy Type:	Apartment
Foundation:	Cinderblock
Ext. Walls:	Cndrblk
	Frame
Roofing:	Comp Shg
Roof Type:	Gable
Garage:	None
Carport:	None

Interior Information:

Story Height:	2.00
# of Rooms:	6
# of Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	None
Building Sq. Ft.:	2352
Basement Sq.Ft.:	None
Fin. Bsmt Sq. Ft.:	None
Interior Walls:	Plaster
Floors:	Carpet
Heating:	F. Air
A/C:	No

Site Information:

Zoning Type:	Ar
Terrain Type:	On
Character:	Rolling/sloping
Right of Way:	Public
Easements:	Paved
Water:	Pub-i
Sewer:	Septic
Electric:	Yes
Gas:	No
Fuel Type:	Ppane
Fireplace:	None
Stacked Fireplace:	None
Flues:	None
Metal Flues:	None
Stacked Flues:	None
Inop Flue/FP:	None
Gas Log FP:	None

[-Property Information-](#) [-Sales Information-](#) [-View Sketch-](#)

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Alleghany County

Search Locality



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Property Information - Tax Map# 03000-00-000-0420 - Account# 2816

Property Owner: Sonabank C/o Primis Bank	Legal Description: .73 Ac Near Longdale On Rt 635	View Sketch (Building 1)
Owners Address: Attn: Kimberly Lipscomb Vice Pres P O Box 2075 9706 Atlee Commons Dr Ashland, Va 23005	Prior Assessment: 93,600	Zoned: Ar
Total Land Area: 0.7300Acres	Assessment Values: Building 1 Building 2 Other Improvements: Land Value: Total Value:	 32,900 22,100 1,000 20,000 <u>76,000</u>
Physical Location: 4825 Nicelytown Rd Clifton Forge, Va 24422	All Values Rounded to nearest 100	
Magisterial District: Sharon		

[-Property Information-](#) [-Sales Information-](#)

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PURCHASE AGREEMENT OF SALE

THIS AGREEMENT made this _____ between _____

_____ the "Buyer"

_____ the
"Seller", and MOTLEY'S AUCTIONS, INC. trading as MOTLEYS ASSET DISPOSITION GROUP
(Motley's) (V.A.A.L. No. 16; Real Estate License No. 0226 005928), "Auction Firm."

In consideration of the deposit in the sum of _____ in cash or certified funds,

receipt of which *(circle appropriate)* (is acknowledged) (is to be acknowledged)

the Buyer agrees to buy, and the Seller agrees to sell all that certain piece, parcel or lot of
land together with all improvements thereon (the Property") described below as:

Address: _____

Parcel ID: _____

The Purchase Price is calculated as follows:

High Bid: \$ _____

Plus: 10% Buyer's Premium
(10% OR \$2,500 whichever is greater) + \$ _____

Purchase Price \$ _____

The total Purchase Price is (\$ _____) _____

DEED AND TITLE. Said premises are to be conveyed by Marketable Deed from all owners of record. The title to said premises shall be subject to all existing restrictions, easements, recorded agreements and covenants, rights of public service companies, easements of roads, zoning regulations, ordinances, statutes and regulations of any constituted public authority now in force or which may be passed prior to final settlement, under the following terms and conditions:

1. DEPOSIT. A _____ deposit is to be paid by a cashier's check or personal/company check with the bank letter of guarantee on auction date, any balance of 10% of the high bid is to be paid within three (3) business days of the date of this agreement, the sum of which shall be applied to the purchase price upon compliance by Buyer(s) with the Agreement. The Buyer's Deposit shall be held by Motleys Asset Disposition Group (Motley's) in an interest-bearing escrow account with all interest accruing to the benefit of escrow agent.

2. BALANCE OF PURCHASE PRICE AT SETTLEMENT. The balance of the purchase price shall be paid by a cashier's check or cash at the time of final settlement and delivery of deed.

Final settlement shall take place on or before _____ (date)

at the office of _____.

3. FINANCING. This property is not being sold subject to financing.

4. COMMISSIONS. Buyer acknowledges and understands that the Buyer's Premium on the sale is a commission to Auction Firm and is deemed earned by the Auction Firm when this Agreement is accepted. The Buyer's Premium shall be paid to Auction Firm at Settlement.

