

Issue Analysis Form



Date: April 12, 2022

Item: Resolution Authorizing the Purchase of 25.1 acres of Property Located on River Road, Tax Map# 110(0A)00-011-B and Appropriation from Utilities Fund Balance

Lead Department(s): Engineering & Utilities

Contact Person(s): Frank Haltom, Director

Description and Current Status

Howard L. Dixon, Donna L. Dixon, Michelle L. Ward and Matthew E. Ward, collectively, own 25.1 acres of property located on River Road known and designated as Tax Map # 110(0A)00-011-B. Owner wishes to sell such property.

Prince George County wishes to purchase such property for the future expansion of the public utility and has entered into negotiations for the purchase of the property. The County will have 60 days to study the property. Closing on the property will take place 30 days after the end of the study period.

The County and seller have agreed to a purchase price of \$500,000. There is an estimate of approximately \$6,000 for closing cost.

\$506,000 is available from Utilities Reserve Fund, Fund Balance

Attached is a copy of the Contract to Purchase for your review.

A motion approving the purchase of this property is requested.

Sample Motion: I move that the Board approve the resolution to authorize the Interim County Administrator to sign all necessary paperwork required to purchase 25.1 acres of property located on River Road.

Government Path

- | | | |
|------------------------------------------------|-----------------------------------------|----------------------------------------|
| Does this require IDA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require BZA action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does This require Planning Commission Action? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does this require a public hearing? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If so, before what date? | | |

Fiscal Impact Statement

The County will use Utility Reserve funds to purchase the property. The following increase of funds within the 2021-2022 Budget increase as follow:

<u>FUND/ORGANIZATION</u>		AMOUNT
Economic Development Fund		
Expenditures:		
0620-04-104-7016-48150	Utilities Property Acquisition	\$500,000
0610-04-104-7002-43101	Utilities Professional Services	\$6,000
Revenues:		
0620-40-900-8208-399999	Utilities Fund Balance	\$506,000

County Impact

The purchase of the property allows for the expansion of the public utilities.

Notes

None.

Board of Supervisors
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 12th day of April, 2022:

Present:

Marlene J. Waymack, Chair
Donald Hunter, Vice Chair
Floyd M. Brown, Jr.
Alan R. Carmichael
T. J. Webb

Vote:

A-5

On motion of _____, seconded by _____, which carried by a vote of _____ in favor and _____ opposed, the following Resolution was adopted:

**RESOLUTION: AUTHORIZING THE COUNTY TO ENTER INTO A
PURCHASE AGREEMENT WITH HOWARD L. DIXON, DONNA L. DIXON,
MICHELLE L. WARD AND MATTHEW E. WARD FOR THE PURCHASE OF
25.1 ACRES OF PROPERTY LOCATED ON RIVER ROAD, TAX MAP#:
110(0A)00-011-B**

NOW, THEREFORE, BE IT RESOLVED that the Prince George County Board of Supervisors this 12th day of April, 2022, does hereby authorize the Interim County Administrator to sign all necessary paperwork required for the purchase of 25.1 acres of property located on River Road, Tax Map#: 110(0A)00-011-B.

A Copy Teste:

Jeffrey D. Stoke
Interim County Administrator

CONTRACT TO PURCHASE AND SELL REAL ESTATE

THIS CONTRACT TO PURCHASE AND SELL REAL ESTATE made and entered into this 24th day of March, 2022 (the "Effective Date"), by and between Howard L. Dixon, Donna L. Dixon, Michelle L. Ward and Matthew E. Ward (SELLER), and the County of Prince George, Virginia a political subdivision of the Commonwealth of Virginia (**BUYER**).

WITNESSETH:

WHEREAS, Seller is the owner of one parcel of land located in Prince George, Virginia, being known and designated as **Tax Map Parcel 1100A00011B**, consisting of approximately 25.1 acres (hereinafter the "Property"); and

WHEREAS, the Seller desires to sell and the Buyer desires to buy the Property under the mutually agreeable terms and conditions contained herein;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller agrees to sell and the Buyer agrees to buy the Property described above in accordance with the following terms and conditions.

1. Purchase Price

A. The Seller shall sell the Property to the Buyer for the sum of Five Hundred Thousand Dollars and 0/100 Cents (\$500,000.00), payable at Closing (the Purchase Price).

B. On payment of the Purchase Price at Closing on the Property, Seller agrees to convey the Property to Buyer by good and sufficient general warranty deed.

