

PROPERTY INFORMATION PACKAGE

2652 & 2690 OLD RICHMOND ROAD, DANVILLE, VA 24540

Public Auction
2 Parcels with
3 Commercial Buildings
M-2 and B-2 Zoning

Online & Live Bidding
Contact Ernie Rogers
804-334-4558
ERogers@motleys.com
WWW.MOTLEYS.COM



Motleys Commercial Real Estate 3600 Deepwater Terminal Rd Suite 200 Richmond, VA 23234 804-335-9994 www.Motleys.com



Dear Prospective Buyer,

Motleys Commercial Real Estate is pleased to present you with our "Property Information Package" for **2652 & 2690 Old Richmond Rd**. Enclosed you will find important information about the property, which we hope will better assist you with making a more educated and informed decision. All documents contained in this package have been compiled from public records and other public sources. All information within this package is deemed reliable but not guaranteed.

We would like to thank you for your interest in this wonderful property and wish you the best of luck in your bidding!

If you have any questions, please contact me via phone at (804) 334-4558 or email me at ERogers@Motleys.com.

Thank you,

Ernie Rogers, CAI, AARE, ePro Auctioneer & Real Estate Broker

TABLE OF CONTENTS

	Page
Welcome Letter	
Flyer	1
Property Information Sheet	2
Aerial Outline	3
Survey	4
Tax Records	5
Demographics	7
Bidder Registration Form	9
Sample Purchase Agreement of Sale	10
Terms & Conditions	15
Zoning	20
Title Searches	32
Broker Participation Form	61



PUBLIC AUCTION

2652 & 2690 Old Richmond Rd., Danville, VA 24540







2 Parcels w/ 3 Commercial Buildings • Danville, VA (Pittsylvania County)

- Estate Settlement!
- (2) Parcels w/ 3 Commercial Buildings
- 2652 Old Richmond Rd.
 1.36 AC, Zoned Heavy Industrial
 M-2, Vacant lot Great laydown area!
- 2690 Old Richmond Rd. 1.51 AC, Zoned Highway Business District B-2
 3 Commercial Buildings - large parking area
- Minutes to Danville Airport
- Combined land area 2.87 +/- acres sold in the entirety



BID ONLINE: 12/15 @ 9 A.M. - 12/18 @ 1:30 P.M. BID ONSITE: 12/18 @ 1 P.M. - 12/18 @ 1:30 P.M.



For More Information, Contact Ernie Rogers at 804-334-4558 or ERogers@motleys.com







Property Information Sheet

Auction Type: Public Auction – Online & Live at the Property

Property Address: 2652 & 2690 Old Richmond Road, Danville, VA 24540

Date & Time of Sale: Online & Onsite Auction – Sale will begin at 9:00 A.M. on Sun., December 15th, 2024, and will

end at 1:30 P.M. on Wed., December 18th, 2024.

A Motleys Representative will be Onsite at the property on Wed., December 18th, 2024, from

1:00-1:30 P.M. for Live Bidding.

Property Type/Zoning: Lot with (3) Commercial Buildings – Zoned B-2 | Vacant Commercial Lot – M-2

Tax Parcel ID: 2338-05-5127, 2338-05-3600 (Pittsylvania County, VA)

Tax Assessment: \$262,600

Annual Taxes: \$1,470

Deposit: \$5,000 in the form of a cashier's check payable to Motleys Commercial Real Estate is due at the

time of the sale in order to get a bid card. **If bidding online**, you will need to either deliver a cashier's check for \$5,000 to Motleys, wire \$5,000 to Motleys, or call with a credit card no later

than 24-hours prior to the sale to be approved to bid online.

Notes:

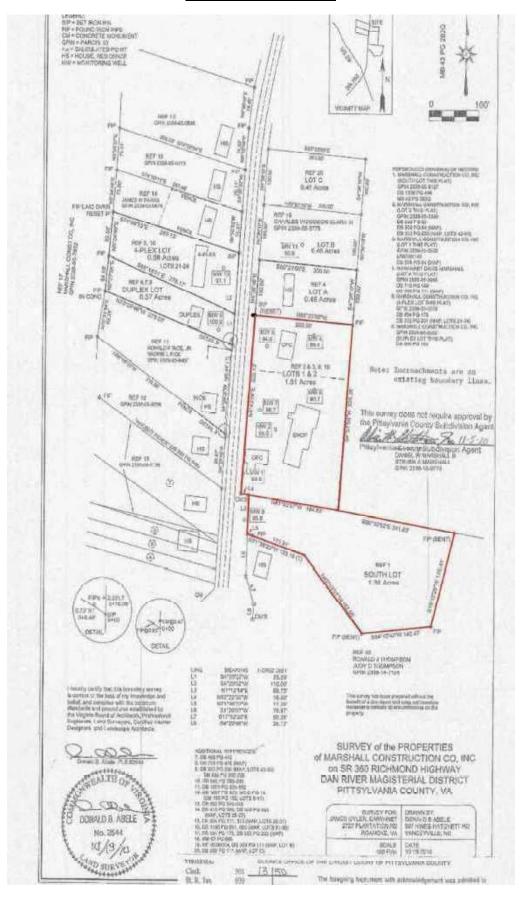
- 1. Ownership will be conveyed by Deed.
- 2. There is a 10% buyer's premium which is added to the highest bid to determine the final contract price.
- 3. In order to bid online, you will need to send us a deposit (wire, check or credit card) of \$5,000 to be approved to bid. If you are not the successful bidder, the deposit will be refunded to you within 48 hours. If you are bidding in person, you will need to bring a deposit of \$5,000 in order to get a bid number to bid. If you are the successful high bidder, a 2nd deposit will be due by close of business on December 23rd, 2024. The 2nd deposit, along with your initial deposit of \$5,000 will total 10% of your high bid.
- 4. Closing/Settlement will take place within 60 days of the sale.
- 5. 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.
- 6. All properties are sold "AS-IS, WHERE-IS" with all faults. Financing is not a contingency of the sale.
- 7. Additional information can be found at Motleys.com. VAAF 16
- 8. For questions, call Ernie Rogers at **804-334-4558** or Carly Hancock at **804-335-9994**, email to ERogers@Motleys.com or CHancock@motleys.com

ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED!

Aerial Outline



SURVEY/PLAT MAP



Tax Property 360 Property View

2652 Old Richmond Rd, Danville, VA24540-0534, Pittsylvania County

Tax			
Owner Information			
Owner Name:	Marshall Const Co Inc	Mailing Address:	118 Arnett Blvd
Mailing City & State:	Danville Va	Mailing Zip:	24540
Owner Occupied:	A		
Location Information			
Magesteria l :	Dan River	Zip Code:	24540
Zip + 4:	0534	Carrier Route:	R003
Zoning:	M-2	Census Tract:	011400
Estimated Value			
Real AVM:	\$177,100	Real AVM Range High:	\$230,200
Real AVM Range Low:	\$124,000	Value As Of:	07/29/2024
Confidence Score:	11	Forecast Standard Deviatio	n: 30
statistic that measures the likely ran	an AVM estimate and uses a consistent so ige or dispersion an AVM estimate will fa used to create confidence that the true v	II within, based on the consistency of th	e information available to the AVM at the
PID:	2338-05-5127	Old Map #:	6132
Parce ID:	2338055127	Lot:	3
Legal Description:	OF RICHMOND BLVD/360	LOT 3 1,36 AC	
Assessment & Taxes	,		
Assessment Year	2024	2023	2022
Assessed Value - Total	\$27,200	\$27,200	\$27,200
Assessed Value - Land	\$27,200	\$27,200	\$27,200
Market Value - Total	\$27,200	\$27,200	\$27,200
Market Value - Land	\$27,200	\$27,200	\$27,200
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Tax Year	2024	2023	2022
Total Tax	\$152	\$169	\$169
Change (\$)	- \$16	\$	
Change (%)	-10%	0%	
Characteristics			
_ot Acres:	1.360	Land Use - County:	Residential
Land Use - CoreLogic:	Residential (Nec)	Garage Capacity:	0
Water:	PUBLIC	Sewer:	Public Service
History			
Sala History from Du	ıblic Records		
Sale History Holli Pu			The state of the s
Rec. Date Sale Date Sale Price 02/01/01 \$7,500	Salo Drico	s) Buyer Name(s) 2 Seller Name(s)	Doc. # Document Type Title Company 1226-499 Deed (Reg)

Parcel Map

Tax Property 360 Property View

2690 Old Richmond Rd, Danville, VA24540-0534, Pittsylvania County

Tax			
Owner Information			_
Owner Name:	Marshall Construction Co Inc	Mailing Address:	118 Arnett Blvd
		Mailing City & State:	Danville Va
Mai l ing Zip:	24540	Owner Occupied:	A
Location Information			
Magesteria l :	Dan River	Zip Code:	24540
Zip + 4:	0534	Carrier Route:	R003
Zoning:	B-2	Census Tract:	011400
Tax Information			
PID:	2338-05-3600	Old Map #:	98590
Parcel ID:	2338053600	% Improved:	87
Lot:	1		
Legal Description:	US HWY 360 LOT 1 & 2 1.51	AC	
Assessment & Taxes			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$235,400	\$235,400	\$235,400
Assessed Value - Land	\$30,200	\$30,200	\$30,200
Assessed Value - Improved	\$205,200	\$205,200	\$205,200
Market Value - Total	\$235,400	\$235,400	\$235,400
Market Value - Land	\$30,200	\$30,200	\$30,200
Market Value - Improved	\$205,200	\$205,200	\$205,200
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Tax Year	2024	2023	2022
Total Tax	\$1,318	\$1,459	\$1,459
Change (\$)	-\$141	\$	
Change (%)	-10%	0%	
Characteristics			
Lot Acres:	1.510	Land Use - County:	Commercial/Industria
Land Use - CoreLogic:	Commercial/Industrial	Stories:	1.0
Building Sq Ft:	1,485	Bldg Area - Total Sq Ft:	1,485
Above Gnd Sq Ft:	1,485	Total Rooms:	4.000
Baths = Total:	2	Baths = Half:	2
Cooling Type:	Central	Heat Type:	Centra l
Garage Capacity:	0 METAL	Roof Type:	L
Roof Frame: Exterior:	METAL Wood Siding	Interior Wall: Floor Cover:	PANELLED CARPET
Contruction Type:	Wood Siding Wood	Foundation:	S l ab
Water:	PUBLIC	Sewer:	Public Service
Building Comments:	Mamas Attic	Condition:	Good
	- 101100 11010		
History			
Sale History from Pu			mary of the second
Rec. Date Sale Date Sale Price	Sale Price Nom. Buyer Name(s)	Buyer Name(s) 2 Seller Name(s) De	oc. # Document Type Tit l e Compai
	Y Marshall Construction Co	Owner Record 53	38 - 62 Deed (Reg)

Parcel Map

An official website of the United States government Here's how you know



QuickFacts

Pittsylvania County, Virginia

QuickFacts provides statistics for all states and counties. Also for cities and towns with a *population of 5,000 or more*.

Enter state, county, city, town, or zip code

-- Select a fact --









Table

All Topics	Q	Pittsylvania County, Virginia	
Population estimates, July 1, 2023, (V2023)			A 59,571
₽ PEOPLE			
Population			
Population estimates, July 1, 2023, (V2023)			4 59,571
Population estimates base, April 1, 2020, (V2023)			▲ 60,498
Population, percent change - April 1, 2020 (estimates base) to July 1, 2023, (V2023)			4 -1.5%
Population, Census, April 1, 2020			60,501
population, Census, April 1, 2010			63,506
Age and Sex			
Persons under 5 years, percent			4 .0%
Persons under 18 years, percent			1 7.5%
Persons 65 years and over, percent			A 25.5%
Female persons, percent			4 9.9%
Race and Hispanic Origin			
White alone, percent			A 76.1%
Black or African American alone, percent (a)			A 21.3%
American Indian and Alaska Native alone, percent (a)			▲ 0.4%
Asian alone, percent (a)			▲ 0.6%
Native Hawaiian and Other Pacific Islander alone, percent (a)			▲ 0.1%
1 Two or More Races, percent			1 .6%
Hispanic or Latino, percent (b)			A 3.2%
1 White alone, not Hispanic or Latino, percent			A 73.5%
Population Characteristics			
① Veterans, 2018-2022			4,057
foreign born persons, percent, 2018-2022			1.7%
Housing			
1 Housing Units, July 1, 2023, (V2023)			29,484
Owner-occupied housing unit rate, 2018-2022			77.4%
Median value of owner-occupied housing units, 2018-2022			\$144,100
Median selected monthly owner costs -with a mortgage, 2018-2022			\$1,123
Median selected monthly owner costs -without a mortgage, 2018-2022			\$376
1 Median gross rent, 2018-2022			\$831
1 Building Permits, 2023			69
Families & Living Arrangements			
1 Households, 2018-2022			24,487
Persons per household, 2018-2022			2.42
1 Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022			92.0%
① Language other than English spoken at home, percent of persons age 5 years+, 2018-2022			3.0%
Computer and Internet Use			
Households with a computer, percent, 2018-2022			85.4%
Households with a broadband Internet subscription, percent, 2018-2022		E- AL-7	.aac b -1
Education 1 High school graduate or higher, percent of persons age 25 years+, 2018-2022		Yes	page help

Bachelor's degree or higher, percent of persons age 25 years+, 2018-2022	15.0%
Health	
1 With a disability, under age 65 years, percent, 2018-2022	13.4%
Persons without health insurance, under age 65 years, percent	A 8.7%
Economy	
1 In civilian labor force, total, percent of population age 16 years+, 2018-2022	53.4%
1 In civilian labor force, female, percent of population age 16 years+, 2018-2022	51.9%
1 Total accommodation and food services sales, 2017 (\$1,000) (c)	26,703
1 Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	80,999
1 Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	73,901
1 Total retail sales, 2017 (\$1,000) (c)	260,438
1 Total retail sales per capita, 2017 (c)	\$4,246
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2018-2022	26.2
Income & Poverty	
Median household income (in 2022 dollars), 2018-2022	\$52,619
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$28,428
Persons in poverty, percent	△ 14.4%
BUSINESSES Businesses	
Businesses	858
Businesses ① Total employer establishments, 2022	
Businesses 7 Total employer establishments, 2022 7 Total employment, 2022	8,379
Businesses † Total employer establishments, 2022 † Total employment, 2022 † Total annual payroll, 2022 (\$1,000)	8,379 350,701
Businesses ① Total employer establishments, 2022 ② Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ② Total employment, percent change, 2021–2022	8,379 350,701 2.5%
Businesses ① Total employer establishments, 2022 ② Total annual payroll, 2022 (\$1,000) ② Total employment, percent change, 2021-2022 ③ Total nonemployer establishments, 2021	8,379 350,701 2.5% 3,553
Businesses ① Total employer establishments, 2022 ② Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ② Total employment, percent change, 2021–2022	8,379 350,701 2.5% 3,553 720
Businesses 1 Total employer establishments, 2022 1 Total employment, 2022 1 Total annual payroll, 2022 (\$1,000) 1 Total employment, percent change, 2021-2022 1 Total nonemployer establishments, 2021 All employer firms, Reference year 2017	858 8,379 350,701 2.5% 3,553 720 418
Businesses ① Total employer establishments, 2022 ② Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ② Total employment, percent change, 2021-2022 ③ Total nonemployer establishments, 2021 ② All employer firms, Reference year 2017 ③ Merr-owned employer firms, Reference year 2017 ③ Women-owned employer firms, Reference year 2017	8,379 350,701 2.5% 3,553 720 418
Businesses ① Total employer establishments, 2022 ① Total employment, 2022 ① Total annual payroll, 2022 (\$1,000) ① Total employment, percent change, 2021-2022 ② Total nonemployer establishments, 2021 ② All employer firms, Reference year 2017 ② Menr-owned employer firms, Reference year 2017 ③ Womenr-owned employer firms, Reference year 2017 ③ Minority-owned employer firms, Reference year 2017	8,379 350,701 2.5% 3,553 720 418 115
Businesses i Total employer establishments, 2022 i Total employment, 2022 i Total annual payroll, 2022 (\$1,000) i Total employment, percent change, 2021-2022 i Total nonemployer establishments, 2021 i All employer firms, Reference year 2017 i Men-owned employer firms, Reference year 2017 i Women-owned employer firms, Reference year 2017 i Minority-owned employer firms, Reference year 2017 i Monominority-owned employer firms, Reference year 2017 i Nonminority-owned employer firms, Reference year 2017	8,379 350,701 2.5% 3,553 720 418 1115 5
Businesses ① Total employer establishments, 2022 ② Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ③ Total employment, percent change, 2021-2022 ② Total nonemployer establishments, 2021 ③ All employer firms, Reference year 2017 ③ Men-owned employer firms, Reference year 2017 ④ Women-owned employer firms, Reference year 2017 ④ Minority-owned employer firms, Reference year 2017 ④ Nonminority-owned employer firms, Reference year 2017 ⑤ Nonminority-owned employer firms, Reference year 2017 ② Veteran-owned employer firms, Reference year 2017	8,379 350,701 2,5% 3,553 720 418 115 8 573
Businesses i Total employer establishments, 2022 i Total employment, 2022 i Total annual payroll, 2022 (\$1,000) i Total employment, percent change, 2021-2022 i Total nonemployer establishments, 2021 i All employer firms, Reference year 2017 i Men-owned employer firms, Reference year 2017 i Women-owned employer firms, Reference year 2017 i Minority-owned employer firms, Reference year 2017 i Monominority-owned employer firms, Reference year 2017 i Nonminority-owned employer firms, Reference year 2017	8,379 350,701 2.5% 3,553 720 418
### Total employer establishments, 2022 Total employment, 2022 Total annual payroll, 2022 (\$1,000) Total employment, percent change, 2021-2022 Total nonemployer establishments, 2021 All employer firms, Reference year 2017 Men-owned employer firms, Reference year 2017 Momen-owned employer firms, Reference year 2017 Minority-owned employer firms, Reference year 2017 Nonminority-owned employer firms, Reference year 2017 Nonminority-owned employer firms, Reference year 2017 Nonveteran-owned employer firms, Reference year 2017 Nonveteran-owned employer firms, Reference year 2017	8,379 350,701 2,5% 3,553 720 418 115 8 573
Businesses ① Total employer establishments, 2022 ② Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ③ Total employment, percent change, 2021-2022 ③ Total nonemployer establishments, 2021 ③ All employer firms, Reference year 2017 ③ Men-owned employer firms, Reference year 2017 ④ Women-owned employer firms, Reference year 2017 ④ Minority-owned employer firms, Reference year 2017 ④ Nonminority-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ⑤ Nonveteran-owned employer firms, Reference year 2017 ⑤ Nonveteran-owned employer firms, Reference year 2017 ⑤ Nonveteran-owned employer firms, Reference year 2017	8,379 350,701 2.5% 3,553 720 418 1119 5 573 74
Businesses ① Total employer establishments, 2022 ② Total annual payroll, 2022 (\$1,000) ① Total employment, percent change, 2021-2022 ② Total nonemployer establishments, 2021 ② All employer firms, Reference year 2017 ③ Men-owned employer firms, Reference year 2017 ④ Women-owned employer firms, Reference year 2017 ④ Minority-owned employer firms, Reference year 2017 ④ Nonminority-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ⑤ Veteran-owned employer firms, Reference year 2017 ⑥ Nonveteran-owned employer firms, Reference year 2017 ⑥ SEOGRAPHY GEOGRAPHY	8,379 350,701 2.5% 3,553 720 418 111 5 577 72 521
Businesses ① Total employer establishments, 2022 ① Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ① Total employment, percent change, 2021-2022 ③ Total nonemployer establishments, 2021 ② All employer firms, Reference year 2017 ③ Men-owned employer firms, Reference year 2017 ④ Women-owned employer firms, Reference year 2017 ④ Minority-owned employer firms, Reference year 2017 ④ Nonminority-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ④ Nonveteran-owned employer firms, Reference year 2017 ⑤ Nonveteran-owned employer firms, Reference year 2017 ⑥ Population per square mile, 2020	8,379 350,701 2.5% 3,553 720 418 111 5 573 72 521
Businesses ① Total employer establishments, 2022 ① Total employment, 2022 ② Total annual payroll, 2022 (\$1,000) ② Total employment, percent change, 2021-2022 ② Total nonemployer establishments, 2021 ② All employer firms, Reference year 2017 ③ Men-owned employer firms, Reference year 2017 ③ Women-owned employer firms, Reference year 2017 ④ Minority-owned employer firms, Reference year 2017 ④ Nonminority-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ④ Veteran-owned employer firms, Reference year 2017 ④ Nonveteran-owned employer firms, Reference year 2017 ④ Population per square mile, 2020 ④ Population per square mile, 2010	8,379 350,701 2,5% 3,553 720 418 115 8 573

About datasets used in this table

Value Notes

Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info 🐧 row in TABLE view to learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates. For more information, please visit the 2022 5-year ACS Comparison Guidance page.

Fact Notes

- Includes persons reporting only one race
- Includes persons reporting only one race Hispanics may be of any race, so also are included in applicable race categories Economic Census Puerto Rico data are not comparable to U.S. Economic Census data
- Value Flags
 - Suppressed to avoid disclosure of confidential information

 - Fewer than 25 firms Footnote on this item in place of data
 - Not available
 - Suppressed; does not meet publication standards Not applicable

 - Value greater than zero but less than half unit of measure shown
 - Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of th open ended distribution.

 N Data for this access
 - Data for this geographic area cannot be displayed because the number of sample cases is too small.









REAL ESTATE REGISTRATION FORM

Full Name:			Bidder #:
E-mail Address:			
Street Address:			
City & State:			Zip Code:
Area Code & Telephone:		Driver's License #:	
Terms and Conditions or announce the Property and all Public Records this Bidder Registration Form. I fur and that Motley's Auctions, Inc. (Mersonally liable for any costs incured on a re-sale from the original selling plus any attorney's fees, court cost Circuit Court of the County of Hendagree that any dispute arising out of Virginia, under the Real Estate acknowledge that disclosure of the	nd personally agree to and understarements made by sales staff. Prior to to related thereto and to review with a striber understand that I am liable for possible for the legal red in the collection of said funds (i.g. g price, any commission to Motleys, the standard incidental damages or chargerico, Virginia, for all actions brought to this sale shall be resolved solely by Industry Arbitration Rules of the Ale brokerage relationship, if any, was to be in the form of a certified check or	the start of bidding, I have in attorney all documents reasyment of all real estate pugal means necessary to colled, expenses of re-selling the original sales price, Buyeges involved). I irrevocably soy Motleys to collect any suffinal and binding arbitration american Arbitration Assonmade to them by the significant of the significant	had the opportunity to inspect plated to the Property, including urchased on my Bidder Number ect any funds due and that I am he property, any deficit realized r's Premium, and deposits paid, submit to the jurisdiction of the lam due under this Agreement. In held in the County of Henrico, ciation. Bidder and Purchaser ng of this form. Motleys is the
Printed Name	Signature		 Date
NAME AS IT IS TO APPEAR ON TH	1E PROPERTY DEED:		
I am represented by a Broke	r. BROKER'S NAME:		
If represented by a Broker, Broker mussale, in order to qualify for cooperatin	st sign and submit Broker Participation Fo g fee.	rm, Bidder Confirmation Forn	n, as well as accompany buyer to
	DEPOSIT CONFIRMED (Offi	ce Use Only)	
Wire	Cashier's Check	TOTAL RECEIVED	
\$	\$	\$	

Online Registrants - REMIT TO: realestate@motleys.com



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

PURCHASE AGREEMENT OF SALE

THIS AGREEMENT made this	between	the "Buyer"
	r <mark>, Inc. the "Seller", and MOTLEY'S AUCT</mark> y's) (V.A.A.L. No. 16; Real Estate License	
In consideration of the deposit in the	ne sum of in cash or certified	d funds,
receipt of which (circle appropriate)	(is acknowledged) (is to be acknow	vledged)
the Buyer agrees to buy, and the Se all improvements thereon (the Pro	eller agrees to sell all that certain piece, perty") described below as:	parcel or lot of land together with
Address: 2652 & 2690 Old Richmon Tax ID: 2338-05-5127, 2338-05-360	nd Road, Danville, VA 24540 00 (Pittsylvania County, VA)	
The Purchase Price is calculated as	follows:	
High Offer:	\$	
Plus: 10% Buyer's Premium (The greater of 10% OR \$2,500)	+ \$	
Total Purchase Price	= \$	
	(pui	rchase price written out)

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. The \$	deposit is to be	paid by a cashier's cho	eck or personal/company
check	, with th	ne bank letter of guara	ntee or wire on auction	date, the \$	balance of the 10% of the
high b	oid is to	be paid within three (3	3) business days of the d	late of this agreement	, the sum of which shall be
applie	ed to the	e purchase price upon	compliance by Buyer(s)	with the Agreement.	The Buyer's Deposit shall be
held k	y Motle	eys Asset Disposition G	roup (Motley's) in an in	terest-bearing escrow	account with all interest
accru	ing to th	ie benefit of escrow ag	gent.		

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 within 60 days.

at the office of	·
The phone number for the closing agent is: _	
The real estate agent representing the Purcha	ser is:
Company: P	hone:

- 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 Motleys and is deemed earned by Motleys when this Agreement is accepted. The Buyer's Premium shall be paid to Motleys 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 Motleys 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 Motley'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.
- 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 Motleys 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 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 Motleys will refund to the Buyer its deposit within 10 business days of the sale.
- 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 offering 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.

APPROVED:			
SELLER	DATE	BUYER	DATE
SELLER	DATE	BUYER	DATE
MOTLEYS ASSET DISPO	SITION GROUP:	Telephone Number	
Ву:	DATE	Email Address	

Mailing Address

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

written.

TERMS AND CONDITIONS

2652 & 2690 Old Richmond Road, Danville, VA 24540

Online Bidding: Opens on December 15th @ 9:00 A.M. & Closes December 18th @ 1:30 P.M.

A Motleys Representative will be Live Onsite at the property on Wed., December 18th, 2024, from 1:00-1:30 P.M. for Onsite Bidding.

SUMMARY OF TERMS:

Buyer's Premium: A TEN Percent, (10%) Buyer's Premium will be added to the successful offer to determine the contract selling price.

Deposit: An **initial deposit of \$5,000** in the form of a cashier's <u>check payable to Motleys</u> <u>Commercial Real Estate</u> will be required at the time of the sale to get a bid number.

<u>If you are bidding online</u> and will not be attending in person, a deposit of \$5,000 in the form of a wire, cashier's check or credit card will need to be delivered to Motleys not later than 24 hours prior to the sale. Please call for wiring instructions. If bidding online and you are not the successful bidder, the \$5,000 deposit will be refunded within 48 hours after the end of the sale.

If you are the winning bidder, a second deposit is due within three business days of the sale. Your second deposit along with your first deposit, must total 10% of the offered amount.

Administrative Fee: In the event a winning participant fails to submit the signed contract and the initial earnest money deposit they will be charged an administrative fee of \$5,000.

Closing: The closing will occur within 60 days of the sale.

Sale Date: Online Bidding Opens on December 15th @ 9:00 A.M. & Closes December 18th @ 1:30 P.M.

A Motleys Representative will be Live Onsite at the property on Wed., December 18th, 2024, from 1:00-1:30 P.M. for Onsite Bidding.

Type of Sale: Public Auction. All property is being sold "WHERE-IS, AS-IS," "WITH ALL FAULTS," with no representations or warranties of any sort except the warranty to be included in the deed to the real property. <u>Title will be conveyed via Deed</u>.

DETAILED TERMS

Terms: All participants must register to bid online by registering at Motleys.com. Participants may execute offers either at Motleys.com or by downloading the Motleys App at either the Apple App Store or at Google Play. A TEN Percent, (10%) buyer's premium will be added to the successful offer to determine the contract selling price. For example, if you offer \$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 be conveyed 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 place an offer. Day of sale announcements take precedence over any previously printed material, or any other oral statements made.

Participant Verification: The identity of all participants will be and must be verified. Participants rights are provisional, and if complete verification is not possible, Motleys may reject the registration, and participants activity may be terminated. You will need a verifiable address, a verifiable phone number, and a verifiable email address. Contact the sale coordinator immediately after registering to provide verifiable information needed for you to be approved to offer.

Earnest Money Deposit: At the close of the sale, the successful buyer will be emailed or given the contract package to execute and return to Motleys. The deposit must be in the form of a wire transfer, cash, cashier's check, credit card, or certified check (from a US bank), made payable to Motleys Asset Disposition Group or Motleys Commercial Real Estate. In certain cases, the remaining balance of the buyer's premium is due within three business days of the sale if it is not fulfilled with the initial \$5,000 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 participant does not execute and return the contract, the Buyer will be considered in default and subject to legal action. This is a legally binding contract.

Administrative Fee: In the event a winning participant fails to submit the signed contract and the initial earnest money deposit as provided in the pre-stipulated Terms and Conditions, the winning participant will be charged an administrative fee of \$5,000. Additional default remedies are reserved by Motleys Sales, 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. Participants 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 Sales, 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 buyer 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 30 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 nonnegotiable, 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 three (3) 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.

Marketing: By completing the registration process to be a participating bidder for any auction, sale, or event held by Motleys Asset Disposition Group, or held by any division of Motleys (i.e. Motleys Industrial, Motleys Real Estate, or Motleys Commercial Real Estate), you are also giving express permission to be sent marketing emails and newsletters to the email address that was used for registration.

Inspection: All property is being sold "WHERE-IS, AS-IS," "WITH ALL FAULTS," with no representations or warranties of any sort except the 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

dependable, 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 offers and or participants 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 offer on behalf of the Seller.

Governmental Authorizations: The successful buyer 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 buyer 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 offer 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 offer time. To minimize the chance of being affected by internet or software issues, please use the "Max Offer" feature.

SEC. 35-392. MINIMUM LOADING SPACE

See Regulations, Section 35-95.

SEC. 35-393. SIGNS

See Sign Regulations, Sections 35-95--35-101

SEC. 35-394. OTHER REGULATIONS

Site plans are required for all uses prior to issuance of zoning permit and building permit.

SECS. 35-395--35-400 RESERVED

DIVISION 12. INDUSTRIAL DISTRICT (M-2); HEAVY INDUSTRY

SEC. 35-401. PURPOSE

This district is established to provide locations for larger scale manufacturing, processing, and warehousing operations which may require extensive community facilities and access to transportation facilities have open storage and service areas and generate heavy, truck traffic. These districts may be established by amendment to the Zoning Map to permit industries which have a public nuisance potential and will therefore be subject to intensive review for locational impact on surrounding land uses and environment. These districts may be established in areas; a) that are served by major highways, rail or air service, or secondary road improved to state standards; b) that are either served by public water and sewer or meet requirements of the local office of the State Health Department, and c) that are clearly suitable for intended uses with regard to physical characteristics and relationship to surrounding development. This district is designed to encompass heavy manufacturing with large outside storage, warehousing, and large product display, areas. Buffering zones may be required by the Zoning Administrator to mask industry operations from adjacent non-industrial zoned districts. This buffering may take several forms including but not limited to fencing, barriers, trees, shrubs, or other ornamental landscaping. This buffering action win be the responsibility of the industry and requirements described on the zoning document and/or building permit.

SEC. 35-402. PERMITTED USES

Within the heavy industry industrial district (M-2), the following uses are permitted:

accessory uses abrasives mfg.
agricultural warehouses animal fats, oils mfg.
apparel mfg, appliances mfg. small household type appliances mfg.-large household type appliances mfg.-

industrial/commercial type arenas asphalt mixing auditoriums automobiles mfg. batteries mfg. billboards, panels blast furnaces, iron and steel works block mfg. boilers mfg. brick mfg. building materials mfg. cabinet shops cement, concrete mixing chemicals mfg. cut stone operations coal, coke storage yards conservation areas-public and private construction equipment mfg.

County government uses such as Waste collection, recycling, recreation, etc. crematories distilling liquors, licensed dry cleaning-industrial electrical machinery, equipment mfg. electric transformers-private electric power generation-private emery cloth mfg.

emergency service facilities-fire, rescue farm

equipment mfg.

feed lots feed mill feed

and seed processing

flooring mfg.

floor covering mfg.

furniture and cabinet mfg.

furniture fixtures mfg.

fur dressing, dyeing fur

products mfg.

garages, commercial for: autos, recreational vehicles, motorcycles, trucks glass, clay products mfg.

greenhouses, nurseries-retail/wholesale gypsum

products mfg.

heliports, airports homes,

modular type, mfg. iron

and steel foundries kennels

leather tanning operations

lime, lime products, mfg.

linoleum mfg. livestock

markets lumber, wood

products, mfg.

machine shop, with punch presses

manufactured/mobile homes mfg.

meat processing, not slaughterhouse

metal works, fabricators microwave

transmission tower

milk stations metal

stamping monumental

stone works motors,

motor parts, mfg.

non-ferrous foundry offices; professional off-street parking outdoor displays on business properties paint mfg. paperboard mfg. paper mfg., raw product parking facilities-commercial permanent chipping mill permanent planing mill permanent sawmill plaster mfg. plastics mfg. portable and temporary chipping mill portable and temporary planing mill portable and temporary sawmill pottery products mfg. publishing house, printing firms public garages public utilities, including substations, power generation, water and sewer plants for treatment public utilities structures, towers public facilities, offices, storage yards pulpwood storage and processing raceways radio and TV stations railroad facilities recycling centers, commercial (Amended December 21, 1993) roads, streets, rights-of-ways, easements rubber, rubber products mfg. sand and gravel operations science, technology, research facilities security man's house sewage

disposal systems mfg. seed oil milling sheet metal mfg.

signs-See Sections 35-95--35-101

slaughter houses smelting

operations soap mfg. soybean

milling stadiums steam

generation

telephone exchanges, manned and unmanned

temporary uses, construction activity, including temporary buildings, portable buildings these uses may be limited by the County as to time

temporary uses, including circuses, fairs, shows, carnivals-limited to four (4) months duration tires mfg., recycling tool and die works transportation mfg., large equipment transportation facilities, terminal trucking facilities, terminal truck stops vegetable oil milling veterinary clinic, hospital wine, spirits, production; licensed wood preserving operations wood storage

SEC. 35-403. SPECIAL USE PERMITS

The following uses shall be permitted only by special use permit:

abattoirs (rendering plants)

acetylene mfg.

acid mfg.

automobile, vehicle graveyards

canning

child day care (licensed) (Amended February 18, 1992)

crushed stone operations

curing food

data center

electric transmission-private

electric towers-private

fertilizer mill

feed and grain storage

flour milling

food products mfg.

frozen food products mfg.

fruit processing

gasoline stations

gasoline storage bulk

grain milling

incineration of animals, garbage, wastes-non-radioactive

junkyards, salvage yards

LP gas, natural gas storage

malt products mfg.

matches mfg.

milk bottling

milk, dairy products mfg.

mining (conforming to State regulations)

oil, gas transmission facility

ordnance (explosives) mfg.

petroleum, petroleum by-products refining, processing, storage

poultry processing, packaging

private recreational facilities

public landfills non-hazardous, non-radioactive materials, approved by the Virginia

Department of Waste Management and Pittsylvania County Waste Ordinance (Chapter 29)

public recreational facilities

special temporary churches (Amended December 21, 1993)

quarrying (conforming to State regulations)

raceway

roasted coffee, tea products radio and TV towers radio and TV transmission/transmitters salvage yards spice processing, packaging (B.S.M. 5/21/24)

SEC. 35-404. SPECIAL PERFORMANCE STANDARDS RESERVED See Section 35-90.