5. TITLE. Except as may be otherwise provided in this agreement, the title to said premises shall be good and marketable or such as will be insured at regular rates by a responsible Title Insurance Company. The cost for title search will be paid for by the Buyer. If a defect is found which can be remedied by legal action or otherwise within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within sixty (60) days after scheduled date of closing, then this Contract may be terminated by either Seller or Buyer at the expiration of such sixty (60) day period, at which time the Deposit shall be returned to Buyer. Upon the return of the Deposit, this Contract shall be terminated and shall be deemed to be null and void; neither Seller nor Buyer shall have any claim against the other or against Auction Firm by reason of this Contract. Buyer may extend the date for Settlement to the extent necessary for Seller to comply with this paragraph. If title, in accordance with this agreement, cannot be conveyed by Seller; Buyer shall have the option of taking such title as Seller can give

without abatement of price or, in the alternative, of being repaid all money paid on account of the purchase price. In the latter event, Seller's and Auction Firm's liability hereunder to the Buyer shall absolutely cease.

6. APPORTIONMENTS. Real estate taxes, water charges, sewer charges, current property rent, condominium or POA fees, and other charges, if any, shall be apportioned to the date of final settlement on the basis of the imposing authority's fiscal year.

7. POSSESSION. Possession shall be solely the responsibility of the Buyer.

8. TRANSFER TAXES. The Buyer shall pay all state, county, city and local transfer taxes imposed upon this sale, including the Grantor's Tax.

9. WORK DONE OR ORDERED. Seller shall not be liable for any work done or ordered to be done after the date of this agreement by any municipal or other public authority, or for any notice issued after the date of this agreement by any municipal or other public authority, upon or about said premises. Buyer agrees to take title subject to any lien that may be recorded as a result of any of the foregoing and to any such notice issued after the date of this agreement.

10. PREPARATION OF DOCUMENTS. The deed shall be prepared by Seller at Seller's expense and acknowledged and recorded at the expense of Buyer. Buyer shall pay all title searches, title insurance charges, survey expenses, usual conveyance expenses, and recordation taxes, including Grantor's Tax.

11. DEFAULT BY BUYER. Should Buyer fail to close as provided in this Agreement, Buyer will be in default. Upon default by Buyer, Seller's and Motley's liability hereunder to Buyer shall absolutely cease, and Motley's shall be entitled to retain the Buyer's Deposit. If Buyer has not paid the Buyer's Deposit in full or if Motley's has incurred any expenses due to default by Buyer, and Buyer has made payment(s) to Seller, then, upon notice from Motley's to the Seller, any payment(s) by Buyer to Seller ("Payments to Seller") shall be remitted to Motley's by the Seller and shall be subject to use as reimbursement to Motley's for any expenses incurred by Motley's due to default of Buyer. The Buyer's Deposit and the Payment to Seller shall be apportioned to Motley's and Seller in the following manner: Motley's will retain the amount it would have received as the Buyer's Premium at settlement plus compensation for any expenses it incurred due to default by Buyer, and Seller will retain the remainder.

Additionally, Motley's may resort to any other action or remedy in law or equity that may be available.

12. PLANS OR SURVEY. If reference is made in this agreement to a plan or survey for the description of said premises, this agreement and the conveyance of said premises are subject to all conditions and facts shown on the plan or survey.

13. ADVERTISEMENTS. Buyer acknowledges that lot sizes, area of lots and plans of lots set forth in any circular and other advertising of this sale may not be accurate and that in signing this agreement Buyer relied on the description or plan set forth or referred to in this agreement and not upon any circular or other advertising of this sale.

14. SELLER'S AGENT ONLY. Buyer acknowledges that Motley's is the agent for Seller only, and it is understood and agreed that Motley's shall not be held liable to the Buyer, either directly or indirectly, for breach of any provision of this Agreement. In the event that Motley's is found liable to the Buyer, then the extent of Motley's liability shall be limited to the amount of any funds paid to Motley's under this Agreement.

15. ADDITIONALLY, BOTH BUYER AND SELLER ACKNOWLEDGE RECEIPT OF, AND HAVE COMPLETED THEIR RESPECTIVE PORTIONS OF, THE RESIDENTIAL PROPERTY DISCLAIMER STATEMENT, REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP, AND IF APPLICABLE (FOR HOUSES BUILT PRIOR TO 1978), DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FORM, WHICH ARE INCORPORATED HEREIN BY REFERENCE HERETO. BUYER FURTHER ACKNOWLEDGES RECEIPT AND COMPLETION OF THE BID PACKAGE FOR THIS PROPERTY AND THE "IMPORTANT NOTICES FOR ALL PURCHASERS OF RESIDENTIAL REAL ESTATE" FORM, AND AGREES HE/SHE HAS SUBMITTED THAT FORM TO MOTLEY'S WITH HIS/HER SIGNATURE, AND, IF NOT, AGREES TO WAIVE RIGHTS TO ALL NOTICES AND DISCLOSURES THAT FORM, AND THE BID PACKAGE CONTAIN AND RELINQUISHES ALL CAUSES OF ACTION BASED ON FAILURE TO DISCLOSE ANY OF THE INFORMATION CONTAINED THEREIN.

16. ACKNOWLEDGMENTS. Buyer acknowledges that the Property is being offered for sale "AS IS" and will convey in "AS IS" condition, without warranty expressed or implied as to the condition of the premises.

17. TIME IS OF THE ESSENCE. All Times herein shall be of the essence of this agreement. In the event that Buyer does not close on time, Buyer shall be liable to the Auction Firm in the amount of \$80.00 for each day that closing does not occur as scheduled herein as an administrative late fee. The parties agree and acknowledge that such amount shall be for reimbursement of administrative expenses incurred by Motley's as a result of such delay and is not a penalty. The sum of such expenses may be deducted from the Buyer's deposit and any deficit of deposit will be paid at closing.

18. RISK OF LOSS. Seller assumes until settlement, all risks of loss or damage to the property by fire, windstorm, casualty, or other cause.

19. AGREEMENT OF SALE. Agreement of Sale shall be construed, interpreted, and applied according to the laws of Virginia, and it shall be binding upon and shall inure to the benefit of the heirs, personal representatives, successors, and assigns of the parties. This is a legally binding contract and if not understood, competent advice should be sought before it is signed.

20. FAX/ELECTRONIC AGREEMENT. Buyer and Seller agree that a facsimile/electronic transmission of any original document shall have the same effect as an original. When a facsimile copy has been signed, any signature and/or initials required on an original shall be completed prior to closing.

21. PLEASE NOTE: THIS ENTIRE AGREEMENT IS MADE AT THE FALL OF THE HAMMER. THE TERMS AND CONDITIONS CONTAINED IN THE BID PACKAGE ARE INCORPORATED HEREIN AND MADE A PART HEREOF. IN THE EVENT THAT THIS AGREEMENT CONTRADICTS THE TERMS AND CONDITIONS, THIS AGREEMENT SHALL TAKE PRECEDENCE.

22. ENTIRE AGREEMENT. THIS AGREEMENT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO PRIOR AGREEMENT OR REPRESENTATION OF ANY KIND, AND NO CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENT OR REPRESENTATION AND NO DEALING BETWEEN THE PARTIES OR CUSTOM SHALL BE PERMITTED TO CONTRADICT, VARY OR ADD TO THE TERMS AND CONDITIONS OF SALE. THE AGREEMENT HERewith, MAY NOT BE ASSIGNED BY BUYER WITHOUT THE PRIOR WRITTEN CONSENT OF SELLER AND MOTLEY'S.

23. The Seller of this property has 5 business days in which to approve the offer. If offer is not approved, then the Auction Firm will refund to the Buyer its deposit within 10 business days of the auction.

24. 1031 TAX EXCHANGE. By signing below, the Purchaser agrees to sign any additional documents as may be necessary for Seller in order to facilitate a 1031 Tax Exchange.

25. BUYER'S INSPECTION, DISCLOSURES, REPRESENTATIONS AND WARRANTIES: Buyer agrees, acknowledges and warrants without limitation to seller and Auctioneer/Broker, and their agents, affiliates, officers, employees and representatives: that it was Buyer's sole responsibility to inspect the Property prior to bidding to determine the location of structures, easements, improvements, inhabitability, use and suitability or to determine any other matters relevant to Buyer's decision to purchase; that the Buyer hereby accepts all liability, as between Buyer and the foregoing, and shall indemnify and hold harmless Seller, Auctioneer/Broker, their affiliates, agents, employees, officers, representatives and owners from and against any claims, liabilities, demands, or actions incident to, resulting from or in any way arising out of this

transaction, or the possession, ownership, maintenance or use of the Property and that such indemnity shall survive Closing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

APPROVED:

SELLER	DATE	BUYER	DATE
--------	------	-------	------

SELLER	DATE	BUYER	DATE
--------	------	-------	------

MOTLEYS ASSET DISPOSITION GROUP:

Telephone Number

By: _____
DATE

Email Address

Mailing Address



REAL ESTATE REGISTRATION FORM



Full Name: _____ Bidder #: _____

E-mail Address: _____

Street Address: _____

City & State: _____ Zip Code: _____

Area Code & Telephone: _____ Driver's License #: _____

How did you hear about our sale?