2. Title

A. As a condition to Closing, title to the Property at Closing shall be good of record and, insurable and conveyed to Buyer by general warranty deed subject only to the Permitted Exceptions (as hereinafter defined). The term "Permitted Exceptions" shall mean (i) the lien of real estate taxes not yet due and payable; (ii) all matters revealed in the Title Commitment obtained by Buyer prior to Closing or of record as of such date (excluding mortgage, deeds of trust or other monetary liens encumbering the Property created by Seller (the "Required Cure Items")) and not objected to by Buyer; (iii) all matters not disclosed because an accurate survey or inspection of the Property was not performed but which matters would be shown by an accurate survey or an inspection of the Property, including, but not limited to, easements, encroachments, overlaps, riparian rights, and boundary disputes, if any; (iv) all building, zoning, and other state, county or federal laws, codes and regulations (whether existing or proposed) affecting the Property; (v) any existing general utility easements serving the Property; (vi) any matters agreed to in writing between Seller and Buyer; and (vii) any title exception created directly or indirectly by any act or omission of Seller or its representatives, agents, employees or invitees.

B. Buyer shall obtain a binding commitment from a title insurance company to issue an ALTA title policy covering the Property (the "Title Commitment"), together with true copies of all documents

evidencing matters of record shown as exceptions to title thereon. Not later than ten (10) days prior to the expiration of the Study Period (as defined in Section 4 below), Buyer shall have the right to object, in its sole and absolute discretion, to any exceptions contained in the Title Commitment other than Permitted Exceptions by giving written notice thereof to Seller stating the matters to which Buyer objects and the reasons therefor. If Buyer fails timely to provide such written objection, then Buyer shall conclusively be deemed to have approved all matters affecting title to the Property shown on the Title Commitment as of the effective date of such Title Commitment and all Permitted Exceptions. If Buyer disapproves of any matter affecting title, Seller shall have the option to cure or remove such exceptions, or to notify Buyer that Seller shall not cure such defect. Buyer shall then have the option to waive any one or more of such title defects that Seller has not elected to cure or remove, or to terminate this Contract. In all events any Required Cure Items or other title objections that Seller has agreed to cure shall be paid out of Seller's proceeds of sale at Closing. Notwithstanding anything to the contrary stated herein above in this paragraph, mortgages/deeds of trust against the Property shall not be deemed to be a title objection provided they are paid in full by Seller out of the Purchase Price.

3. Right of Entry/Study Period

From and after the Effective Date of this Contract until the earlier of (i) the termination of this Contract, or (ii) sixty (60) days from the Effective Date (the Study Period), Buyer, and its agents, consultants, contractors and representatives, shall have the right (i) to review and investigate any and all matters pertaining to Buyer's proposed use of the Property; (ii) to conduct any and all appraisals, surveys, zoning and title examination of the Property which Buyer, in its sole and absolute discretion, deems necessary to determine whether the Property is suitable for Buyer's intended use and to obtain such other approvals as may be needed to proceed to Closing on the Property; provided, however, that such activities by or on behalf of Buyer on the Property shall not materially damage the Property (and any such damage shall be promptly repaired by Buyer). Any such entry on the Property shall be at the sole risk of Buyer. Buyer shall notify Seller at least forty-eight (48) hours prior to entering on the Property to conduct any tests and Seller shall have the right to accompany Buyer while on the property.

In the event such investigations reveal any matter as a result of which the Buyer finds in its sole discretion that the Property is not suitable for its purposes or if for any other reason Buyer determines that it does not want to proceed to Closing, the Buyer shall notify the Seller in writing of its election to terminate this Contract by 5:00 p.m. ET on or before the sixtieth (60th) day after the Effective Date, whereupon the parties shall have no further obligations or liability to one another. If Buyer fails to timely deliver a termination notice as described above, Buyer shall be obligated to proceed to Closing under this Contract.

4. Closing

Provided Buyer does not terminate this Contract prior to expiration of the Study Period in accordance with Section 4 of this Contract, Seller and Buyer agree to proceed to full and final Closing on the Property, on a date selected by the Buyer and approved by the Seller in its reasonable discretion which date shall occur not later than thirty (30) days following the expiration of the Study Period. Closing shall take place at the offices of Atlantic Coast Settlement Services or by delivery of all necessary documents and funds in escrow to the Escrow Agent.

5. Seller's Representations, Warranties and Covenants

In order to induce Buyer to enter into this Contract and to consummate the transactions contemplated hereby, Seller represents and warrants to, and covenants with Buyer as follows. For purposes of this Agreement, the term "knowledge" when applied to the Seller shall refer to actual knowledge.

A. Seller has the right to sell the Property.

B. The execution, delivery and performance of this Contract and the consummation of the transactions contemplated hereby have been duly and validly authorized by all requisite actions of Seller's managers (none of which actions have been modified or rescinded, and all of which actions are in full force and effect).

C. To the best of Seller's knowledge, and except as otherwise disclosed to Buyer, Seller has not received any notice that it is in violation or default under any Contract with any third party, or under any judgment, order, decree, rule or regulation of any court, arbitrator, administrative agency or other governmental authority to which it may be subject, which violation or default will, in any one case or in the aggregate, adversely affect the ownership or operation of the Property or Seller's ability to consummate the transactions contemplated hereby. The execution, delivery and performance of this Contract and the consummation of the transactions contemplated hereby will not to the best of Seller's knowledge (a) violate any law or any order of any court or governmental authority with proper jurisdiction; (b) result in a breach or default under any service contract, equipment lease or other binding commitment of Seller or any provision of the organizational documents of Seller; or (c) result in any encumbrance, other than a Permitted Exception, against the Property.

D. To the best of Seller's knowledge there are no tenants with a written lease that are in possession of the Property.

E. To the best of Seller's knowledge Seller has not received notice of any pending, nor is it aware of any threatened condemnation or similar proceeding affecting any part of the Property.

F. There are no actions, suits, proceedings or claims affecting any part of the Property or affecting Seller with respect to the ownership, occupancy, use or operation of any part of the Property or to the best of Seller's knowledge, pending or threatened in or before any court, agency, commission, or board.

G. To the best of Seller's knowledge, Seller has received no written notice that the Property is in violation of applicable environmental, health, fire, safety or planning or zoning laws or ordinances.

H. No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under Federal or State bankruptcy laws is, or to the best of Seller's knowledge, pending or threatened against or contemplated by Seller.

I. To the best of Seller's knowledge and except as disclosed to Buyer, the Property (including land, surface and subsurface soil, surface water, ground water, and improvements) does not contain any substantial amounts of waste or debris or contain any material contamination which constitute a violation of any law or regulation or require immediate remediation including with respect to: (a) any "hazardous waste" as defined by the Resource Conservation and Recovery Act of 1976, as amended from time to time, and regulations promulgated thereunder; (b) any "hazardous substance" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations promulgated thereunder; (c) any substance the presence of which on the Property is prohibited by any law similar to those set forth in this subparagraph including similar laws of the Commonwealth of Virginia; and (d) any toxic or hazardous substances or materials, whether products or wastes, including, without limitation, asbestos or PCB's. (All of the foregoing are collectively referred to herein as "Hazardous Materials").

J. Subsequent to the Effective Date, Seller shall not file any plans, plats or any other documents or materials with any governmental authority in connection with any of Seller's obligations under this Contract or in any other respect with regard to the Property unless Seller has first obtained Buyer's prior written approval of such plans, plats and/or other documents and materials in each instance, which consent shall not be unreasonably withheld, delayed or conditioned.

K. Seller shall promptly advise Buyer in writing of any facts of which Seller becomes aware indicating the inaccuracy of any of the representations or warranties of Seller contained in this Contract and shall promptly give to Buyer copies of any written notices which Seller receives relating to the Property. Seller's notice to Buyer as to inaccuracies in representations and warranties discovered by Seller subsequent to the date of this Contract shall not constitute a breach of this Contract by Seller. In addition, if Buyer becomes aware of any facts which contradict any of the Seller's warranties set forth above and Buyer elects to proceed to Closing, Buyer shall be deemed to have accepted such condition and such inaccuracy shall not constitute a breach of this Contract.

6. Buyer's Representations, Warranties and Covenants

In order to induce Seller to enter into this Contract and to consummate the transactions contemplated hereby, Buyer represents and warrants to, and covenants with, Seller as follows:

A. Buyer is a political subdivision of the Commonwealth of Virginia and is authorized to conduct the business in which it is now engaged, and to purchase, lease and sell real estate for use by the Utilities Department.

B. The execution, delivery and performance of this Contract and the consummation of the transactions contemplated hereby have been duly and validly authorized by all requisite actions of Buyer (none of which actions have been modified or rescinded, and all of which actions are in full force and effect). This Contract constitutes a valid and binding obligation of Buyer, enforceable against Buyer in accordance with terms.

C. The execution, delivery and performance of this Contract and the consummation of the transactions contemplated hereby by Buyer will not (i) violate any law or any order of any court or governmental authority with proper jurisdiction; (ii) result in a breach or default under any contract or other binding commitment of Buyer or any provision of the organizational documents of Buyer; or (iii) require any consent or approval or vote that has not been taken or given, or at the time of the expiration of the Study Period, shall not have been taken or given, including, without limitation, approvals from the Board of Supervisors of Prince George County.

D. There are no actions, suits, arbitrations, proceedings, governmental investigations or other proceedings that are pending against Buyer that adversely and materially affect its right to enter into or perform this Contract.

E. The Buyer represents and the Seller acknowledges that the Buyer's purpose in purchasing the Property is for use by the Utilities Department.

F. Buyer will obtain any needed financing for acquisition of the Property prior to expiration of the Study Period, if applicable.

7. Closing Costs

A. Seller shall pay for the costs of preparation for the deed of conveyance and for the recordation of the release of any deeds of trust or other monetary liens encumbering the Property, and for the Virginia Grantor's tax on the deed of conveyance. In addition, Seller shall be obligated to pay for all legal fees for attorneys representing Seller who have been retained by Seller.

B. Buyer shall be obligated to pay for all state and local recording or transfer taxes on the deed of conveyance (except for the Virginia Grantor's Tax). Buyer shall also be obligated to pay all title insurance premiums, costs for survey ordered by Buyer, all costs of its due diligence inspections and any escrow fees as well as all legal fees for attorneys representing Buyer, who have been retained by Buyer.

C. Water charges, utility charges, and taxes for the Property are to be adjusted to the date of Closing with all receipts and obligations for the day of Closing charged to or credited to Seller.

8. Payment of Liens on the Property

A. Unless released prior to Closing, any Required Cure Items or other title objections that Seller has agreed to cure shall be paid out of Seller's proceeds at Closing.

B. All property taxes and other liens shall be prorated as of the date of Closing.

9. Insurance, Damage, Condemnation or Destruction of Property Pending Closing

Risk of loss shall be with Seller until Closing; provided, however, that in the event of a casualty that materially and adversely interferes with the ability to operate in the improvements or a taking that materially and adversely affects access, available and needed parking or the ability to operate the improvements, Buyer may, by notice given to Seller within thirty (30) days of such casualty or taking, terminate this Contract and receive back its Deposit. In the event of any other casualty or taking, Seller shall assign any proceeds to which it is entitled as a result of such casualty and Buyer shall proceed to Closing.

10. Possession

Seller shall deliver sole and exclusive possession of the Property to Buyer upon Closing, free of tenancies.

11. Deliveries at Closing

A. Seller's Deliveries. At Closing, Seller shall provide the following original documents, each executed and acknowledged (as appropriate):

- (1) A general warranty deed to the Property in recordable form, conveying the Property to Buyer subject only to the Permitted Exceptions and other matters subsequently approved by Buyer or Buyer's counsel as provided in Paragraph 2 "Title" and elsewhere herein;
- (2) An affidavit certifying that Seller is not a "foreign person" within the meaning of Section 1445(f) (3) of the Internal Revenue Code;
- (3) A certificate of Seller updating the representations and warranties of Seller set forth in this Contract through Closing;

- (4) An executed Closing Statement;
- (5) Such other documents as are required to be delivered by Seller pursuant to this Contract.

B. Buyer's Deliveries. At Closing Buyer shall deliver the following items or original documents, each executed and acknowledged (as appropriate), as the case may be:

- (1) The then outstanding balance of the yet to be paid Purchase Price, as adjusted by any prorations or other adjustments pursuant to this Contract.
- (2) Closing Statement;
- (3) A certificate of Buyer updating the representations and warranties of Buyer set forth in this Contract through Closing, which certificate shall state (i) there has been no material change in Buyer's representations and warranties and (ii) as of Closing, all conditions precedent benefitting Buyer in this Contract have either been satisfied or waived; and
- (4) Such other documents as are required by this Contract, including, without limitation, any easement contemplated by Section 14(B) of this Contract

