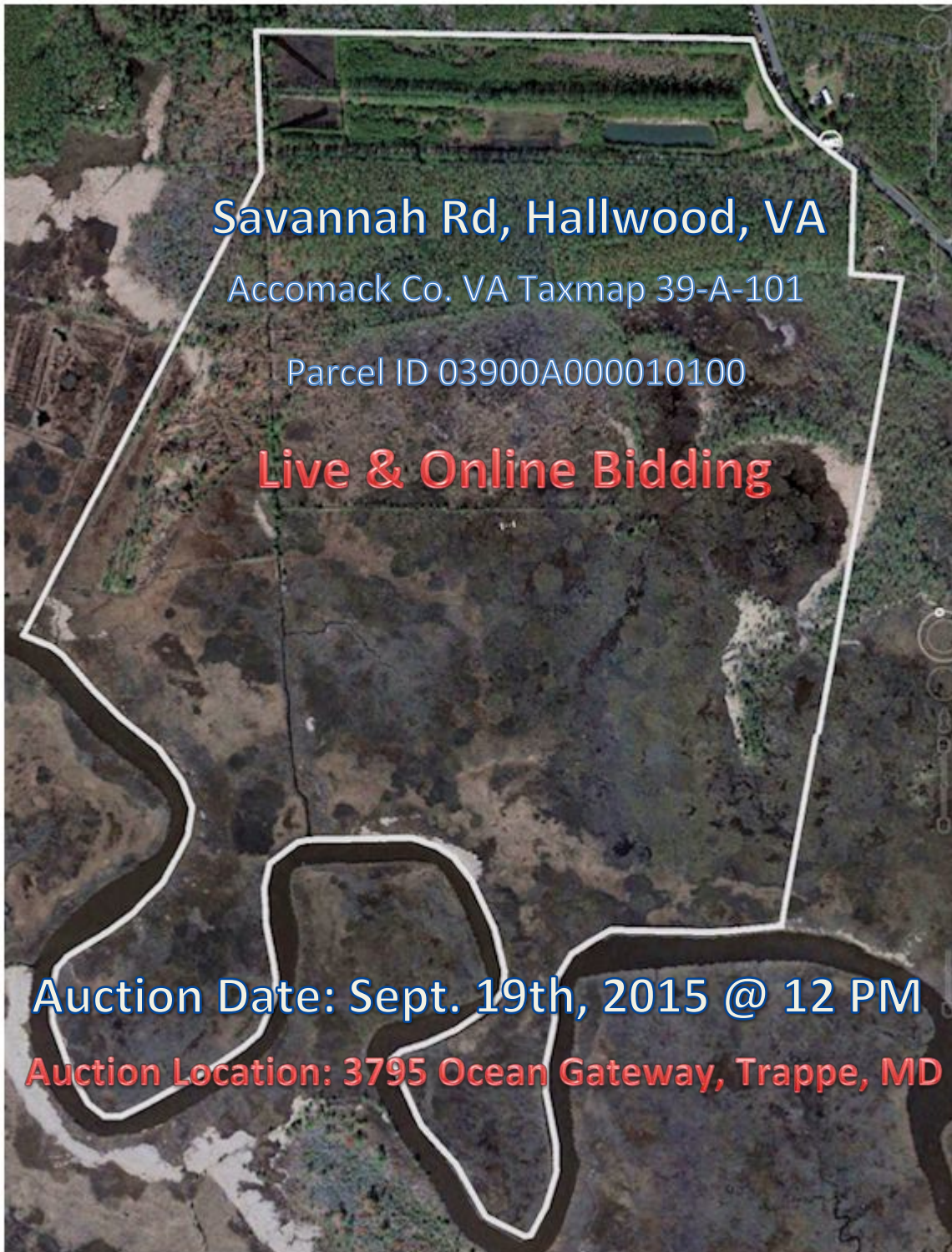


Duck Hunters Paradise Auction

143 Ac +/- Hunting Property on Messongo Creek, Hallwood, VA



REAL ESTATE MEMORANDUM OF AUCTION



ALLEN & MARSHALL
AUCTIONEERS - APPRAISERS

8000 Esham Road, Parsonsburg, MD 21849

T: 410.835.0384 F: 410.835.0370

www.AMauctions.com

The undersigned BUYER, _____ of _____

{Address} {City} {County} {State} {Zip} {Phone No.}

Acknowledges that on Sept. 19th, 2015 at 3795 Ocean Gateway, Trappe, MD 21673 {address}, undersigned Buyer purchased at the public auction of Allen & Marshall Auctioneers and Appraisers, LLC., the undersigned Auctioneer, who was **acting on behalf** of _____ {Seller} of _____
{Address} _____ {Phone No}