☐ Currently On Email List ☐ Email ☐ Facebook/Social Media
☐ Our Website ☐ Internet Search ☐ Friend

Mailing List Interests

☐ Real Estate ☐ Vehicles ☐ Industrial Equipment & Trucks

I personally guarantee payment and personally agree to and understand all Terms and Conditions of this sale as set forth in the Terms and Conditions or announcements made by sales staff. Prior to the start of bidding, I have had the opportunity to inspect the Property and all Public Records related thereto and to review with an attorney all documents related to the Property, including this Bidder Registration Form. I further understand that I am liable for payment of all real estate purchased on my Bidder Number and that Motley's Auctions, Inc. (Motleys) has the right to pursue the legal means necessary to collect any funds due and that I am personally liable for any costs incurred in the collection of said funds (i.e., expenses of re-selling the property, any deficit realized on a re-sale from the original selling price, any commission to Motleys, the original sales price, Buyer's Premium, and deposits paid, plus any attorney's fees, court costs, and all incidental damages or charges involved). I irrevocably submit to the jurisdiction of the Circuit Court of the County of Henrico, Virginia, for all actions brought by Motleys to collect any sum due under this Agreement. I agree that any dispute arising out of this sale shall be resolved solely by final and binding arbitration held in the County of Henrico, Virginia, under the Real Estate Industry Arbitration Rules of the American Arbitration Association. Bidder and Purchaser acknowledge that disclosure of the brokerage relationship, if any, was made to them by the signing of this form. Motleys is the agent for the Seller. Payment must be in the form of a certified check or wired funds. **A Buyer's Premium applies to this Sale.**

Printed Name

Signature

Date

NAME AS IT IS TO APPEAR ON THE PROPERTY DEED: _____

☐ I am represented by a Broker. BROKER'S NAME: _____

If represented by a Broker, Broker must sign and submit Broker Participation Form, Bidder Confirmation Form, as well as accompany buyer to sale, in order to qualify for cooperating fee.

DEPOSIT CONFIRMED (Office Use Only)		
Wire	Cashier's Check	TOTAL RECEIVED
\$	\$	\$

Online Registrants - REMIT TO: realestate@motleys.com

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

REMIT TO: MOTLEYS ASSET DISPOSITION GROUP
3600 Deepwater Terminal Road
Richmond, VA 23234

Phone: (804) 486-4555
Email: realestate@motleys.com
Fax: (804) 486-9840

AUCTION DATE _____

AUCTION PROPERTY ADDRESS _____

BUYER NAME _____

BUYER ADDRESS _____

BUYER PHONE # _____

It is understood and agreed that the Broker commission structure will be based on the stated Terms and Conditions of sale of the above referenced auction and that said commission will be based on the successful high bid (the Hammer Price)* on the property. Commission is to be paid only to the licensed Real Estate Broker named herein upon closing, where permitted by law, if the above named Buyer is the high bidder at auction and the subject property is sold to the same buyer. Only the first registration of a prospective bidder received will be honored. Brokers/Real Estate Agents may not represent themselves as a buyer. The intent of this broker co-op arrangement is to encourage Realtors to find potential purchasers for the auction. Persons not originally represented by a Broker who have contacted the auction and requested information will be ineligible for subsequent broker co-op. **BROKER PARTICIPATION FORMS MUST BE RECEIVED 24 HOURS PRIOR TO AUCTION!** A 2% Broker Participation Fee will be paid to brokers who represent the winning bidder on the property if broker complies with all the terms and conditions of this agreement and the sale. In the event a commission reduction is required to consummate a sale, Motley's reserves the right to proportionately reduce the commission. For a Broker Participation fee to be paid & be qualified, the high bid of the property must be \$20,000.00 or higher.

Brokers must be present at the auction and assist their Buyers during the auction, in which their Buyers are the successful bidders, and in the preparation of the agreement of sale to receive said commission. No commission will be paid to Brokers on any sale to an entity of which (or any affiliate of which) they are principals, employees or affiliates, or immediate family members. No Broker Acknowledgment Forms will be accepted at the auction site.

Broker Name Printed _____ Agent Name Printed _____

Broker Signature _____ Date _____ Agent Signature _____ Date _____

Broker License No. _____ Agent License No. _____

Real Estate Agency _____

Real Estate Agency's Address _____

Phone: _____ Fax: _____

Prospective Buyer(s) Signature _____ Date _____

RECEIVED BY: MOTLEYS ASSET DISPOSITION GROUP

Motley's Representative: _____ Date: _____ Time: _____

*High bid is defined as purchase price less Buyer's Premium, if applicable, or the Hammer Price.

BROKER PARTICIPATION FORMS MUST BE RECEIVED 24 HOURS PRIOR TO AUCTION!