12. Brokerage

The parties hereto warrant and represent to each other that the Seller is not represented and that the Buyer is not represented. Seller warrants and represents to Buyer, Seller has not entered into any agreement or arrangement and has not received services from any broker or any broker's employees or independent contractors which would give rise to any claim of lien or lien against the Property and there will be no other broker's commissions or fees payable in connection with this Agreement or transactions contemplated by this Agreement by reason of Seller's dealings, negotiations or communications. Buyer warrants and represents to Seller, Buyer has not entered into any agreement or arrangement and has not received services from any broker or any broker's employees or independent contractors which would give rise to any claim of lien or lien against the Property and there will be no broker's commissions or fees payable in connection with this Agreement or transactions contemplated by this Agreement by reason of Buyer's dealings, negotiations or communications. Commissions or finders fees payable with respect to this Contract or the consummation of the transaction contemplated herein shall be paid by the Seller pursuant to the terms of that listing agreement between the Seller and Seller's Agent. The provisions of this paragraph shall survive Closing hereunder.

13. Conditions Precedent for Buyer to Proceed

The obligation of Buyer to proceed to Closing on the Property shall be subject to the following condition and contingency (all or any of which may be waived, in whole or in part, by the Buyer):

- A. That the representations and warranties of Seller as contained in Paragraph 6 and elsewhere in this Contract shall be substantially true and accurate in all material respects as of Closing.
- B. That title to the Property shall be as described in Paragraph 3 of this Contract.
- C. That Seller shall have performed all covenants herein contained.

14. Conditions Precedent for Seller to Proceed

The obligation of Seller to proceed to Closing on the Property shall be subject to the following conditions and contingencies (all or any of which may be waived, in whole or in part, by the Seller):

- A. That Buyer shall have performed all covenants herein contained.

15. Termination, Default and Remedies

The parties hereby acknowledge that (1) the transactions contemplated by this Contract are unique in character and (2) in the event that either party fails to Close or otherwise breaches any of their material obligations under this Agreement, monetary damages alone may not be adequate. If Buyer does not close as contemplated herein because of a default of Buyer, Seller should be entitled to compensation for the resulting detriment, and the parties agree to liquidated damages equal to the Deposit as a reasonable sum to compensate for such detriment. Alternatively, Seller may elect to bring an action for specific performance of this Contract, and the Buyer shall be responsible for all reasonable attorney's fees and costs incurred by Seller in obtaining such remedy. If Seller defaults, Buyer shall as its sole remedy (with the exception of any reasonable attorney's fees and costs) resulting from Seller's failure to close or breach of any material terms of this Contract, have the right to obtain specific performance of the terms of this Contract.

16. Notices

Any notice required or permitted to be given under this Contract shall be deemed to be given when (i) hand-delivered by personal delivery or (ii) one (1) business day after pickup by United Parcel Service or Federal Express or (iii) when received by confirmed facsimile or email transmission or registered or certified mail (return receipt requested, first-class postage prepaid), in either case addressed to the parties as follows:

If to Seller to:

If to Buyer to:

Jeffrey Stoke, Interim County Administrator
P.O. Box 68
Prince George, Virginia 23875
(804) 722-8600

And Copy to:

Dan N. Whitten, County Attorney
P.O. Box 68
Prince George, Virginia 23875
(804) 722-8685

or in each case to such other address as either party may from time to time designate.

17. Disclaimer of Warranties

Except for the warranties specifically set forth in this Contract, Seller specifically disclaims any warranty, guaranty or representation, oral or written, past or present, express or implied, relating to the Property. Buyer acknowledges that Buyer shall be acquiring the Property in reliance solely upon its own investigations, studies and due diligence. Buyer further acknowledges and agrees that it has been and/or will be given the opportunity to inspect the Property.

18. Miscellaneous Provisions

A. **Binding Effect.** This Contract shall, be binding upon and inure to the benefit of the parties hereto, and their respective heirs, devisees, personal representatives, successors and permitted assigns.

B. **Waiver, Modification.** Except for issues concerning title, all of which Buyer must have addressed prior to the expiration of the Study Period, failure by the parties to insist upon or enforce any of their rights hereto shall not constitute a waiver thereof.

C. **Assignment.** This Contract may not be assigned by Buyer without the prior written consent of Seller.

D. **Governing Law.** This Contract shall be governed by and construed under the laws of the Commonwealth of Virginia, without regard to principles of conflicts of law.