The Following described property: Accomack Co. VA Taxmap 39-A-101 Parcel ID 03900A000010100

Buyer agrees to comply with all of the terms and conditions of the sale as stated by Auctioneer and as attached and, by this reference, incorporated in this memorandum of sale; and having paid to Auctioneer the sum of **Seven Thousand Dollars (\$7,000.00)**, receipt of which is acknowledged by Auctioneer as a **DEPOSIT**, pursuant to the terms and conditions of sale. Buyer will forfeit such deposit to the use of Seller should Buyer fail to comply with the terms and conditions of sale.

CONTRACT PRICE: The CONTRACT PRICE for said property is:

SETTLEMENT DATE: The Buyer is to pay the balance of the total amount due under Memorandum of Auction at the time of settlement, which shall occur within, or no later than, **45** (Forty Five) days from the date of the auction sale. If not settled within 45 days, interest shall be charged on the unpaid balance at the rate of 9% per annum from the 46th day after the sale to the date of settlement. If settlement does not occur within 60 days of the sale, the property shall be considered forfeited and resold at the expense and risk of the purchaser.

METHOD OF PAYMENT: Balance in Cash or Certified Check at settlement; settlement to be held in the aforesaid time frame at such place and time as is mutually agreeable by all parties.

DEFAULT: Check(s) issued for the deposit on this agreement will be deposited promptly for clearance by Allen & Marshall Auctioneers and Appraisers, LLC in a non-interest bearing escrow account until the sale is closed. The holder of the deposit will not be responsible for non-payment of checks. If the sale is not closed because of the fault of the Buyer, the holder of the deposit is authorized to reimburse for expenses incurred and pay the Auctioneer his fee, and pay the balance of the deposit to the Seller as consideration for default on this sale, and the holder of the deposit will be held harmless by all parties for disbursement in good faith as here provided. If Seller fails to deliver the signed Deed, the deposit shall be returned to the Buyers. If Seller cannot deliver good and marketable title, Seller, in Seller's sole discretion, may extend the contract for ninety (90) days in order to correct any title defect. If Seller is unable to convey marketable title as aforesaid, Buyer's sole remedy shall be the return of the deposit. Upon return of the deposit, the sale shall be null and void. It shall be understood and agreed that upon default by either Buyer or Seller, the defaulting party shall be liable for the commission or Auctioneer's fee and expenses.

POSSESSION: Buyer shall be given possession upon conclusion of settlement.

CONDITION OF PROPERTY: Buyer agrees that Buyer has inspected the property prior to auction and has not relied upon any representation made by Auctioneer or their associates in describing the property and Buyer agrees to accept the property in its **"AS IS"** condition. Unless an express agreement exists to the contrary, no express or implied warranties are in effect on the property.

DEED: The Seller will submit to the Buyer, at or before the time herein stipulated for final payment of the purchase price, a good and sufficient deed to be executed by the Seller at the Buyer's expense and to be delivered to the Buyer or to whomever he may have substituted as grantee in said deed, a good and merchantable fee simple title in and to said property, free and clear of all liens and encumbrances except as are herein specified, but subject however to all easements, laws, ordinance, declarations, and regulations, if any, including Historical District Guidelines.

EXPENSES: Unless otherwise stated herein, Real Estate Taxes, and all other public charges and assessments payable on an annual basis shall be adjusted to date of closing. Costs of all documentary taxes, document preparation, title examination, title insurance, other recordation fees, survey, Agricultural Transfer Taxes and any and all other costs which shall be deemed necessary to transfer the title shall be paid by the Buyer.

TITLE ATTORNEY – BUYER HAS THE RIGHT TO SELECT HIS OWN TITLE INSURANCE, SETTLEMENT ESCROW COMPANY, OR TITLE ATTORNEY.

FINAL AGREEMENT: This Agreement contains the final and entire agreement between the parties hereto, who hereby bind themselves, their heirs, executors and administrators, respectively, to the faithful performance of this agreement; it being further agreed that neither the parties nor their agents shall be bound by any terms, conditions, or representations not herein written, and that time is of the essence of this agreement; the provisions hereof shall survive the execution and delivery of the deed aforesaid and shall not be merged therein. **Buyer and seller each acknowledge receipt of a copy of this fully executed Real Estate Memorandum of Auction.**

Time is of the essence.