SEC. 35-405. AREA REGULATIONS

Notwithstanding any definitive area requirement herein, the minimum permitted size .of any commercial district or commercial lot, parcel, or tract shall be subject to approval by the local · Department of Health.

SEC. 35-406. MAXIMUM HEIGHT OF BUILDINGS

The maximum height of buildings in this district shall be eighty (80) feet.

The maximum height of buildings located within an Industrial Park recognized by Pittsylvania County shall be one hundred twenty (120) feet. **(B.S.M. 9/21/21)**

Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos, ~and water tanks are exempt.

Any building or structure shall be constructed, erected, installed, maintained, and be of an approved type in accordance with the provisions of the Virginia Uniform Statewide Building Code as amended and the Fire Prevention Code.

SEC. 35-407. MINIMUM YARD DIMENSIONS

A. Front Setback

Setback from the nearest point of house or principal structure (including porches, stoops, or any accessory buildings) shall be thirty five (35) feet from the edge of right-of-way.

B. Side Setback

No side setback is required except that no building, structure, accessory use or Outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.

C. Rear Setback

No rear setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary.

SEC. 35-408. MAXIMUM FLOOR AREA

Not regulated.

SEC. 35-409. MINIMUM OFF-STREET PARKING SPACE

See Regulations, Sections 35-80--35-82.

SEC. 35-410. OPEN SPACE REQUIREMENTS

A minimum landscaped area on any lot shall not be less than ten percent (10%) the area of the lot. This area shall be used to enhance the lot's appearance. The Zoning Administrator may require buffer Zones.

SEC. 35-411. MINIMUM LOADING SPACE

See Regulations, Section 3545.

SEC. 35-412. SIGNS

See Sign Regulations, Sections 35-95--35-101.

SEC. 35-413. OTHER REGULATIONS

Site plans are required for all uses prior to issuance of zoning permit and building permit.

SECS. 35--414---35-528 RESERVED

DIVISION 13. CONSERVATION DISTRICT, C-1

SEC. 35-529. PURPOSE

This district covers portions of the County which are occupied by various open spaces such as steep slopes, forest, parks, marshland, lakes, watersheds needing protection since they supply public water impoundments, or stream valleys. This district is established for the specific purpose of conserving water and other natural resources, reducing soil erosion, protecting watersheds, reducing hazards from

5. All legal requirements imposed by state and federal law must be met.

SECS. 35-357--35-363 RESERVED

DIVISION 10. BUSINESS DISTRICT GENERAL (B-2)

SEC. 35-364. PURPOSE

This district is created to provide locations for general business and commercial enterprise whereby the public shall require direct and frequent access, but which is not characterized by constant heavy trucking other than for stocking and delivery of retail goods for sale at the enterprises, or by any factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles.

Uses in this district should be oriented to service to the entire County or substantial portions thereof, rather than toward a neighborhood focus as in limited business district (B-l).

This district is limited to commercial, retail and wholesale, establishments which may have outdoor displays of product, but not outside storage, and do not manufacture their product on the premises and have no outside storage of materials.

SEC. 35-365. PERMITTED USES

accessory uses antique refinishing antique shops apartments in same building with business (upstairs apartment) apparel shops

Within the General Business District (B-2), the following uses are permitted:

art supplies

assembly halls

bakeries

banks.

savings and loans, finance, insurance offices

barber shops, beauty shops

blacksmiths

boat clubs

bowling alleys

brick, block sales

building material sales

butcher shops

candy shops

car and vehicle wash operations

carpet cleaning

cemeteries-community and commercial

cemeteries-on joint church property

child day care centers (licensed) (Amended February 18, 1992)

churches

clubs (private)

clubs (public)

cold storage lockers, facilities

colleges

community centers, buildings

contractors offices and facilities

convenience stores

country clubs

country stores

County government uses such as waste collection, recycling, recreation, etc.

craft shops

custom meat cutting operations

dormitories

drive-in restaurants/walk-ins

dry cleaning and laundry

drug stores

eldercare centers, homes, facilities (licensed)

emergency services facilities-fire, rescue

feed and seed stores

flea markets

food and groceries

funeral homes and mortuaries

furniture

garages-private, storage of personal vehicles

garages-for repair of automobiles, recreational vehicles, motorcycles, trucks

gardens (private)

gasoline stations

gift shops

golf clubs, club houses

golf courses

golf courses (miniature)

golf driving ranges

greenhouses and nurseries

hardware

hobby shops and toys

home, and apartment combinations with business

homes for developmentally disabled

hospitals

laundromats

libraries

lodge halls

lodges

manses-church-owned dwelling units

manufactured/mobile home sales

marinas

medical clinics, not veterinary

milk distribution, milk and dairy products

motels, hotels, tourist, and resort facilities

museums

newsstands

non-emergency medical transport (Amended December 21, 2010)

novelty shops

nursing homes

off-street parking

offices; professionals

paint contractors

paint stores

parks

parking facilities-commercial

piers, docks-commercial

playgrounds

print shops

printing plants-newspapers only

radio and television stations

railroad facilities

recreational facilities (private)

recreational facilities-(public)

restaurants

roads, streets, rights-of-way, easements

sales, service, and repair of automobiles, trucks, recreational vehicles, motorcycles, farm equipment, garden equipment, appliances, televisions, radios, phonographs, plumbing, boats, motors (gas, electrical), mobile homes, machinery, office equipment, sewage disposal systems,

tires, telephones, upholstery, watches, jewelry, construction equipment

senior citizens homes, centers

signs-See Sections 35-95--35-101

skating rinks

sporting goods

stables, commercial riding

swim clubs

temporary uses, construction activity-including temporary buildings, portable buildings (these uses may be limited by the County as to time)

theatres, indoor

wayside stands

woodworking

water systems

SEC. 35-366. SPECIAL USE PERMITS

The following uses shall be permitted only by special use permit:

```
amusement centers; game rooms, electronic games; game machines; machine arcades
amusement shops
       arenas
       auditoriums
       cabinet shops
       carnivals
       circuses
       dance halls
       drive-in theatres
       fairs
       heliports
       airports
       horse shows
       kennels
       laboratories, research facilities
       machine shops, no presses
       meat processing, not a slaughter house
       outdoor displays, on business property
       outdoor theatres
       pool halls
       public facilities, offices, storage yards
       public garages
       public utilities-including substations, power generation, water and sewer treatment
       public utilities-towers, structures
       raceways
       radio and television towers
       radio and television transmission/transmitters
       schools
       shopping centers, malls, complexes
       special temporary churches (Amended December 21, 1993)
       stables (private)
       stadiums
       veterinary clinics, hospitals
       zoos and petting zoos (Amended December 21, 1993
```

SEC. 35-367. AREA REGULATIONS

Notwithstanding any definitive area requirement herein, the minimum permitted size of any commercial district or commercial lot, parcel, or tract shall be subject to approval by the local Department of Health.

SEC. 35-368. MAXIMUM HEIGHT OF BUILDINGS

The maximum height of buildings in this district shall be sixty (60) feet.

Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos, and water tanks are exempt.

Any building or structure constructed, erected, installed, maintained shall be of an approved type in accordance with the provisions of the Virginia Uniform Statewide Building Code as amended and the Fire Prevention Code.

SEC. 35-369. MINIMUM YARD DIMENSIONS

A. Front Setback

Setback from the nearest point of house or principal structure (including porches or any accessory buildings) shall be thirty-five (35) feet from the edge of right-of-way.

B. Side Setback

No side setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than twenty (20) feet from a residential district boundary. (Amended December 21, 1993)

C. Rear Setback

No rear setback is required except that no building, structure, accessory use or outdoor storage area shall be located closer than fifty (50) feet from any type of residential use or living quarters nor residential district boundary,

SEC. 35-370. MAXIMUM FLOOR AREA

Not regulated.

SEC. 35-371. MINIMUM OFF-STREET PARKING SPACE

See Regulations, Sections 35-80--35-82.

SEC. 35-372. OPEN SPACE REQUIREMENTS

A minimum landscaped area on any lot shall not be less than ten percent (10%) the area of the lot. This area shall be used to enhance the lot's appearance. The Zoning Administrator may require buffer zones as appropriate.

SEC. 35-373. MINIMUM LOADING SPACE

See Regulations, Section 35-85.

SEC. 35-374. SIGNS

See Sign Regulations, Sections 35-95--35-101

SEC. 35-375. OTHER REGULATIONS

Site plans are required for all uses prior to issuance of zoning permit and building permit.

Electronic gaming establishments, as permitted by special use permit, are defined as businesses, whether principal or accessory, where three (3) or more electronic machines, including but not limited to, computers and gaming terminals, are utilized to conduct games where cash, coupons, gift cards, or any other items of value are redeemed or distributed and that are not otherwise deemed illegal by state or federal law. This definition does not include operations associated with the official Virginia Lottery System. The following additional regulations shall apply to electronic gaming establishments:

- 1. No electronic gaming establishment shall be located within (1) one mile of any other electronic gaming establishment, tattoo and body piercing establishment, or adult use, (2) Two thousand (2,000) feet from any property used as a residential dwelling, (3) one mile of any school or education facility, including playgrounds, daycare facility or church, (4) one mile of any public playground, park or library. Distance between uses shall be measured from the nearest property line of any electronic gaming establishment and the nearest property line of any use cited in the paragraph hereinabove.
- 2. Hours of operation for electronic gaming establishments should be limited to the hours between 8:00 a.m. and 11:00 p.m.
- 3. There shall be one and one-half parking spaces for each electronic gaming machine plus one for each employee on the major shift.
- 4. Should any electronic gaming establishment cease or discontinue operation for a period of ninety or more consecutive days, it may not resume, nor be replaced by any other electronic gaming establishment unless it complies with all the requirements set forth hereinabove.
- 5. All legal requirements imposed by state and federal law must be met.

SECS. 35-376---35-381. RESERVED

DIVISION 11. INDUSTRIAL DISTRICT (M-1); LIGHT INDUSTRY

SEC. 35-382. PURPOSE

This district is established to encourage the development of manufacturing and wholesale business establishments which do not produce high levels of smoke, smell, noise, light, dust and other nuisances; who operate primarily within enclosed structures and who do not deal with large volumes of customers on a continuous basis throughout the day.

Limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors, or noise, landscaping and the number of persons employed may be imposed to protect and foster environmental desirability while permitting industries of certain types to locate near a labor supply, provided buffering districts or buffering land is provided, Buffer zones may required by the Zoning Administrator to mask industry operations from adjacent non-industrial zoned districts. This buffering may take several forms including but not



Order# 1177713 Reference No: N/A

Property and Ownership Information				
Name	MARSHALL CONSTRUCTION CO INC	Completed Date	11/25/2024	
		Index Date	11/22/2024	
Property Address	2690 Old Richmond Road, Danville, VA 24540	Report Type	Commercial Search	
APN# / Parcel # / PIN#	2338053600	County	Pittsylvania County	
Title Defect Category		-		
Alert Note:				

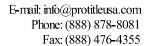
Vesting Information			
Grantee(s)/Deed Owner	Marshall Construction Co Inc	Deed Date	01/17/2007
Grantor / Prior Owner	Daniel W Marshall III & Steven A Marshall	Recorded Date	02/12/2007
Instrument#	07-1148	Book#	
Consideration (\$)	0.00	Page#	
Sale Price(\$)		Deed Type	Bargain and Sale
Notes	Deed originally rec 2/5/07 #07-905. Rerecorded to correct legal to Lot 1, 0.46ac		

Chain Of Title 1			
Grantee(s)/Deed Owner	Marshall Sand & Gravel Co	Deed Date	02/01/1971
Grantor / Prior Owner	Cora H Marshall, widow	Recorded Date	05/07/1971
Instrument#		Book#	538
Consideration (\$)	\$10.00	Page#	62
Sale Price(\$)		Deed Type	Warranty Deed
Notes	Lot 2, 1.05ac		

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens		
No active judgments or liens found.		

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.





Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel # 233	8-05-3600					
2024	County	1st	Paid	06/06/2024		659.12
2024	County	2nd	Due	12/05/2024		659.12

Tax Status Disclaimer

Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.

Tax Notes

Lots 1 & 2 combined into 1 lot of 1.51ac as shown on PC 44/121F rec 11/5/2010

Property Tax Assessment				
Parcel#	2338-05-3600	Annual Tax Amount	1318.24	
Legal Description	1.51ac			
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2024	30200.00	205200.00		235400.00

Additional Information		
HOA Name: none		
Marshall Construction Co was formerly known as Marshall Sand & Gravel Co		

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Tax Property 360 Property View

2690 Old Richmond Rd, Danville, VA24540-0534, Pittsylvania County

Tax			
Owner Information			
Owner Name:	Marshall Construction Co Inc	Mailing Address:	118 Arnett Blvd
		Mailing City & State:	Danville Va
Mai l ing Zip:	24540	Owner Occupied:	Α
Location Information			
Magesteria l :	Dan River	Zip Code:	24540
Zip + 4:	0534	Carrier Route:	R003
Zoning:	B-2	Census Tract:	011400
Tax Information			
PID:	2338-05-3600	Old Map #:	98590
Parcel ID:	2338053600	% Improved:	87
Lot:	1		
Legal Description:	US HWY 360 LOT 1 & 2 1.51	. AC	
Assessment & Taxes			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$235,400	\$235,400	\$235,400
Assessed Value - Land	\$30,200	\$30,200	\$30,200
Assessed Value - Improved	\$205,200	\$205,200	\$205,200
Market Value - Total	\$235,400	\$235,400	\$235,400
Market Value - Land	\$30,200	\$30,200	\$30,200
Market Value - Improved	\$205,200	\$205,200	\$205,200
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Tax Year	2024	2023	2022
Total Tax	\$1,318	\$1,459	\$1,459
Change (\$)	- \$141	\$	
Change (%)	-10%	0%	
Characteristics			
Lot Acres:	1.510	Land Use - County:	Commercial/Industria
Land Use - CoreLogic:	Commercial/Industrial	Stories:	1.0
Building Sq Ft:	1,485	Bldg Area - Total Sq Ft:	1,485
Above Gnd Sq Ft:	1,485	Total Rooms:	4.000
Baths - Total:	2	Baths - Half:	2
Cooling Type:	Central	Heat Type:	Central
Garage Capacity:	0	Roof Type:	L
Roof Frame:	METAL Wood Siding	Interior Wall:	PANELLED
Exterior:	Wood Siding	Floor Cover:	CARPET
Contruction Type: Water:	Wood PUBLIC	Foundation:	Slab Public Service
		Sewer:	
Building Comments:	Mamas Attic	Condition:	Good
History			
Sale History from Pเ			
Rec. Date Sale Date Sale Price	Sale Price Nom. Buyer Name(s)	Buyer Name(s) 2 Seller Name(s) Doc. #	Document Type Tit l e Compa
	Y Marshall	Owner Record 538-62	

Parcel Map







PG0099 FEB-55

PG0183 FEB 125

This document was prepared by Robert H. Whitt, Jr. 21 / Lynn Street Danville, VA 24541 Mail Tax Bill to: 118 Arnett Blvd. Danville, VA 24540

This transaction is exempt from recordation taxation by Section 58.01-801 and 58.1-811D of the 1950 Virginia Code, as amended.

Tax Parcel No.: 2338-15-7535

CORRECTED
THIS DEED OF GIFT made this 17th day of January, 2007, by and between DANIEL W.

MARSHALL, III and STEVEN A. MARSHALL, Grantors, and MARSHALL

CONSTRUCTION CO., INC., a Virginia Corporation, Grantee,

WITNESSETH

AS A GIFT and not for consideration, Grantors do hereby give and grant, with general warranty and English covenants of title, unto Grantee, in fee simple, together with improvements thereon and appurtenances thereunto belonging, situate in PITTSYLVANIA COUNTY, Virginia, and more particularly described as follows:

LOT XX fronting 100 feet on the northeast margin of U.S. Highway No. 360, containing 0.46 acre, as shown on plat showing survey of property for Mrs. Cora H. Marshall, drawn by E.L. Moore, C.L.S., dated January 11, 1971, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 538 at page 64, and being, in fact, part of the same property conveyed to D.W. (Daniel Webster) Marshall, by W.G. Slayton, widower, by deed dated October 20, 1936, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 229 at page 343. D.W. (Daniel Webster) Marshall, died testate in May, 1947, and by his will probated in the aforesaid Clerk's Office on May 20, 1947, in Will Book 10 at page 467, devised the above described property to his wife, Cora H. Marshall. Cora H. Marshall died testate, and by her last will and testament duly probated in the aforesaid Clerk's Office in Will Book 30 at page 609, devised the above described property to her son, Daniel Webster Marshall, Jr. for his lifetime with the remainder to the children of Daniel Webster Marshall, Jr. Daniel Webster Marshall, Jr. died on September 29, 2002, survived by his two children, Daniel W. Marshall, III and Steven A. Marshall, as evidenced by a list of heirs filed for record in the aforesaid Clerk's Office in Will Book 62 at page 665.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record or affecting said property.

ROBERT H. WHITT, IR ATTORNEY AT LAW DANVILLE VIRGINIA

PGO 100 FEB-55 PGO 184 FEB 125

WITNESS the following signatures and seals:

1) W MARSHALL III (SEAL)

STEVEN A. MARSHALL (SEAL)

STATE OF VIRGINIA

CITY OF DANVILLE, to-wit

The foregoing deed was acknowledged before me this 3c day of

, 2007, by DANIEL W. MARSHALL, III.

My commission expires: The, 31, 2009

Notary Public

STATE OF VIRGINIA

CITY OF DANVILLE, to-wit

The foregoing deed was acknowledged before me this 30 day of

, 2007, by STEVEN A. MARSHALL.

2

My commission expires: 1/2

Notary Public

INSTRUMENT #0700011+0
RECORDED IN THE CLERK S OFFICE OF
PITTSYLVANIA COUNTY ON
FEBRUARY 12, 2007 AT 01:09PM
H. F. HAYMORE, CLERK

RECORDED BY: GBA

INSTRUMENT #070000905
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
FEBRUARY 5, 2007 AT 11:534M
H. F. HAYMORE, CLERK

RECORDED BY: KKJ

ROBERT H. WHITT. JR. ATTORNEY AT LAW DANVILLE, VIRGINIA

BUOK 538 PAGE 62

THIS DEED, made this 1st day of February, 1971, by and between CORA H. MARSHALL, widow, party of the first part, and MARSHALL SAND AND GRAVEL CO., party of the second part;

WITNESSETH

DOLLARS, cash in hand paid by the parties of the second part to the party of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant, bargain, sell and convey, with general warranty of title, unto MARSHALL SAND AND GRAVEL CO., all of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the Dan River Magisterial District, Pittsylvania County, Virginia, and more particularly described as follows:

BEGINNING at an iron on the Northeast side of U.S. Highway No. 360, as shown on the hereinafter described map; thence S. 85°26' E. 199.9 feet to an iron; thence S. 4°38' W. 235.35 feet to an iron; thence N. 81°53' W. 200 feet to an iron on the eastern margin of U.S. Highway No. 360; thence along the eastern margin of U.S. Highway No. 360 N. 4°34' E. 223.10 feet to an iron and the point and place of beginning. BEING in fact LOT NO. 2, containing 1.05 acres, as shown on Plat Showing Survey of Property for Mrs. Cora H. Marshall, drawn by E. L. Moore, C.L.S., dated January 11, 1971, which map is to be recorded cotemporaneously herewith.

BEING in fact a part of the property conveyed to D. W. (Daniel Webster) Marshall; by W. G. Slayton, Widower, by deed dated October 20, 1936, and recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Deed Book 229, at page 343. D. W. (Daniel Webster) Marshall, died testate in May, 1947, and by his will probated May 20, 1947, and recorded in the aforesaid Clerk's Office in Will Book 10, at page 467, devised the above described real estate to his wife, Cora H. Marshall.

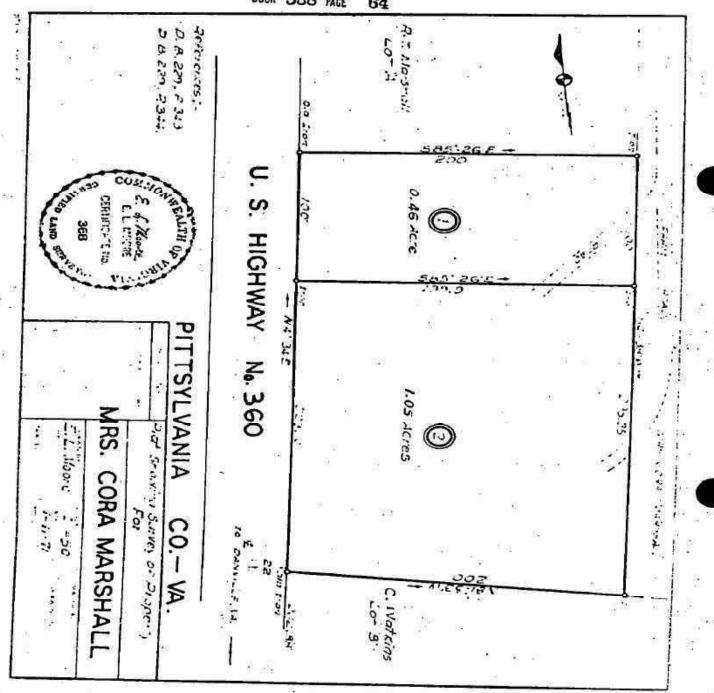
WILLIAM H. PULLER, III ATEGRATY AT LAW GREVILLE, VIRGINIA

BOOK 538 PAGE 63

The said party of the first part covenant that she is seized with title to the property hereinabove conveyed; that she has the right and power to convey the same in fee simple; that she has done no act to encumber the same; that the grantes shall have quiet possession of the said land; and that she will execute such other and further assurance of title as may be required.

WITNESS the following signature and scal:

82 89	Cera H. Si	law haril	(SEA
	CORA H. MARS	HALL	e 10
V. 69	**:	8	GE 95
STATE OF VIRGINIA		12	× 8
CT. of Stamuelle	, to-wit:		
1. Margan	1 Muis Buch	& a Notary P	ablic in and
for the City and State	foresaid, do hereby	certify that CO	RA H.
MARSHALL, whose nam	ne is signed to the fo	oregoing deed,	bearing date
on the 1st day of Febru	ary, 1971, has ackn	owledged the sa	me before m
in my City and State at			
Given under	ny hand this 14th d	ay of level	. 197



VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

IN THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

THE THE THE DAY OF CALL 19.1 AT 11:45 H. THE FOREGOING COURT FOR THE COUNTY OF PITTSYLVANIA.

THE THE THE THE THE COUNTY OF THE COUNTY OF PITTSYLVANIA.