E. **Headings.** The paragraph headings are herein used for convenience of reference only and shall not be deemed to vary the content of this Contract or the covenants, agreements, representations and warranties herein set forth or the scope of any paragraph.

F. **Counterparts and/or Electronic Signatures.** If this Contract shall be executed in two or more counterpart originals, each counterpart original shall be for all purposes considered an original of this Contract. The parties agree to accept each other's signatures electronically transmitted as being valid and binding in all respects.

G. **Partial Invalidity.** If any provision of this Contract shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect; and it is the intention of all the parties hereto that if any provision of this Contract is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

H. **Merger of Warranties.** Unless otherwise provided herein, the representations and warranties made by Seller herein and all other provisions of this Contract shall be deemed merged into the deed delivered at Closing and shall not survive Closing.

I. **Entire Contract.** This Contract constitutes the entire Contract between the parties with respect to the purchase and sale of the Property and supersedes all prior oral and written understandings. Amendments to this Contract shall not be effective unless in writing and signed by the parties hereto.

J. **Holidays, etc.** Whenever the last day for the performance of any act required by either Seller or Buyer under this Contract shall fall upon a Saturday, Sunday, or legal holiday, the date for the performance of any such act shall be extended to the next succeeding business day which is not a Saturday, Sunday or legal holiday.

K. **Counsel Fees.** If any action is brought by either party against the other party, the prevailing party shall be entitled to recover from the other party reasonable attorney's fees, costs and expense incurred in connection with the prosecution or defense of such action.

L. **Effective Date.** The Effective Date of this Contract shall be the date that a fully signed original of this Contract is executed by Buyer and delivered to and signed by Seller.

M. Like Kind Exchange. Seller may elect to sell the Property in a manner which will qualify for treatment as a like kind exchange under Section 1031 of the Internal Revenue Code. In the event Seller makes such an election, the other party will cooperate in any reasonable manner and at no expense to the other party to allow the exchanging party to effect such an exchange; provided, however, that in no event shall either party be required to take title to any other property to facilitate the tax free exchange. It is understood and agreed that if Seller elects to effect such an exchange, Seller may assign its rights hereunder and funds will be transferred to a qualified intermediary as designated by the Seller.

[Signatures commence on the following pages]

IN WITNESS WHEREOF, Seller and Buyer have caused this Contract to be executed as of the date indicated below.

SELLER:

HOWARD L. DIXON

Howard L. Dixon (SEAL)

Date: March 21st 2022

DONNA L. DIXON

Donna L. Dixon (SEAL)

Date: 21 March 2022

MICHELE L. WARD

Michele L. Ward (SEAL)

Date: 3/24/22

MATTHEW E. WARD

Matthew E. Ward (SEAL)

Date: 3/24/2022

STATE OF Virginia

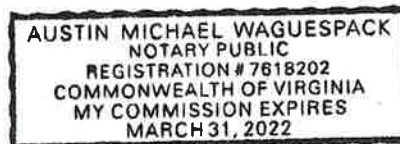
City/County of Prince George County, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City/County and State by Austin Waguespack, on behalf of Howard L. Dixon, Donna L. Dixon, Michele L. Ward and Matthew E. Ward, on this 24th of March, 2022.

Notary Public Austin Waguespack

Registration No. 7618202

My commission expires: March 31, 2022



BUYER:

COUNTY OF PRINCE GEORGE, VIRGINIA

By: _____

Date: _____

Name: _____

Title: _____

Approved as to form:

Dan N. Whitten,
County Attorney

STATE OF _____

City/County of _____, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid
City/County and State by _____, on behalf of _____, on this
_____ of _____, 2022.

Notary Public _____

Registration No. _____

My commission expires: _____

County of Prince George



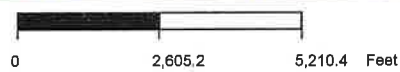
Legend

- Schools
- Firestations
- Political Boundaries
- Road Centerlines
 - Virginia Secondary
 - Interstate
 - Virginia Primary
 - US Highway
- Taxparcels
- Access Easements
- Water Line
- Sewer Line - Gravity
- Sewer Line - Force Main
- Road Intersections
- Swamps

Notes



The information contained in this data should not be used as a "legal description". Map information aims to be accurate, but accuracy and completeness is not guaranteed.
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Map Scale 1: 31,262

3/10/2022