DATE: _____

SELLER:

Signature: _____

Printed Name: _____

BUYER:

Signature: _____

Printed Name: _____

Signature: _____

Printed Name: _____

Allen & Marshall Auctioneers and Appraisers, LLC

By: _____

P. Douglas Marshall, Jr. President

Accomack, Virginia

Tax Map #:

39-A-101

Parcel ID:

03900A000010100

The assessment information is obtained from the total value of these tax map numbers...

39-A-101

Summary

Owner's Name

MESSONGO FARMS LLC

No Data

Mailing Address

115 RODNEY AVE
LEWES, DE 19958

Base Zoning

Agricultural

Overlay Zoning

Chesapeake/Atlantic Preservation Area

Tax District

Subscription Only

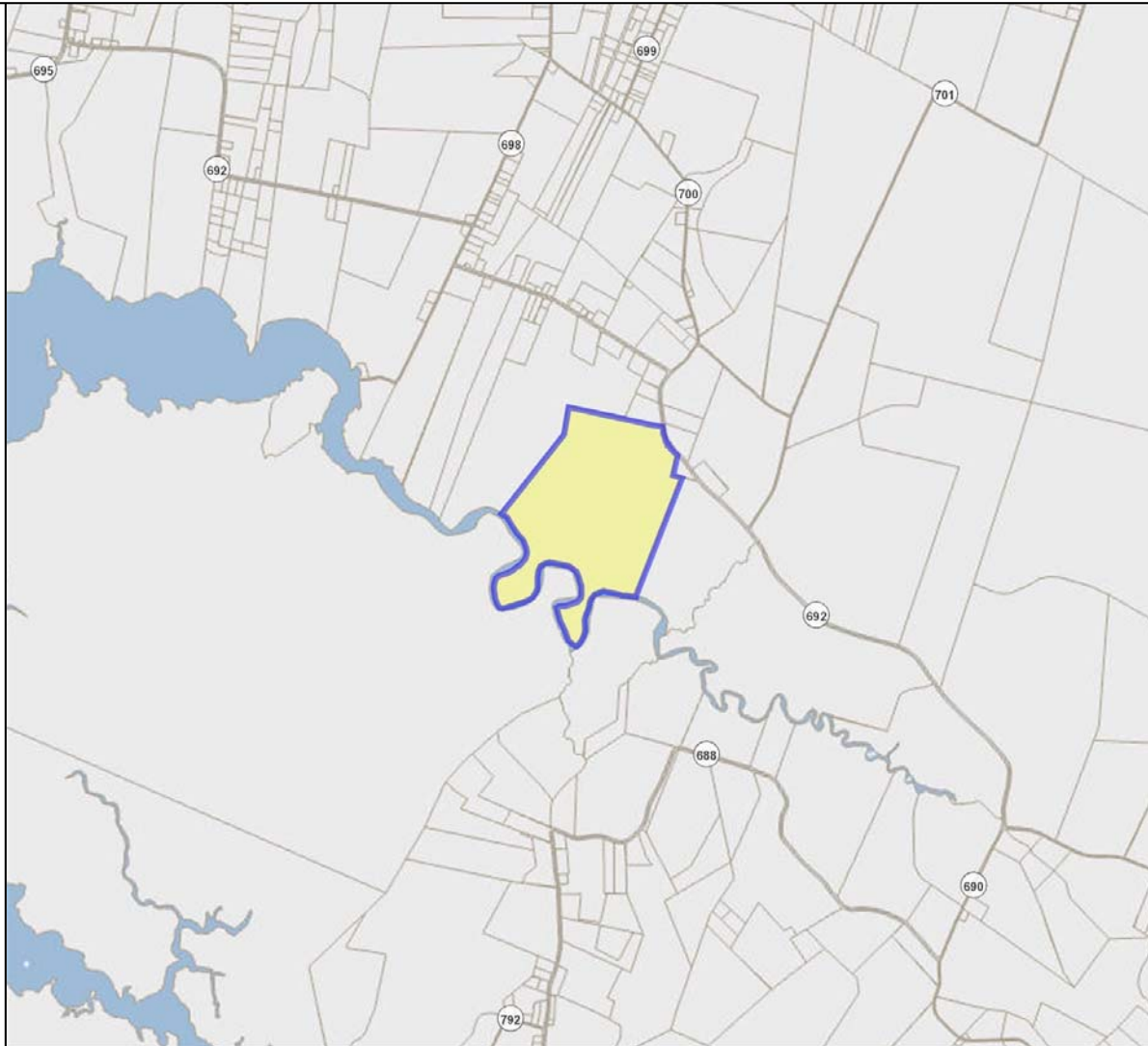
Sale Information		Assessment Information		
Transfer Date:	6/10/2010		2014	2013
Sales Price:	153750	Land Value	\$122,700	\$153,900
Grantor:	GREGORY, JAMES E SR	Improvement	\$0	\$0
Deed Reference:	2010 02244	Total Value	\$122,700	\$153,900
Plat Book:	2010	The assessment information is obtained from the total value of these tax map numbers... 39-A-101		
Plat Page:	02244			