THE THE THE THE COUNTY OF THE COU

MARSHALL CONSTRUCTION CO INC Acct: 98590 Dst: 03 AC: Tx 1.5100 Map #: 2338-05-3600 Card 1 of 3 Date: Cls: 4 Ap 1.51 Desc: US HWY 360 LOT 1 & 2 1.51 AC Bk/Pg: P. O. BOX 535 538/62 Zon: B-2 Printed: 11/24/24 Mb/Lt: B44/121F Nhd: 100 0% Lc : Util: PUBLIC ; SEPTIC Updated: BRIGH CLARKSVILLE, VA 23927 Cons : 0 Rd: 01 PAVED Att: Topo: Bn: 1 Bv Meth: 0 Item Size Rate Value +----+ SCALE 1: 138 Use : 0203 OFFICES Bldg area 1485 27.00 40095 I MA MH Code: Fuel: Heat CENTR | 1485 A/C CENTR Yr Blt: Yr Rmd: Bat.hs Cond : 02 AVERAGE Attc Ufin Style : Attc Fin Nbr Sty: 1.0 Foundtn: 05 SLAB 1 W1 Strc: 01 WOOD Ext : WOOD SIDING Roof: 02 METAL Bsmt: 0 Fin: 0 Attc: 0 Fin: 0 Rms: 4 Brms: 0 Bths: F 0 H 2 Fp: 0 Chmy: 0 Flr: CARPET VINYL Int: 03 PANELING Des: Bldg SubTl 40,095 **A4**7 Rem MAMAS ATTIC Grd Fctr 0 1 Replc 40,095 +----+ Phys 0 0 0 (A): (A): 2652 OLD RICHMOND RD. 0 Func 1 (R): 2652 OLD RICHMOND RD. (R): Econ 0 (A): 2652 OLD RICHMOND RD. (R): % Comp 100 0 -2652 OLD RICHMOND RD. Nhd -Bldg Val 40,100 1 A17 Appr: DB Date: 08/28/23 1 Info: E Time: 2:10 SCodeArea Stv 1MA 1485 1.0DR24/DU5/DR21/DU17/DL21/DU25/DL24/DD47/ +----+ **A**5 +----+ Gr LnxWd MhCdDes Ayb CndUnits Rate PdFo RsnEo RsnIc Value Rem x W/ CONC. PAD & WASH PIT AVE 1225 3U CANOPY 5. 00 0 6.100 Mkt Val L 30,200 Mkt Val B 205,200 SnLmSeg Type Ac Frnt Dpth Sf TFctrLtUp Adj%Value Remarks 1A 9200 COMMERCIAL/IN1.51 20000 0 30, 200 Mkt Val T 235, 400 Def Val 0 Net Val 235, 400 Old Mkt L 30, 200 Old Mkt B 205, 200 Old Def 0 Old Net 235, 400

Acct: 98590 Dst: 03 AC: Tx 1.5100 Map #: 2338-05-3600 MARSHALL CONSTRUCTION CO INC Card 2 of 3 Date : Cls: 4 Ap 1.51 Desc: US HWY 360 LOT 1 & 2 1.51 AC Bk/Pg: P. O. BOX 535 538/62 Zon: B-2 Printed: 11/24/24 Mb/Lt: B44/121F Nhd: 100 0% Lc : Util: PUBLIC ; SEPTIC Updated: BRIGH CLARKSVILLE, VA 23927 0 Rd: 01 PAVED Cons : Topo: Att: Bn: 2 Bv Meth: 0 Item Size Rate Value SCALE 1: 200 Use : 0212 COMMERC GAR Bldg area 3927 10.00 39270 MH Code: Fuel: Heat A/C Yr Blt : +-----A24---+ Yr Rmd: Bat.hs 1 **A**6 Cond : 03 FAIR Attc Ufin **A**9 1 Style : Attc Fin 1 Nbr Sty: 1.0 -A12+ Foundtn: ---A24---+ **A8** W1 Strc: Ext : CINDER BLOCK 1 +---- A15-+ Roof: Bsmt: Fin: Attc: Fin: A10 Rms: Brms: Bths: F H Chmy: Fpα Flr: -B35----+ Int: Bldg SubTl Des: TANKS REMOVED 1999 39, 270 Rem Grd Fctr 0 Replc 39, 270 1 MA Phys 0 A50 3927 (A): (A): 2652 OLD RICHMOND RD. Func 0 0 | (R): 2652 OLD RICHMOND RD. (R): Econ 0 0 (A): 2652 OLD RICHMOND RD. (R): % Comp 100 0 2652 OLD RICHMOND RD. Nhd Bldg Val 39,300 B35 A35 B35 OPP Appr: DB Date: 08/28/23 | 1225 Time: 2:10 Info: E SCodeArea Sty 1MA 3927 1.0DR75/DU35/DU10/DL15/DU8/DL12/DU6/DL24/DD9/DL24 | 2OPP 1225 MR75/DR35/DU35/DL35/DD35/ -----**A**75-----B35-BnBmUse Gr LnxWd MhCdDes Ayb CndUnits Rate PdFo RsnEo RsnIc Rem Mkt Val L 30,200 Mkt Val B 205,200 SnLmSeg Type Ac Frnt Dpth Sf TFctrLtUp Adj% Value Remarks Mkt Val T 235, 400

Def Val

Net Val

Old Mkt L

Old Def

Old Net

Old Mkt B 205, 200

0

0

235, 400

30, 200

235, 400

MARSHALL CONSTRUCTION CO INC Acct: 98590 Dst: 03 AC: Tx 1.5100 Map #: 2338-05-3600 Card 3 of 3

Date: Cls: 4 Ap 1.51 Desc: US HWY 360 LOT 1 & 2 1.51 AC P. O. BOX 535 Bk/Pg: 538/62 Zon: B-2

Bn: 4 Bv Meth: O Item Size Rate Value SCALE 1:100

A28

-----+

MA

1400

-----A5+-B6+----

B6 B6

1 1

+-B6+

1

+-C4+

1 1

A28 I

C9 C9

| | | |

1 1

+-C4+

1

Bn: 4 Bv Meth O Item Size Rate Value
Use : 0203 OFFICES Bldg area 1400 95.00 133000

MH Code: Fuel: ELEC Heat HEAT
Yr Blt : 2007 A/C CENTR
Yr Rnd : Baths
Cond : 02 AVERAGE Attc Ufin

Style : Attc Fin
Nbr Sty: 1.0 Fp

Foundtn: 01 CINDER BLOCK
WI Strc: 01 WOOD
Ext: VINYL SID BRICK
Roof: 01 COMPOSITION S
Bsmt: 1400 Fin: 25
Attc: Fin:
Rms: 5 Brms: 3
Bths: F 2 H 0
Fp Chmy:
Flr: CARPET VINYL

Int: 02 SHEETROCK/DRYWALL

Des: RATE INCLUDES BASEMENT & Bldg SubTl 133,000

Rem: B FINISH Grd Fctr 0

Replc 133,000

Gr: Phys -10 -13,300

Gr: Phys -10 -13,300
(A): (A): 2652 OLD RICHMOND RD. Func 0 0
(R): 2652 OLD RICHMOND RD. (R): Econ 0 0
(A): 2652 OLD RICHMOND RD. (R): % Comp 100 0
2652 OLD RICHMOND RD. Nhd
Bldg Val 119,700

Appr: DB Date: 08/28/23
Info: E Time: 2:10

SCodeArea Sty

 1MA
 1400
 1.0DR50/DU28/DL50/DD28/

 2PCN
 36
 MR28/DD6/DR6/DU6/DL6/

 3EPA
 36
 MR50/MU8/DR4/DU9/DL4/DD9/

4BSH 1400 5BFA 1400

BnBmUse Gr LnxWd MhCdDes Rem Ayb CndUnits Rate PdFo RsnEo RsnIc Value

SnLmSeg Type Ac Frnt Dpth Sf TFctrLtUp Adj%Value Remarks Mkt Val L 30,200
Mkt Val B 205,200
Mkt Val T 235,400
Def Val C 30,200
Net Val C 30,200
Net Val C 30,200
Def Mkt L 30,200
Def Mkt B 205,200



BILL DETAIL

Bill Number: 24A2338053600 Bill Date: 5/10/2024 Bill Status: (C) 98590 - MARSHALL CONSTRUCTION CO INC Account: Bill Class: RR US HWY 360 LOT 1 & 2 1.51 AC Desc/Loc: Bill Type: (R) Parcel ID: 2338-05-3600 District: Tax Year: 2024 Real Value: \$235,400.00 Principal: \$659.12 Discount: \$0.00 Personal Value: \$0.00 \$0.00 **Deferments:** Interest: \$0.00 **Conditions:** Penalty: \$0.00 **Balance Due:** \$659.12

Period 1

	TAX	<u>Origi</u>	NAL	<u>Cur</u>	RENT DU	е Амо	<u>UNT</u>	<u>Curr</u>	ENT PAIC	Амог	<u>JNT</u>
Code	Description	Levy/Chg	Penalty	Levy	Penalty	Int	Chg	Levy	Penalty	Int	Chg
G01	REAL ESTATE	\$659.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$659.12	\$0.00	\$0.00	\$0.00

Period 2

	TAX		<u>Origi</u>	<u>NAL</u>	CURRENT DUE AMOUNT		CURRENT PAID AMOUNT		INT			
	Code	Description	Levy/Chg	Penalty	Levy	Penalty	Int	Chg	Levy	Penalty	Int	Chg
	G01	REAL ESTATE	\$659.12	\$0.00	\$659.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
_		Total:	\$1,318,24	\$0,00	\$659,12	*0 <u>.</u> 00	\$0 . 00	\$0 . 00	\$659,12	\$0,00	\$0,00	\$0,00

Contact Tax Office for current bill status.

EFFECTIVE DATE	TRANSACTION TYPE	AMOUNT	
6/6/2024	MAIL-IN PAYMENT	(\$659.12)	



Order# 1177718 Reference No: N/A

Property and Ownership Information							
Name	MARSHALL CONSTRUCTION CO., INC.	Completed Date	12/05/2024				
		Index Date	11/15/2024				
Property Address	2652 Old Richmond Road, Danville, VA 24540	Report Type	Full Search				
APN# / Parcel # / PIN#	2338-05-5127	County	Danville City				
Title Defect Category		-	,				
Alert Note:							

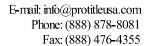
Vesting Information						
Grantee(s)/Deed Owner MARSHALL CONSTRUCTION CO., INC., a Virginia corporation		Deed Date	01/02/2000			
Grantor / Prior Owner RONALD J THOMPSON AND JUDY D THOMPSON, HUSBAND AND WIFE		Recorded Date	02/01/2001			
Instrument#	01-00750	Book#	1226			
Consideration (\$)		Page#	499			
Sale Price(\$)		Deed Type	Warranty Deed			
Notes						

Chain Of Title 1							
Grantee(s)/Deed Owner	RONALD J THOMPSON AND JUDY D THOMPSON, HUSBAND AND WIFE	Deed Date	02/12/1973				
Grantor / Prior Owner CLARENCE M WATKINS AND ESTER M WATKINS, HIS WIFE		Recorded Date	02/22/1973				
Instrument#		Book#	568				
Consideration (\$)	75,000.00	Page#	295				
Sale Price(\$)		Deed Type	Warranty Deed				
Notes							

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.





	Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)	
Parcel # 233	Parcel # 2338-05-5127						
2024	County	1st	Paid	06/05/2024		76.16	
2024	County	2nd	Due	12/05/2024		76.16	

Tax Status Disclaimer

Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.

Property Tax Assessment							
Parcel # 2338-05-5127 Annual Tax Amount 152.32							
Legal Description							
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)			
2024	27,200.00	0.00		27,200.00			

Additional Information
HOA Name:
PLAT 43/282G EASEMENT 926/336 EASEMENT 1320/640

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

BILL DETAIL

Bill Number:	24A2338055127	Bill Date	e:	5/10/2	2024	Bill Status:	(C)		
Account:	6132 - MARSHALL CONST CO INC	С				Bill Class:	BR		
Desc/Loc:	OF RICHMOND BLVD/360 LOT 3	1.36 AC				Bill Type:	(R)		
Parcel ID:	2338-05-5127	District	:		03	Tax Year:		2	024
	Real Val	lue:	\$27,200.00	Principal:		\$76.16			
	Personal V	Value:	\$0.00	Discount:		\$0.00			
	Deferme	ents:	\$0.00	Interest:		\$0.00			
	Condition	ons:		Penalty:		\$0.00			
				Balance Due:		\$76.16			

Period 1

	<u>TAX</u>	<u>Origi</u>	<u>NAL</u>	<u>Cur</u>	RENT DU	<u>е Амо</u>	<u>UNT</u>	<u>Curf</u>	RENT PAII	<u>р Амо</u>	UNT
Code	Description	Levy/Chg	Penalty	Levy	Penalty	Int	Chg	Levy	Penalty	Int	Chg
G01	REAL ESTATE	\$76.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76.16	\$0.00	\$0.00	\$0.00

Period 2

	<u>TAX</u>	<u>Origi</u>	<u>NAL</u>	Curi	RENT DU	е Амоц	<u>JNT</u>	Cure	RENT PAI	d Amoi	UNT
Code	Description	Levy/Chg	Penalty	Levy	Penalty	Int	Chg	Levy	Penalty	Int	Chg
G01	REAL ESTATE	\$76.16	\$0.00	\$76.16	\$0.00	\$0.00	\$0.00	(\$0,00)	\$0.00	\$0.00	\$0.00
	Total:	\$152.32	\$0,00	\$76,16	\$0.00	\$0,00	\$0.00	\$76.16	\$0,00	\$0.00	\$0,00

 ${\it Contact Tax Office for current bill status.}$

EFFECTIVE DATE	TRANSACTION TYPE	<u>Amount</u>
6/10/2024	OVER THE COUNTER PAYMENT	(\$76.16)

Home

COLLECTIONS

Parcel: 2338-05-5127 Address: Owner: MARSHALL CONST CO INC

9 results returned, use search fields to filter results further.

