

PURCHASER'S ACKNOWLEDGMENT AND CONTRACT OF SALE

At that certain Special Commissioner's sale held on **Thursday, December 17, 2020**, in the cause styled County of Caroline, Virginia v. _____, et al., the undersigned was the highest bidder on the real estate described as Lot ____, _____ Subdivision, Caroline County, Virginia, **Tax Map ID No.** _____, for a bid price of \$_____, plus a 10% buyer's premium of \$_____, for a total purchase price \$_____. I understand that a deposit of \$_____, equal to 10% of the total purchase price, is required to be deposited today with Atlantic Union Bank, General Receiver, Caroline County, Virginia, and that the **balance will be due within 15 days after confirmation by the Court. TIME IS OF THE ESSENCE.**

I understand that this property is being sold subject to any covenants, easements, or conditions of record, and any claims of persons in possession. I understand that this property may not have a right-of-way to a public road, and I hereby accept this limitation. I understand that I will be notified at the address below of the date the Court intends to confirm this sale, and that this Court hearing will be my last opportunity to raise any questions concerning this sale. I understand this parcel can be redeemed prior to confirmation by the Court. I understand that I will be responsible for the real estate taxes on this parcel from February 1, 2021 forward.

If the balance of the purchase price is not paid in full within fifteen days after confirmation, I agree that my 10% deposit will be forfeited. In addition to the costs already incurred, I also agree to pay any reasonable charges incurred by my failure to comply with this contract. I further understand that if I fail to comply with this contract, that this real estate can be resold, and that I will be responsible for any deficiency upon resale, including any expenses of resale.

I understand that the former owners of this property may for good cause shown, within ninety (90) days from the entry of the decree of confirmation in this matter, petition the Court to have this sale reheard.

Name (Please Print)

Purchaser (Signature)

Address

City State Zip Code

Telephone

Margaret F. Hardy, Special Commissioner

TITLE WILL BE TAKEN IN THE NAME OF:

PARCEL