Land

Property Class:	600-Agricultural(100+) ac	Electricity:	Subscription Only
Legal Description:	MCCREADY 143.82 AC	Gas:	Subscription Only
Land Description:	WOODED - PAVED	Sewer:	Subscription Only
Street Type:	Subscription Only	Water:	Subscription Only

Legend

Road Labels



Feet

0 600 1200 1800 2400

1:36,112 / 1"=3,009 Feet

Title: Parcels

Date: 8/15/201

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



COUNTY OF ACCOMACK, VIRGINIA
 DANA T. BUNDICK - TREASURER
 PO BOX 296
 ACCOMAC VA 23301-0296

RETURN SERVICE REQUESTED
SEMI-ANNUAL REAL ESTATE BILL

MESSONGO FARMS LLC
 115 RODNEY AVE
 LEWES DE 19958-0000

Bill Number:	16750	Due Date:	12/7/2015
Bill Year:	2015	Bill Date:	11/7/2015
Installment:	2	Account No.:	2591

Tax District	Parcel ID Number
Metompinkin	03900A000010100
Property Location	
SAVANNAH RD	
Legal Description	
MCCREADY 143.82 AC	
Property Owners on January 1	
MESSONGO FARMS LLC	

ASSESSMENT AS OF JANUARY 1						TAX		CREDITS	TAXES DUE	
Fair Market Value			Taxable Value			Tax Rate	Annual Tax	Senior/Disabled	1st Half Due 12/7/2015	
Land	Improvements	Total	Land	Improvements	Total					
122,700	0	122,700	122,700	0	122,700	0.5800	\$711.66		\$355.83	
<p>1. Questions concerning payment should be directed to the Treasurer's Office at 757-787-5738 or 757-824-6451. Questions concerning assessed values should be directed to the County Assessor's Office at 757-787-5729.</p> <p>2. Real estate taxes are due in 2 semi-annual installments. The first half taxes are due June 5, 2015 and the second half taxes are due December 5, 2015.</p> <p>3. Penalty for failure to pay tax by due date shown will be 10%. Penalty is applied to the 1st half tax on June 6, 2015. Penalty is applied to the second half on December 6, 2015. In addition, interest of 10% per annum will be applied to the unpaid balances. Interest on the delinquent portion of this bill is calculated up to the due date. If payment is made before the due date, interest will be adjusted accordingly.</p> <p>4. Real estate devoted to agricultural, horticultural and forest uses may qualify for enrollment in the County Land Use Assessment Program and receive special assessment. Qualifying acreage in the program is assessed at its "use" value rather than fair market value. This generally results in a lower taxable value. Real estate taxes shown on the tax bill are levied on the lower of fair market value or taxable value.</p>									DELINQUENT AMOUNTS	
								Credits	\$0.00	
								TOTAL	\$355.83	

Please make checks payable to Accomack County Treasurer and return this portion with your payment. A drop box is available out the Treasurer's office in Accomac for your convenience. Your cancelled check with server as your receipt.

Account Number: 2591 **Bill Number:** 16750 **Parcel ID #** 03900A000010100

ASSESSMENT AS OF JANUARY 1					
Fair Market Value			Taxable Value		
Land	Improvements	Total	Land	Improvements	Total
122,700	0	122,700	122,700	0	122,700

MESSONGO FARMS LLC
 115 RODNEY AVE
 LEWES DE 19958-0000

Bill Year 2015	Balance Due
Current Taxes and License Fees	\$355.83
Amount Delinquent	
Miscellaneous Fees	
Credit Applied	
Total Due By	12/7/2015
	\$355.83