

PURCHASER'S ACKNOWLEDGMENT AND CONTRACT OF SALE

At an online-only public auction held by the Special Commissioner, which closed on Thursday, December 16, 2021 at 1:00 p.m. (EST), in the cause styled D.L.L.D., LLC v. Monet Keeve, Executrix of the Estate of Vernon Keeve, Jr., Deceased, Case No. CL21000084-00, the undersigned was the highest bidder on the real estate described as _____, City of Fredericksburg, Virginia, **GPIN** _____, for a bid price of \$_____, plus a 10% buyer's premium of \$_____, for a total sales price of \$_____. I understand that a deposit of \$_____, equal to Two Thousand Dollars (\$2,000.00) or twenty percent (20%) of the total sales price, whichever is greater, by good check made payable to "First Bank & Trust Company, General Receiver", and shall be delivered to Margaret F. Hardy, Special Commissioner, by 5:00 p.m. on Tuesday, December 21, 2021, and that the **balance will be due within 15 days after confirmation by the Court.**

I understand that this property is being sold subject to any covenants, easements, or conditions of record, and any claims of persons in possession. The Property is being sold "AS IS" in gross and not by the acre, and subject to possible rights of parties in possession, encroachments, overlaps, overhangs, deficiency in quantity, zoning restrictions, all questions of boundaries, location, and acreage which a current and accurate survey would disclose, roadways, unrecorded easements, or any other matter not of record which would be disclosed by an inspection of the Properties. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand that I will be responsible for the real estate taxes on this parcel from January 1, 2022 forward.

If the balance of the purchase price is not paid in full within fifteen days after confirmation, I agree that my deposit will be forfeited. In addition to the costs already incurred, I also agree to pay any reasonable charges, including reasonable attorney fees, incurred by my failure to comply with this contract. I further understand that if I fail to comply with this contract, that this real estate can be resold, and that I will be responsible for any deficiency upon resale, including any expenses of resale.

Name (Please Print)

Purchaser (Signature)

Address

City State Zip Code

Telephone

Margaret F. Hardy, Special Commissioner

TITLE WILL BE TAKEN IN THE NAME OF:

PARCEL _____
KEEVE