BILL NUMBER	ACCOUNT NUMBER	DUE DATE	AMOUNT DUE
16A2338055127	6132		\$0.00
17A2338055127	6132		\$0.00
18A2338055127	6132		\$0.00
19A2338055127	6132		\$0.00
20A2338055127	6132		\$0.00
21A2338055127	6132		\$0.00
22A2338055127	6132		\$0.00
23A2338055127	6132		\$0.00
24A2338055127	6132		\$76.16

MARSHALL CONST CO INC Acct: 6132 Dst: 03 AC: Tx 1.360 Map #: 2338-05-5127 Card 1 of 1
Date: 02/01/01 Cls: 2 Ap 1.36 Desc: 05 RICHMOND BLVD/360 LOT 3 1.36 16500 A0000 37C

118 ARNETT BLVD BLVP. DB1226/499 Zon: M-2 Frinted: 11/18/24

Mb/Lt: B43/282G Nhd: 100 0% Lc : Util: PUBLIC; SEPTIC Updated: KS

DANVILLE, VA 24540 Cons: 7500 Rd: 01 PAVED Topo: Att:

(A): (A): 360; RESTRICTED

COVENANTS-LR13/00632 GROUNDWATER

WILL NOT BE USED ON THIS PROPERTY;
ALL BUILDINGS ASSESSED ON GPIN
2338-05-3600 (R): 360; RESTRICTED

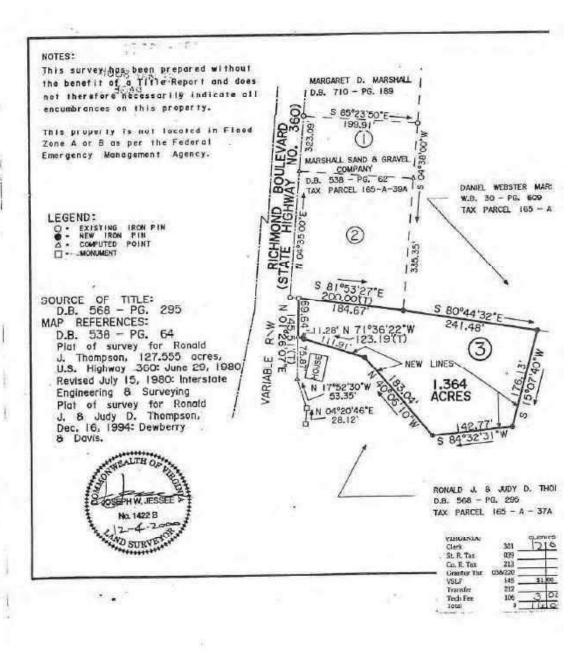
COVENANTS-LR13/00632 GROUNDWATER
Appx: DB Date: 05/11/23

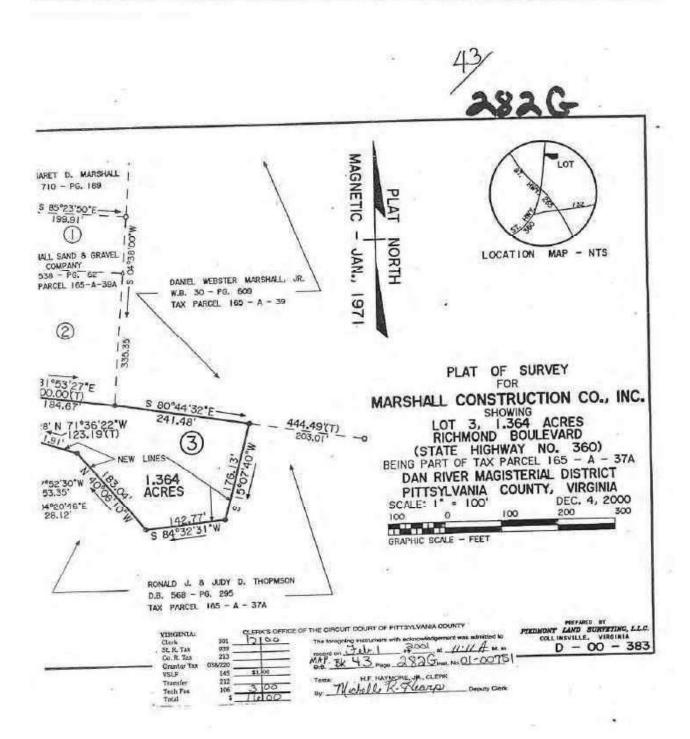
Info: E Time: 1: 30
2338-05-3600 (R): (A): 360;

BnBmUse Gr LnxWd MhCdDes Rem Ayb CndUnits Rate PdFo RsnEo RsnIc Value

TFctrLtUp SnLmSeg Type Adj% Value Mkt Val L 27, 200 Ac Frnt Dpth Sf Remarks 1A 9210 COMMERC/IND B1. 36 20000 0 27, 200 Mkt Val B 0 Mkt Val T 27, 200 Def Val 0 Net Val 27, 200 Old Mkt L 27, 200 Old Mkt B 0 Old Def 0 Old Net 27, 200

43/28aG





01-00750

PART OF PARCEL NO. 165-A-37A

THIS DEED OF BARGAIN AND SALE made this 2nd day of January, 2000, by and between RONALD J. THOMPSON and JUDY D. THOMPSON, husband and wife, hereinafter referred to as Grantors; and MARSHALL CONSTRUCTION CO., INC., a Virginia corporation, bereinafter referred to as Grantes;

WITNESSETH

that for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey, with General Warranty and English Covenants of Title, unto Grantee all of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, Virginia, and more particularly described as follows:

LOT 3, containing 1.364 acres and fronting 69.64 feet on the eastern margin of Richmond Boulevard (State Highway No. 360), as shown on Plat of Survey For Marshall Construction Co., Inc., dated December 4, 2000, made by Piedmont Land Surveying, to be recorded in the Clerk's Office of the Circuit Court of Pittsylvania Country, Virginia, contemporaneously herewith; and being, in fact, a part of the same property conveyed to Ronald J. Thompson and Judy D. Thompson from Clarence M. Watkins and Ester M. Watkins, his wife, by deed dated February 12, 1973, recorded in the aforesaid Clerk's Office in Deed Book 568, at page 295, to which map and deed specific reference is here made for a more particular description of the property herein conveyed.

This conveyance is made subject to all easements, conditions, restrictions and agreements of record

CLEMENT & WHEATLEY

1

EK 1223FG500

affecting the real estate hereby conveyed or any part thereof.

WITNESS the following signatures and seals:

RONALD J THOMPSON DEAL	_(SEAL)
Q. Co. A Shanne	(SEAL)
QUDY TO THOMPSON	30

STATE OF VIRGINIA AT LARGE

CITY/GOUNTY OF Sannille , to-wit:

The foregoing instrument was acknowledged before me in my jurisdiction aforesaid on this day of language.

2001, by RONALD J. THOMPSON and JUDY D. THOMPSON, as Grentors.

My commission expires July 31, 2001

Dianu Frutiandam

Notary Public

VIRGINIA.		CLERK'S OFFIC	E OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY
Clerk St. R. Tax	301	12/00	
Co. R. Tax	039 213	11 25	The foregoing instrument with acknowledgement was admitted to
Grantor Tax	038/220	3 75	record on Tel. 1 wold at 11:18 Am. in
VSLF	145	\$1 00	D.B. 1226 Page 499 Inst No.01-00750
Transfer	212	100	490 to 100 to 10
Tech Fee Total	106 _	310	This holds IXT
1000	3	39 150	By In whethe K- Ytelang Deputy Clerk

CLEMENT & WHEATLEY

2

BOOK 588 PAGE 295

THIS DEED, made this 12th day of February, 1973, between Clarence M. Watkins and Esterm. Watkins, his wife, parties of the first part; and Ronald J. Thompson and Judy D. Thompson, husband and wife, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Seventy Five Thousand Dollars (\$75,000.00), of which the sum of Five Thousand Dollars (\$5,000.00) is cash in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and the balance thereof evidenced by one negotiable promissory note made by the parties of the second part to the order of the parties of the first part, in the principal amount of Seventy Thousand Dollars (\$70,000.00), payable according to the tenor thereof and secured by a deed of trust recorded contemporaneously herewith, the said parties of the first part do hereby grant, bargain, sell and convey unto the said parties of the second part, with general warranty of title and with English Covenants of title, the following real estate, with improvements thereon and appurtenances thereunto belonging, to-wit:

Those certain tracts or parcels of land lying and being in Dan River Magisterial District (before and after the 1971 redistricting), Pittsylvania County, Virginia, on the eastern side of U. S. Highway 360, described as follows:

Tract 1: BEGINNING at an iron on the eastern side of U. S. Highway No. 360 at the northwestern corner of Tract B as shown on map hereinafter referred to: thence S. 81° 531 E. 2851.05 feet, crossing Little Fall Creek to iron; thence S. 4° 00' W. 935, 39 feet to iron; thence N. 74° 30' W. 1913. 3 feet to iron; thence N. 85° 07' W. 699.6 feet, crossing Little Fall Creek to iron at southeastern corner of Lot 42 as shown on map hereinafter referred to; thence along the southern side line of Lot 42, N. 85" 07' W. 250.4 feet to U. S. Highway No. 360; thence along U. S. Highway No. 360, N. 1º 39' E. 401. 55 feet, N. 3" 29' E. 352.88 feet to the point of BE-GINNING, being Tract B. containing 4.64 acres.

LAW OFFICEA

200

296

and Tract C, containing 43.17 acres, as shown on Map "B" of survey of farms for Blanche Conway Bradley Estate, made by H. S. Peirce, October 15, 1951. and Lots 42 to 63 inclusive as shown on Map "A" of survey of lots for Blanche Conway Bradley Estate, made by H. S. Peirce, October 15, 1951, recorded in the Clerk's Office of the Circuit Court of said County, and being the same property conveyed to Clarence M, Watkins by deed dated November 10, 1951, recorded in said Clerk's Office in Deed Book 332 page 278.

Tract 2: That certain other tract or parcel of land in said County and District, contiguous to the aforementioned tract and lying to the south thereof, and also fronting on the eastern margin of U. S. Highway No. 360, containing 75, 83 acres, more or less, and being shown as Tract 3 on a map of the Robert Bradley property by J. T. Marshall, surveyor, dated September 17, 1919, recorded in said Clerk's Office along with the suit papers in the chancery cause of Bradley v. Bradley, duly filed in the aforesaid Clerk's Office, and being in fact the same property conveyed to Clarence M. Watkins by deed dated August 24, 1926, recorded in said Clerk's Office in Deed Book 194 page 429 (the acreage therein being erroneously recited as 75, 38 acres).

Together with all right, title and interest of the parties of the first part in and to the property, if any, lying between the real estate herein conveyed and the center line of U. S. Highway No. 360, and together with all riparian and other rights attached to or in any wise appertaining to Little Fall Creek.

The aforesaid properties together are in fact all of the real estate as shown on the aforesaid map of the Robert Bradley property, constituting Tracts 3 and 4 and constituting the small square marked S. E. B. on said plat and likewise embracing Lots 42 through 63, inclusive, as shown on Map "A" of the Blanche Conway Bradley property, dated October 15, 1951.

To all of which reference is hereby made for a more particular description of said lands.

Subject to all easements and rights of way of record or affecting said property.

THIS CONVEYANCE IS MADE TO THE PARTIES OF THE

SECOND PART, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES,

WITH RIGHT OF SURVIVORSHIP AS AT COMMON LAW.

VARBANT & MILLINES

800K 538 PAGE 297

WITNESS the following signatures and seals:

1.054

STATE OF VIRGINIA

City of Denville
COUNTY OF PITTSYLVANIA, to-wite

, a Notary Public in and for the Gounty aforesaid, in the State of Virginia, do hereby certify that Clarence M. Watkins and Ester M. Watkins, his wife, whose names are signed to the foregoing deed, bearing date of February 12, 1973, have personally appeared before me and acknowledged the same, within my County aforesaid.

Given under my hand this 2076 day of February, 1973.

My commission expires

Class B. Masteus
Notary Public

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA, ON THE SAX DAY OF PROCESSING TO THE COUNTY OF PITTSYLVANIA, ON THE STREET OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD, TAX UNDER SECTION 58.54 (a), and (b), HAVING BEEN PAID IN THE AMOUNT OF \$ 25.00.

29. W. S warms

Highway Project#6265-071-102 RW,202 Hwy.360 Pole's #1 and 2 from pole#41

BK 1926 16336

92-4563

which is hereby a to instead facility system(spoles of fixtures pittsylva any tre conduit line(s) other celectri	s hereby acknowledge grant unto said City all, erect, operate, les upon, over and to so are duly author trenches, includir supon, and undernes mis County e(s) so as to keep of cables, etc., clein including a connections as are notity; said sum being	of Danville One Dollar, the receipt of id. In consideration of which I it is successors or assign, the right and maintain its electric lines and inderneath and those of such other orized by the City to jointly use its ing all necessary conduit, cables, and ath the property which I own in the property which I own in the context of the
Witness	V	2 1
		Roscald & Zlougean (SEAL)
		(SEAL)
		(SEAL)
_		(SEAL)
		(SEAL)
STORY OF THE RE		lvania County to-wit:
	OF VIRGINIA. Pittsy	
1	. Charles L. Thompson	a Notary Public of the
State	of Virginia in and	for the <u>County</u> aforesaid, do
hereby	certify that Ronal	d J. Thompson
whose	name(s) are signed	to the within writing bearing date on
		, 1992 have acknowledged the
- same b	efore me in my pres	enceand State aforesaid.
· · · · · · · · · · · · · · · · · · ·	liven under my hand	this 23rd. day of June 1992 .
07	processing the control of the contro	12 -11
10 m 5 %	(Marles L. Stronger
		Notary Public
My Com	mission expires_30t2	day of November , 1995 .
. E	SKE	TCH (If Required)
		CE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY
	St. R. Tax	The foregoing instrument with acknowledgement was admitted to
	Co. R. Tax	- record on July 8 1992 11 121 43 TM in
	Clerk	0 B 9 4 Page
	VSLF 1.00	Teste HF HAYMORE JA . CLERK
	Total \$ /3.00	By: Tarrie 2. Henry Deputy Clark

BK 1320PG640

This inst	rument pre	pared by:	Kest	2-0858	both	
	DNWEAL?	TH OF VIRO	BINIA			
Project No	u4971	_ Tax Parcel		, District:	, City/Co	unty: Pittsylvania
OF DAN'	VILLE, VIR	GINIA, P.O.	Box 3300. Dan	into this 14thday of herein re- wille, Virginia 2454, herein referred to as	ferred to as "Gran	02 by and between iter"; and the CITY poration chartered
considerat	nd in consideration, the rec	eipt of which	is hereby ackno	ollar (\$1.00) cash in swiedged by Grantor igns, the following o	Grantor does her	ner good and valuable teby grant and convey it:
install, con all necessa location m inlarge, cl system or	nstruct, erec ary poles, co narkers, man hange the ty systems as	t, maintain, re induits, cable, iholes, fixture pe, as well as are duly autho	pair, rebuild, re anchors, guys, s, and other app the size of and rized by Grant	wires, buried cables purtenances, and the remove such faciliti	atrol such lines and buried wires, pos- right to reconstruc- es or any of them oles or trenches, a	of facilities, including sts, terminals, ct, improve, add to, or those of such other a may be from time
Beginning is required	at pole nur for a 15 kv	nbered 46 1/4 u/g primary	on the west side circuit.	e of highway 360 an	d continuing west	terly a 10 ft. casement
with any the right of indergrow dead, weat upon the lift fullest ext	facilities her of ingress a with or other k, leaning o lines or system ent the unc	eunder within id egress to s obstructions r dangerous tr ems of comm ersigned has	at the easement aid premises at within the eas rees or limbs or nunications or p the power to	and to operate the s t all times, to clear to ement area, to trim atside of the easement cower transmission of erant, if at all, the	ame for communities and such and sut and keep and cut and keep area which might brights hereinabove tights hereinabove.	Il wires to or together ications purposes with it cleared of all trees, o trimmed and cut all at interfere with or fall if further grants, to the e granted on the land ining or through said
without th	e written c	onsent of Gra	intee. This eas	structure shall be ere sement shall run wit successors and assign	h the land of the	sement herein granted Grantor, and shall be Grantee.
WITNES	SS the follo	wing signat	are(s) and sea	l(s).		
Ma	relal	Cons	T. Co.	Corporation		Section 11
BY.Q	obert	J. Ma	schall	(SEAL PRES.)		180 N. 100
		out of the second			PLACE COR	PORATESEAL OF
ATTEST	Presi	STEET STATES		(SFAL)		3 5/87 w3

BK 1320PG641

The foregoing instrument was acknowledged	before me this	14 day of August	. 2002
by Robert T. Marshall	and		
in their capacity as President and	8	for Marshall Con	estruction
Corporation, Grantor.			
My Commission Expires: May 31, 2003			
	1	- 1	
	Notary	Co. (Sayon	
VIRGINIA: CLERICS OFFICE OF	THE CIRCUIT OF	OURT OF PITTSYLVANIA COU	was the
Clerk St. R. Tax 039 14 50	The foregoing in	strument with acknowledgement	NTY It was admitted to
Co. R. Tax 213 Grantor Tax 038/220	record on Osc	928 2002 ml	1:09 A MI
Process Fee 036 VSLF 145 \$1150	D.B. 1320	Page 640 Inst.N	.02-08581
Transfer 212	Teste:	H.F. HAYMORE, JR., CLEI	RK
Tech Fee 106	By:	Rue Que	Daniel Da

REMIT TO:	MOTLEYS REAL ESTATE 3600 Deepwater Terminal Road Richmond, VA 23234	`	4) 334-4558 <u>ters@motleys.com</u> 486-9840
SALE DA	ATE		
SALE PROPEI ADDR			
BUYER NA	AME		
BUYER ADDR	ESS		
BUYER PHO	NE#		
essful offer at sale: and	oker must represent the customer with the itions of this agreement and the sale; the Buyer named herein must purchase the Buyer named herein must purchase the prein upon closing. In the event that more	e Buyer named herein muthe subject property. The E	Broker Participation Fee will be p
essful offer at sale: and to the Broker named he irst registered Broker with the sale, Broker is sale; Broker is sale, Broker	itions of this agreement and the sale; th	the Buyer named herein muthe subject property. The Eathan one Broker registers the event that Motleys agreemay, in its sole discretion	Broker Participation Fee will be p as representing a single Buyer, c ees to reduce its commission in or
essful offer at sale: and to the Broker named he irst registered Broker wi onsummate a sale, Brok	itions of this agreement and the sale; the Buyer named herein must purchase rein upon closing. In the event that mor II receive the Broker Participation Fee. In	the Buyer named herein mu the subject property. The E than one Broker registers the event that Motleys agre	Broker Participation Fee will be p as representing a single Buyer, c ees to reduce its commission in or
essful offer at sale: and to the Broker named he irst registered Broker with the sale, Broker is sale; Broker is sale, Broker	itions of this agreement and the sale; the Buyer named herein must purchase rein upon closing. In the event that mor II receive the Broker Participation Fee. In	the Buyer named herein muthe subject property. The Eathan one Broker registers the event that Motleys agreemay, in its sole discretion	Broker Participation Fee will be p as representing a single Buyer, c ees to reduce its commission in or
essful offer at sale: and to the Broker named he irst registered Broker with the broker with the sale, Broker Scipation Fee. Broker Name Printed	itions of this agreement and the sale; the Buyer named herein must purchase brein upon closing. In the event that morell receive the Broker Participation Fee. In the understands and agrees that Motleys	the Buyer named herein must he subject property. The Ele than one Broker registers the event that Motleys agreemay, in its sole discretion. Agent Name Printed	Broker Participation Fee will be pass representing a single Buyer, cases to reduce its commission in one, proportionately reduce the Brown
essful offer at sale: and to the Broker named he irst registered Broker with the broker with the sale, Broker Signature Broker Signature	itions of this agreement and the sale; the Buyer named herein must purchase brein upon closing. In the event that morell receive the Broker Participation Fee. In the understands and agrees that Motleys	the Buyer named herein must he subject property. The Electhan one Broker registers the event that Motleys agreemay, in its sole discretion. Agent Name Printed Agent Signature	Broker Participation Fee will be passer representing a single Buyer, cases to reduce its commission in one, proportionately reduce the Brown Date
essful offer at sale: and to the Broker named he irst registered Broker with the broker with the sale; Broker Signature Broker Signature Broker License No.	itions of this agreement and the sale; the Buyer named herein must purchase brein upon closing. In the event that morell receive the Broker Participation Fee. In the the Broke	the Buyer named herein must the subject property. The Earthan one Broker registers the event that Motleys agreemay, in its sole discretion. Agent Name Printed Agent Signature Agent License No.	Broker Participation Fee will be pass representing a single Buyer, dees to reduce its commission in on, proportionately reduce the Brown
essful offer at sale: and to the Broker named he irst registered Broker with the broker with the sale; Broker with the sale; Broker Signature Broker Signature Broker License No. Real Estate Agency Real Estate Agency's Add	itions of this agreement and the sale; the Buyer named herein must purchase brein upon closing. In the event that morell receive the Broker Participation Fee. In the the Broke	ae Buyer named herein mu the subject property. The E than one Broker registers the event that Motleys agre may, in its sole discretion Agent Name Printed Agent Signature _Agent License No	Broker Participation Fee will be pass representing a single Buyer, of ees to reduce its commission in on, proportionately reduce the Brown Date
essful offer at sale: and to the Broker named he irst registered Broker with the broker with the sale; Broker with the sale; Broker Signature Broker Signature Broker License No. Real Estate Agency Real Estate Agency's Add	itions of this agreement and the sale; the Buyer named herein must purchase brein upon closing. In the event that morell receive the Broker Participation Fee. In the Participation F	ae Buyer named herein mu the subject property. The E than one Broker registers the event that Motleys agre may, in its sole discretion Agent Name Printed Agent Signature _Agent License No	Broker Participation Fee will be pass representing a single Buyer, of ees to reduce its commission in one, proportionately reduce the Brown Date
essful offer at sale: and to the Broker named he irst registered Broker with onsummate a sale, Broker Signature Broker Name Printed Broker License No. Real Estate Agency Real Estate Agency's Add Phone:	itions of this agreement and the sale; the Buyer named herein must purchase brein upon closing. In the event that morell receive the Broker Participation Fee. In the Particip	ae Buyer named herein mu the subject property. The E than one Broker registers the event that Motleys agre may, in its sole discretion Agent Name Printed Agent Signature _Agent License No	Broker Participation Fee will be pass representing a single Buyer, of ees to reduce its commission in oral, proportionately reduce the Brown Date

^{*}High bid is defined as purchase price less Buyer's Premium, if applicable.