

August 25, 2019

**REAL ESTATE CONTRACT TO PURCHASE**

THIS CONTRACT, made this the 20 day of December, 2019, between Amy Burton Davis, hereinafter called "Seller," and FRIENDS OF THE RIVERS OF VIRGINIA, and FLOAT FISHERMEN OF VIRGINIA FOUNDATION, hereinafter called the "Buyer;"

WITNESSED, that Seller by acceptance of this document hereby agrees to sell and Buyer agrees to buy the following real property, with any and all improvements thereon, situate in Bedford County, Virginia, the legal description being attached hereto as "Exhibit A" and by this reference is made a part hereof.

SELLER AND BUYER further agree as follows:

**1. PURCHASE PRICE:** Buyer will pay Seller the sum of \$7,500 and NO/100 Dollars (\$7,500) for the property described above, and Buyer will deposit the sum of \$750 and NO/100 Dollars (\$750) with agreed upon Title company. (If default occurs by either party, it is understood and agreed by both parties to this agreement that no interest shall be paid on monies held by Owner) and shall be distributed as part of any closing associated with this transaction, or as may be required by any other paragraph or section of this contract.

The balance of the purchase price being \$6,750 and NO/100 Dollars (\$6,750) and any additional costs shall be paid in full at the time of closing, or as set forth in the applicable closing statement.

**2. EFFECTIVE DATE.** The Effective Date of this Contract shall be the date upon which the last party to the Contract executes this Contract.

**3. CLOSING.** The closing shall be held at the office of Said Title Company in Bedford County within 45 days of the "Effective Date" unless the parties mutually agree in writing upon another place or date.

**4. BUYER'S COSTS:** Buyer shall be responsible for the payment of the following costs associated with this transaction: examination of title and recording fee for Deed.

**5. SELLER'S COSTS:** Seller shall be responsible for the payment of the following costs associated with this transaction: preparation of Deed; transfer stamps; all unpaid assessments and liens; and current year taxes based on a calendar year.

**6. SELLER'S QUALITY OF TITLE:** Seller will, upon tender of the unpaid balance of the purchase price, convey the deed of the said property to Buyer by General Warranty deed, free from liens and encumbrances, but subject to any liens expressly assumed, customary easements of record or visible on the ground, reasonable reservations, exceptions and restrictive covenants of record, and taxes assessed but not yet payable.

**7. SELLER'S DEFAULT:** If Seller refuses or fails to make conveyance (in accordance with the terms hereof) or should Seller be unable to or fail to convey good and marketable title upon the terms set out in this Contract, then upon written notice by Buyer to Seller, any sums paid hereunder by Buyer shall be returned to it, and it may proceed with such remedies as the law affords for breach of the Contract.



**9. ENTIRE AGREEMENT:** This document contains the entire agreement of the parties and supersedes all prior agreements or representations, whether oral or written, with respect to the above described property which are not expressly set forth herein. This agreement may be modified only in writing, signed, and dated by both parties. Both parties acknowledge that they have not relied on any statement of the real estate agent or broker which is not herein expressed.

The undersigned Buyer acknowledges that it has thoroughly read and approved each of the Provisions contained herein and agrees to purchase the above described property for the price and on the terms and conditions specified. Buyer acknowledges receipt of a copy of this agreement.

\_\_\_\_\_  
**Buyer, for Friends of the Rivers of Virginia**

\_\_\_\_\_  
Date:

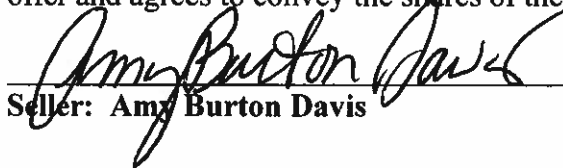
\_\_\_\_\_  
**Buyer, for Float Fishermen of Virginia Foundation**

\_\_\_\_\_  
Date:

**SELLER'S ACCEPTANCE**

Seller acknowledges that he/she has read and understands the provisions of this agreement and agrees to sell the above described property for the price and on the terms and conditions specified.

The undersigned Seller has read and fully understands the foregoing offer and hereby accepts said offer and agrees to convey the shares of the real estate according to the above terms and conditions,

  
\_\_\_\_\_  
Seller: Amy Burton Davis

  
\_\_\_\_\_  
Date:

August 25, 2019

## REAL ESTATE CONTRACT TO PURCHASE

THIS CONTRACT, made this the 20 day of December, 2019, between Amy Burton Davis, hereinafter called "Seller," and FRIENDS OF THE RIVERS OF VIRGINIA, and FLOAT FISHERMEN OF VIRGINIA FOUNDATION, hereinafter called the "Buyer;"

WITNESSED, that Seller by acceptance of this document hereby agrees to sell and Buyer agrees to buy the following real property, with any and all improvements thereon, situate in Bedford County, Virginia, the legal description being attached hereto as "Exhibit A" and by this reference is made a part hereof.

SELLER AND BUYER further agree as follows:

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**9. ENTIRE AGREEMENT:** This document contains the entire agreement of the parties and supersedes all prior agreements or representations, whether oral or written, with respect to the above described property which are not expressly set forth herein. This agreement may be modified only in writing, signed, and dated by both parties. Both parties acknowledge that they have not relied on any statement of the real estate agent or broker which is not herein expressed.

The undersigned Buyer acknowledges that it has thoroughly read and approved each of the Provisions contained herein and agrees to purchase the above described property for the price and on the terms and conditions specified. Buyer acknowledges receipt of a copy of this agreement.

\_\_\_\_\_  
**Buyer, for Friends of the Rivers of Virginia**

\_\_\_\_\_  
Date:

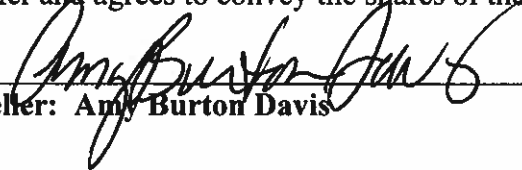
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**Buyer, for Float Fishermen of Virginia Foundation**

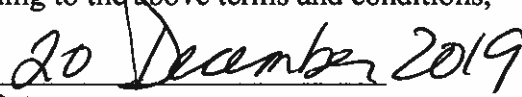
\_\_\_\_\_  
Date:

**SELLER'S ACCEPTANCE**

Seller acknowledges that he/she has read and understands the provisions of this agreement and agrees to sell the above described property for the price and on the terms and conditions specified.

The undersigned Seller has read and fully understands the foregoing offer and hereby accepts said offer and agrees to convey the shares of the real estate according to the above terms and conditions,

  
\_\_\_\_\_  
Seller: Amy Burton Davis

  
\_\_\_\_\_  
Date: