

**UPON INSTRUCTIONS OF THE FINANCIERS  
FORCED REAL ESTATE  
AUCTION**

**LIKE NEW LUXURY CONTEMPORARY HOME 3000 ± SQ. FT. ON .19 ± ACRE  
PLUS ENTIRE CONTENTS & 2015 MINT ROLLS ROYCE**



**1106 W Taylor Run Pkwy, Alexandria VA 22302**

**Previously listed at \$1,300,000 Starting bid \$675,000**

**\$575,000 Total renovation & addition! Home like new!**

Rare find, mostly NEW CONSTRUCTION top to bottom, minutes to old town. BRAND NEW SECOND STORY ADDITION! Upscale contemporary boasting 5 beds 4 extravagant baths. Approx. 3000 sf of modern lavish luxury, cathedral ceilings, state of the art floating stairs w/SS cable hand rails, modern tiled fireplace, gourmet chef's granite kitchen, opulent chandeliers, stylish flooring, 2nd floor laundry room, dual zone HVAC, all new PEM, garage entry to basement, beautiful fenced yard, large deck for entertaining, elevated patio w/ fire pit, custom skylights & windows, quite cul de sac overlooking woods. New driveway. ALL NEW SYSTEMS AND SS APPLIANCES!

**SAT. & SUN. JUNE 22 & 23 AT 2:00 PM**

REGISTRATION AND VIEWING AT 1 PM

**OPEN HOUSE: SAT & SUN, JUNE 15 & 16- 2 TO 4 PM**

Terms & Conditions: House bidders: \$50,000 deposit by certified check or cashier's check payable to yourself. 10% Buyers premium on home. 15% buyers premium plus tax on contents & cars. Home buyers must have financing prearranged. Closing in 30 days. No contingencies. Car bidders must pre-register with \$5,000.00 deposit by personal check only. 2 % Broker Participation on Real Estate-(must pre-register)VA State Lic. Auctioneer:

**Alan Brown Lic.# AU 2907002378. For property information package, please visit our website at [RealEstateResolutionCorp.com](http://RealEstateResolutionCorp.com)**

# RERC

Real Estate Resolutions . . . So You Can Move On!



Dear Prospective Buyer:

Real Estate Resolution Corp. would like to introduce you to 1106 W Taylor Run Pkwy, Alexandria, VA 22302, a magnificent, luxury 3000 sf. home totally rebuilt with a new 2nd story addition completed in 2019. A lovely modern contemporary home in Alexandria VA.

RERC is committed to providing you with comprehensive information on each property that we sell. Our staff is readily available to assist you with any questions you may have regarding the property or the auction process. We want to ensure your complete confidence on auction day.

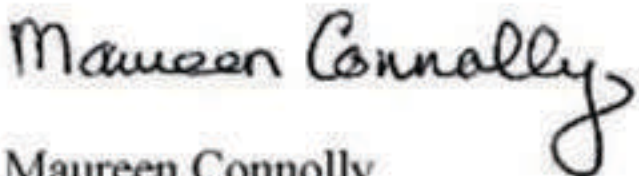
RERC provides integrated real estate and transition solutions. This means we take on the entire challenge of auctioning your real estate.

Real estate auction experts help you get the best market value, quickly and efficiently. You move on with confidence that all the details of this important transition are taken care of smoothly and with unconditional care.

Please call us, or visit us online at [www.realestateresolutions.net](http://www.realestateresolutions.net) to learn more about this valuable service.

Thank you for your interest in this property. We look forward to your participation in the auction.

Sincerely;



Maureen Connolly  
Director of Marketing

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# Disclaimer

Be advised that the information contained in this property information package is to the best knowledge of the provider or was compiled from public information. It is provided to you without warranties or representations of any kind. This property is offered as is and where is, with all faults. No warranties or representations are made in connection with the property whatsoever.

All information contained in this and any other marketing materials was obtained from sources believed to be accurate. However, no warranty or guarantee, either express or implied, is intended or made with respect to such information. Bidders must independently investigate, verify and confirm any information or assumptions on which any bid is based. Neither auction company nor seller shall be liable for any errors in or the correctness of any information regarding the property being sold.

All announcements made at the auction take precedent over any other property information or printed terms of sale. Items may be added or deleted.

The property is sold “as is, where is, with all faults”. The property will be sold without representation or warranty of any kind, including any representations regarding environmental conditions affecting the property. The property is offered for sale to qualified purchasers without regard to race, color, religion, sex, marital status or national origin.

The property shall be sold free and clear of liens, but subject to conditions, restrictions, rights-of-way, easements, and reservations, if any, of record; subject to the rights, if any of tenants-in-possession, under law. Neither the auction company nor the seller make or has made any representation or warranty with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. All potential bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents.

Any decision to purchase or not to purchase is the sole and independent business decision of the purchaser. No recourse or cause of action will lie against the sellers, the auction company or the note holder should purchaser become dissatisfied with its decision, whatever it may be, at a later date.

All measurements are approximate and should be verified by the Bidder. Bidders are advised to inspect the property carefully and draw their own conclusions prior to making a bid.

# Terms and Conditions

1. ID and Proof of Deposit are required to register to bid (with no exceptions)
2. The Sale of the Real Estate is subject to a 10% Buyer's Premium to be added to the High Bid.
  - 2A. The sale of the contents if any, is subject to a 15% Buyer's Premium plus sales tax.
  - 2B. The sale of vehicles is subject to a 15% buyers premium. \$5,000.00 deposit required to bid on vehicles.
3. The sale of this real estate will be subject to the owner's acceptance of the high bid.
4. All property, real estate and personal, is to be sold "AS IS", "WHERE IS", and "AS EXISTING"
5. An irrevocable deposit of \$50,000 by cashiers or certified check, payable to Real Estate Resolution Corp., will be required from the successful bidder immediately following the conclusion of the bidding on the Real Estate.
6. Successful bidder will execute the Agreement immediately after this conclusion of the bidding in exactly the same form as such Agreement in this Property Information Package, or as may be modified only by any announcements made at the Auction by the Auctioneer from the podium prior to commencement of bidding for the property, and with the blanks completed in accordance with the terms of the transaction.
7. Real Estate closing will be scheduled on or before July 22nd, 2019.
8. No conditions may be added to the agreement of purchase and sale by the Buyer either at the auction or otherwise.
9. The Buyer's lawyer will be allowed until one week prior to closing to inspect title.
10. All information is deemed reliable but not guaranteed.

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

Printed Name: \_\_\_\_\_

# Terms and Procedures

All bidders and others attending this auction agree that they have read and fully understood the terms and agree to be bound thereby. These terms are in addition to any other posted information.

1. Registration for the Real Estate Auction will be begin at 1:00pm on Saturday, June 22, 2019 at 1106 W Taylor Run Pkwy, Alexandria, VA 22302. Anyone interested in bidding must register and obtain a bid card. There is no charge for registering.
2. All announcements by the Auctioneer or Seller at the beginning of the auction, will take precedence over any previously printed material or any other statements made by anyone employed by, representing, or associated with Real Estate Resolution Corp.
3. Questions will be entertained only prior to the beginning of the auction. Please see a bid assistant for questions during the sale itself.
4. If any dispute arises between or among bidders, the decision of the Auctioneer shall be final and absolute.
5. Real Estate Resolution Corp. reserves the right to reject any and all bids and reserves the right to bid on behalf of an absentee bidder. The existence of absentee bidders, if any, will be disclosed at the beginning of the auction.
6. Buyer's Premium: a 10% buyer's premium will be added to the bid price and will become part of the total purchase price paid at closing. (i.e. if the final bid on the property is \$2,000,000, add 10% buyer's premium of \$200,000 for a total purchase price of \$2,200,000.
7. Agency: Buyer acknowledges that Real Estate Resolution Corp. represents the Seller and that the payment of this premium does not constitute a relationship of dual agency.
8. Broker Participation: a 2% commission on the "bid price" of the property will be paid by Real Estate Resolution Corp. to the successful buyer's broker/agent. The broker/agent must attend and register at/or prior to the auction with his/her clients or make prior written arrangements with Real Estate Resolution Corp. (Broker/agent must complete Broker Participation Form which is on our website: [www.realestateresolutioncorp.net](http://www.realestateresolutioncorp.net))
9. Closing Costs: the Buyer will incur standard closing costs as with any purchase of real estate in the State of Virginia. The closing will take place at Vincent Place Title & Escrow, McLean, VA on or before July 22, 2019.







21800 Town Center Plaza  
#266A  
Sterling, VA, 20164  
866-712-0920  
www.RealEstateResolutionCorp.net

## Seller Property Information Statement Residential

**ANSWERS MUST BE COMPLETE AND ACCURATE.** This statement is designed in part to protect Sellers by establishing that correct information concerning the property is being provided to buyers. All of the information contained herein is provided by the Sellers to the Auction Firm. Any person who is in receipt of and utilizes this Statement acknowledges and agrees that **the information is being provided for information purposes only and is not a warranty as to the matters recited herein after even if attached to an Agreement of Purchase and Sale.** The Auction Firm, employees & Auctioneers shall not be held responsible for the accuracy of any information contained herein.

**BUYERS MUST STILL MAKE THEIR OWN INQUIRIES.** Buyers must still make their own inquiries notwithstanding the information contained on this statement. Each question and answer must be considered and where necessary, keeping in mind that the sellers' knowledge of the property may be inaccurate or incomplete, additional information can be requested from the Sellers or from an independent source such as the county. Buyers can hire an independent inspector to examine the property to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified. **This statement does not provide information on psychological stigmas that may be associated with a property.**

For the purposes of this Seller Property Information Statement, a "Seller" includes a landlord or a prospective landlord and a "buyer" includes a tenant, or a prospective tenant.

PROPERTY: 1106 W. TAYLOR RUN PKWY, ALEXANDRIA SELLER(S) TO INITIAL EACH APPLICABLE BOX  
SELLER(S): MONTÉ CARLO FINANCIAL, LLC

		YES	NO	UNKNOWN	NOT APPLICABLE
<b>GENERAL:</b>					
1.	(a) I have owned the property for <u>ABOUT 2</u> years.				
	(b) I have occupied the property from <u>      </u> to <u>      </u>				
2.	Does any other party have an ownership, spousal, or other interest in the property?		✓		
3.	Is the property subject to first right of refusal, option, lease, rental agreement or other listing?		✓		
4.	If the Seller owns adjoining land, has a consent to sever been obtained within the last 2 years?		✓		
5.	Are there any encroachments, registered easements, or rights-of-way?		✓		
6.	(a) Is there a plan of survey? Date of survey <u>JULY 13, 2018</u>	✓			
	(b) Does the survey show the current location of all buildings, improvements, easements, encroachments and rights-of-way?	✓			
7.	Are there any disputes concerning the boundaries of the property?		✓		
8.	What is the zoning on the subject property? <u>RESIDENTIAL</u>				
9.	Does the subject property comply with the zoning? <u>YES</u> If not, is it legal non-conforming?		✓		
10.	Are there any pending real estate developments, projects or applications for rezoning in the neighborhood?			✓	
11.	Are there any restrictive covenants that run with the land?		✓		
12.	Are there any drainage restrictions?		✓		
13.	Are there any local levies or unusual taxes being charged at the present time or contemplated? If so, at what cost? <u>      </u> Expiry date <u>      </u>		✓		
14.	Have you received any notice, claim, work order or deficiency notice affecting the property from any person or any public body?		✓		



## GENERAL: (continued)

	YES	NO	UNKNOWN	NOT APPLICABLE
15. Are there any public projects planned for the immediate area? Eg: road widenings, new highways, expropriations etc.			✓	
16. Is the property connected to public water and sewer? If not _____	✓			
(a) If well water, has the water been safety tested? <u>NOT WELL - PUBLIC</u>				
17. (a) Are there any current or pending Historical designations for the property?		✓		
(b) Is the property in an area designated as Historical?		✓		
18. Are there any conditional sales contracts, leases, or service contracts? eg: furnace, alarm system, hot water tank, propane tank, etc		✓		
Are they assigned or will they be discharged? _____				✓
19. Are there any defects in any appliances or equipment included with the property?		✓		
20. Do you know the approximate age of the building(s)? Age <u>ORIGINALLY BUILT 1955</u>	✓			
Any additions: Age: <u>1 YEAR (SECOND STOREY)</u>				
21. Are there any past or pending claims under any home owner warranty that exists or that you previously had? Registration No. _____		✓		

## ADDITIONAL COMMENTS:

TOTALLY REBUILT IN 2018 - LIKE NEW

## ENVIRONMENTAL:

	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of possible environmental problems or soil contamination of any kind on the property or in the immediate area? eg: radon gas, toxic waste, underground gasoline or fuel tanks etc.		✓		
2. Are there any existing or proposed waste dumps, disposal sites or land fills in the immediate area?		✓		
3. Is the property subject to flooding?		✓		
4. Is the property under the jurisdiction of any Conservative Authority or Commission?		✓		
5. Are you aware of any excessive erosion, settling, slippage, sliding or other soil problems?		✓		
6. Does the property have any abandoned well(s)?		✓		
7. Does the property have a in-ground swimming pool?		✓		
8. (a) Is there a fuel oil tank on the property? If yes, complete the following:		✓		
<input type="checkbox"/> Underground. Date of required upgrading or removal _____			✓	
<input type="checkbox"/> Aboveground. Age of tank _____ Date of last inspection _____				
(b) Does the fuel oil tank comply with the Technical Standards and Safety Authority requirements and any other requirements for fuel to be delivered?		✓		
9. Has the use of the property ever been for the growth or manufacture of illegal substance?		✓		
10. Does the property operate on a septic tank? _____ If so, is it in proper working condition? _____ If so, what year was it last cleaned? _____		✓		

## ADDITIONAL COMMENTS:

TOTAL RENOVATION FROM TOP TO BOTTOM IN 2018. ALL NEW SYSTEMS, etc.

INITIALS OF BUYER(S): \_\_\_\_\_

Page 2 of

## IMPROVEMENTS AND STRUCTURAL

	YES	NO	UNKNOWN	APPLICABLE
1. Are you aware of any structural problems?		<input checked="" type="checkbox"/>		
2. (a) Have you made any renovations, additions or improvements to the property?	<input checked="" type="checkbox"/>			
(b) Was a building permit obtained?	<input checked="" type="checkbox"/>			
(c) Has the final building inspection been approved or has a final occupancy permit been obtained?	<input checked="" type="checkbox"/>			
3. To the best of your knowledge, have the building(s) ever contained urea formaldehyde insulation?		<input checked="" type="checkbox"/>		
4. Is there vermiculite insulation on the property? _____ If yes, has it been tested for asbestos?		<input checked="" type="checkbox"/>		
5. (a) Are you aware of any deficiencies or non-compliance with the County Fire Code?		<input checked="" type="checkbox"/>		
(b) Is your property equipped with operational smoke detectors?	<input checked="" type="checkbox"/>			
(c) Is the property equipped with operational carbon monoxide detectors?		<input checked="" type="checkbox"/>		
(d) Is the property equipped with operational radon detectors?		<input checked="" type="checkbox"/>		
6. (a) Is the woodstove(s) / chimney(s) / fireplace(s) / insert(s) in good working order?			<input checked="" type="checkbox"/>	
7. Are you aware of any problems with the central air conditioning or heating system?		<input checked="" type="checkbox"/>		
8. Are you aware of any moisture and/ or water problems?		<input checked="" type="checkbox"/>		
9. Are you aware of any damage due to wind, fire, water, insects, termites, rodents, pets or wood rot?		<input checked="" type="checkbox"/>		
10. Are you aware of any roof leakage or unrepaired damage? Age of roof covering if known <u>NEW 2018</u>		<input checked="" type="checkbox"/>		
11. (a) Are you aware of any problems with the electrical system? Size of service: _____		<input checked="" type="checkbox"/>		
(b) Type of wiring: <input type="checkbox"/> copper <input type="checkbox"/> aluminum <input type="checkbox"/> knob-and-tube <input type="checkbox"/> other _____				
12. Is the owner responsible for the maintenance/replacement of any hydro poles/equipment?		<input checked="" type="checkbox"/>		
13. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
14. Is the outdoor lawn sprinkler system in working order?				<input checked="" type="checkbox"/>
15. Is there any lead or galvanized metal plumbing on the property?		<input checked="" type="checkbox"/>		
16. Are you aware of any problems with the swimming pool, sauna, hot tub or jet bathtub?				<input checked="" type="checkbox"/>
17. What is under the carpeting? _____				<input checked="" type="checkbox"/>
18. Is there a home inspection report available? Date of report _____		<input checked="" type="checkbox"/>		

## ADDITIONAL COMMENTS:

Schedule(s) attached hereto and forming part of this Statement include: \_\_\_\_\_

The Sellers state that the above information is true, based on their current actual knowledge as of the date below. Any important changes to this information known to the Seller will be disclosed by the sellers prior to closing. Sellers are responsible for the accuracy of all answers. Sellers further agree to indemnify and hold the auction firm and its employees harmless from any liability incurred as a result of any buyer relying on this information. The Sellers hereby authorized the auction firm to include a copy of this Seller Property Information Statement into the Property Information Package for the Auction and to provide a copy of this Seller Property Information Statement to be delivered by their agent or representative to prospective buyers or their agents or representatives. The Sellers hereby acknowledge receipt of a true copy of this statement.

  
Signature of Seller

Date: 5/15/2019  
Signature of Seller

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

I acknowledge that the information provided herein is not warranted and hereby acknowledge receipt of a copy of the above information including any applicable Schedule(s).

Signature of Buyer or Authorized Representative

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

www.RealEstateResolutionCorp.com  
21800 Town Center Plaza, #266A,  
Sterling, Virginia, 20164  
Ph: 866-712-0920 Fax: 703-661-7092

RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser either (a) A RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner makes no representations or warranties as to the condition of the property, except as otherwise provided in the purchase contract, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing the defects in the condition of the property actually known by the owner. Certain transfers of residential property are excluded from this requirement.


\*\*\*\*\*

RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the purchase contract; otherwise, complete and sign the disclaimer below.

Property Address 1106 W. TAYLOR RUN PKWY, ALEXANDRIA

The undersigned owner(s) of the real property described above make(s) no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is", this is with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract.

	<u>5/15/2019</u>		
Owner	Date	Owner	Date

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement.

Purchaser	Date	Purchaser	Date

5/14/2019

Matrix

Previous · Next · 1 of 1      Checked 1      All · [None](#) · [Page](#)      [One-Line display](#)      Display Agent 360 Property ▼ at 1 ▼ per page

☑ **1106 W Taylor Run Pkwy, Alexandria, VA 22302-3913**      **Alexandria**      **Tax ID 042.03-07-24**

[Public Records](#)   [Tax History](#)   [Sale & Mortgage](#)   [Flood Report](#)   [Last Listing](#)   [History](#)   [Maps](#)

Annual Tax Amounts				Annual Assessment			
Year	CountyMunicipal School	Annual	Land	Building	Ttl Taxable	Total Land	Total Bldg Total Asmt
2018	\$6,630	\$6,630	\$407,065	\$183,380	\$590,445		
2017	\$6,672	\$6,672	\$407,065	\$183,380	\$590,445		
2016			\$428,315	\$183,380	\$611,695		

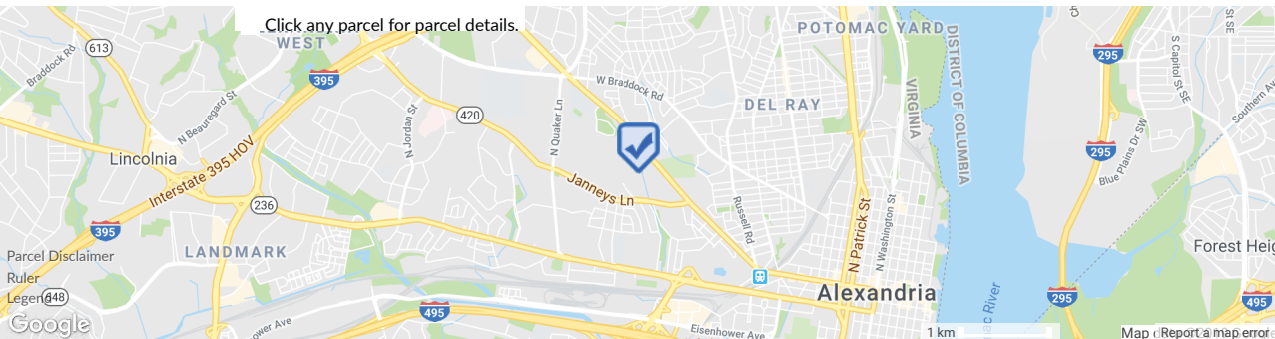
The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Number is 1106  
 Street Name is like 'taylor run \*\*'  
 Found 1 result in 0.02 seconds.



5/14/2019

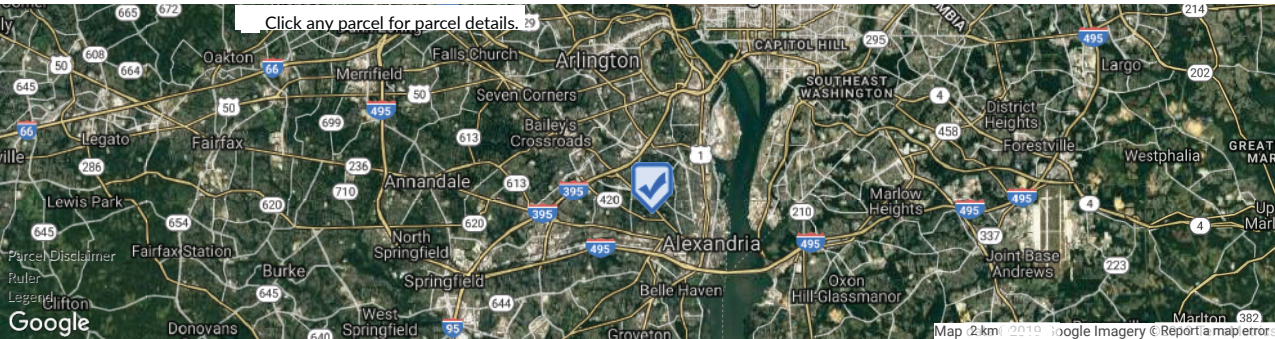
matrix

Criteria	Map	Results
1 of 1    Checked 1    All • <a href="#">None</a> • Page •		
<input type="text" value="Jump to Address"/>		
		

Street Number is 1106  
Street Name is like 'taylor run ''  
Found 1 result in 0.02 seconds.

5/14/2019

matrix

Criteria	Map	Results
1 of 1    Checked 1    All • <a href="#">None</a> • Page •		
<input type="text" value="Jump to Address"/>		
		

Street Number is 1106  
Street Name is like 'taylor run ''  
Found 1 result in 0.02 seconds.



Consideration \$500,000.00  
 Assessed Value: \$590,445.00  
 Tax Map No: 17312500  
 Grantee Address: 1106 West Taylor Run Parkway  
 Alexandria, Virginia 22302  
 Title Insurer: Unknown

Document Prepared By:  
 McCabe, Weisberg & Conway, LLC  
 312 Marshall Ave, Ste. 800,  
 Laurel, MD 20707  
 File No. 16-702116

This document was prepared by  
 an Attorney licensed to practice law  
 in the Commonwealth of Virginia.

Attorney: *May Krugman*  
 Bar # *74454*

**This Deed**, made this 20 day of November, 2017, by and between

**DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY**

**MORTGAGE LOAN TRUST 2005-9AR**, Grantors, and **MONTE CARLO FINANCIAL LLC**,

Grantee.

**-Witnesseth-**

**That for and in consideration** of the sum of FIVE HUNDRED THOUSAND 00/100 Dollars

(\$500,000.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with SPECIAL WARRANTY of title, unto the Grantee, sole owner, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in **City of Alexandria**, Commonwealth of Virginia:

**All of that certain lot or parcel of land situated, lying and being in the City of Alexandria, Virginia, and being more particularly described as follows:**

**All of that Lot of ground with the Improvemnets and appurtenances located in the City of Alexandria, Virginia and being known as LOT Twenty-Six (26), SECTION TWO (2) of the Subdivision of PARK RIDGE, as the same appears duly dedicated, platted and recorded in Deed Book 401, at page 401, among the land records of the City of Alexandria, Virginia.**

**BEING the same property which by Trustee's Deed dated January 6, 2017 and recorded February 8, 2017 among in the Land Records of the City of Alexandria, Virginia in Instrument number 170002062 was granted and conveyed by SURETY TRUSTEES, LLC unto DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2005-9AR.**

**Tax Map# 17312500**



Property Address: 1106 West Taylor Run Parkway, Alexandria, Virginia 22302

**This conveyance** is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

**This Deed** is executed for DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2005-9AR by the undersigned, its duly authorized officer or agent, pursuant to the authority of a Resolution of the Board of Directors of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2005-9AR, which resolution has not been repealed or revoked and is currently in full force and effect.

**Witness** the following signature and seal.

DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE FOR MORGAN STANLEY MORTGAGE  
LOAN TRUST 2005-9AR, by PHH Mortgage Corporation,  
its authorized agent Seller

By: 

Name:

Sheri Robinson

Title:

Vice President

State of New Jersey  
County of Burlington ) to wit:

The foregoing deed was acknowledged before me on November 17, 2017  
by Sheri Robinson of PHH Mortgage Corporation, the authorized agent for DEUTSCHE  
BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY MORTGAGE  
LOAN TRUST 2005-9AR, on behalf of the corporation.

TAMARA L. MORAE

Notary Public

New Jersey

My Commission Expires 07-21-2021

No. 50042403

  
Notary Public:

My commission expires

07-21-2021

After recording, please return to:


Reserved for Recording Clerk:

INSTRUMENT #170018356  
RECORDED IN THE CLERK'S OFFICE OF  
ALEXANDRIA ON  
DECEMBER 13, 2017 AT 03:15PM  
\$590.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$295.25 LOCAL: \$295.25

EDWARD SEMONIAN, CLERK  
RECORDED BY: JH

IN WITNESS WHEREOF, the Trustee has caused this deed to be executed in its corporate name by **Sara K. Turner, Vice-President**, pursuant to proper authority.


SAMUEL I. WHITE, P.C.  
Trustee

BY:   
Sara K. Turner, Vice President

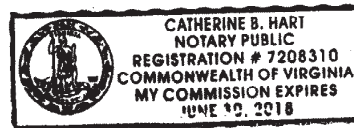
STATE OF VIRGINIA

CITY OF VIRGINIA BEACH, to-wit:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February 2018 by Sara K. Turner, Vice-President, of Samuel I. White, P.C., Trustee, a Virginia corporation, on behalf of the corporation, who is personally known to me.

  
Notary Public

My Commission Expires:



Prepared by:  
**SAMUEL I. WHITE, P.C.**  
5040 Corporate Woods Drive, Suite 120  
Virginia Beach, VA 23462



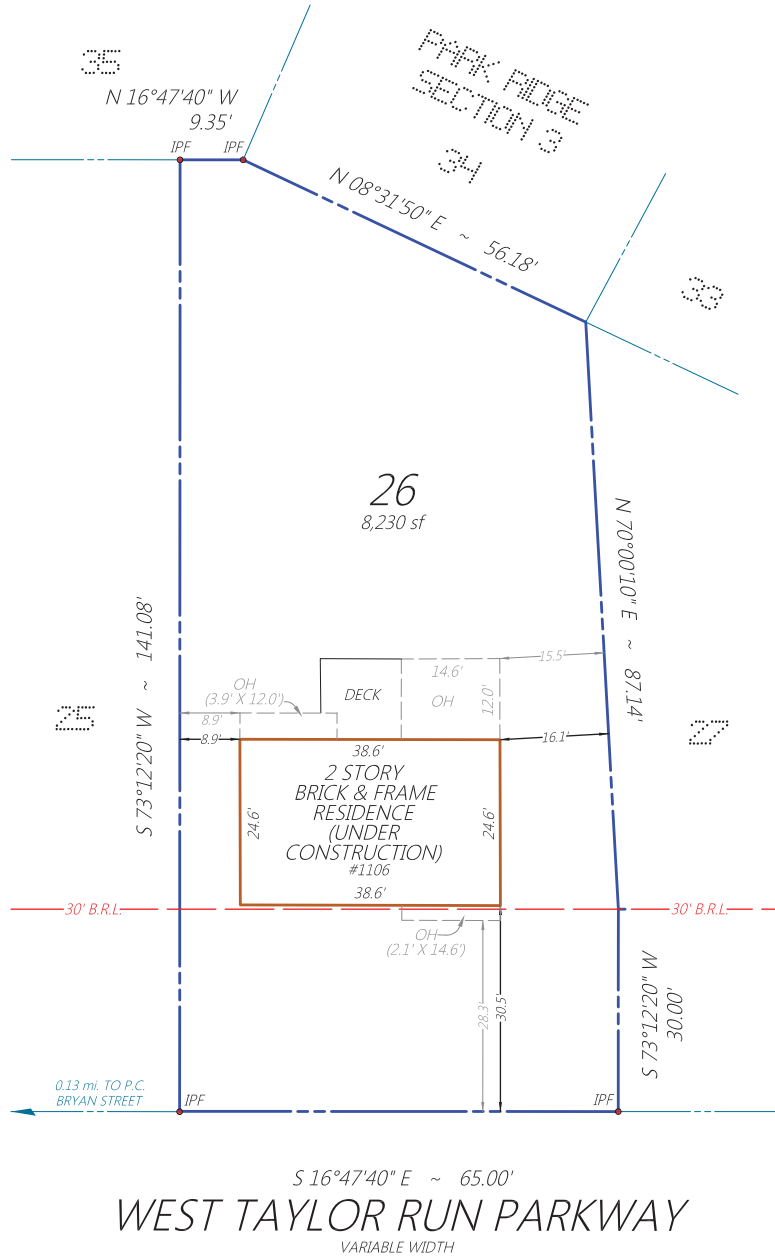
59368  
Fee

3

02/08/2018  
RECORDED FAIRFAX CO VA  
TESTE   
CLERK

NOTES:

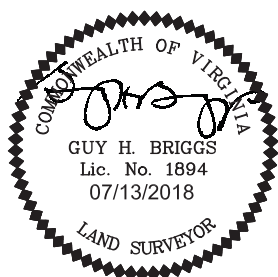
1. Title report not furnished.
2. Map #: 042.03-07-24.



KEY

B.R.L.	BUILDING RESTRICTION LINE	OH	OVERHANG
IPF	IRON PIPE FOUND	P.C.	POINT OF CURVE
mi.	MILES	sf	SQUARE FEET

CERTIFIED CORRECT:



WALL CHECK SURVEY  
ON

LOT 26, SECTION 2

**PARK RIDGE**

(DEED BOOK 401, PAGE 406)

CITY OF ALEXANDRA, VIRGINIA

SCALE: 1"=20'

JULY 13, 2018

JOB #: 17-0710 / 18-0374



**APEX SURVEYS, LLP**

5240 Port Royal Road Suite 213 Springfield, Virginia 22151 703-866-1236

## **8 Reasons to Move to Alexandria, VA**

Alexandria offers residents fun things to do, award-winning dining and tons of attractions.



Moving to Alexandria, Va., appeals to those looking for small-town charm and big-city amenities. The city is packed full of quality of life attributes, and with so much to see and do, it's easy to see why the city ranked on our Top 100 Best Places to Live for 2015. Whether you're a history lover, beer lover or dog lover, Alexandria is worth checking out.

"We're absolutely dog crazy – we come out for canine cruises on the Potomac, Yappy Hour after work and play in 18 dog parks. I love that we have a 100-year-old coffee roastery that was founded 55 years before Starbucks. We established the region's first craft brewery, and our restaurants and shops are run with a passion by owner operators. Our designer doughnut shop is planning to add a speakeasy!" says Tom Kaiden, COO of Visit Alexandria.

Along with these reasons to move the Alexandria, here are eight more:

### **1. Old Town**

This hoppin' city center is the place to find fun, dining and entertainment. This historic neighborhood sits on the Potomac River waterfront and is packed with boutiques, award-winning restaurants and lodging options. King Street, Old Town's main street, offers sightseeing at places like the George Washington Masonic National Memorial and The Lyceum: Alexandria's History Museum.

### **2. Safe, walkable neighborhoods**

Aside from Old Town, there are three other main neighborhoods in Alexandria. Each is different in their own way, but the neighborhoods blend 18th and 19th century architecture with modern amenities. Neighborhoods include: Old Town, Del Ray, West End and Carlyle/Eisenhower, each with their own arts, dining, shopping and history.

"It's easy to go car-free in our walkable city, which includes easy access to DC's Metrorail system, bike sharing and car sharing systems, the free King Street Trolley, and prolific taxi and Uber service. We have our own Amtrak station in Old Town and are just 10 minutes from Washington Reagan National airport," says Claire Mouledoux director of communications at Visit Alexandria.

### **3. Dogs welcome**

One of the most dog-friendly cities in the U.S., the city loves four-legged furry canines. So much so, the city offers special events and plenty of places for them to get out, including doggy happy hours and canine boat cruises, treats, and water bowls along King Street. Scottish dogs even have a chance to strut their stuff at the annual The Campagna Center's Scottish Christmas Walk Weekend and Parade in December.

### **4. Food, food, food**

Award-winning restaurants in Alexandria help place the city's dining scene in publications such as Food & Wine, Bon Appetit, The New York Times and our Best Foodies list. From cocktails to desserts, Alexandria restaurants serve it all. Notable Yelp reviewer hot spots include Columbia Firehouse, Hank's Oyster Bar, Momo Sushi and Cafe, and the region's first brewery, Port City Brewing Co., and Swing's, a coffee roastery established in 1916.

### **5. George Washington lived here**

Washington's town house was completed in 1769, and even though it was demolished in 1855, it was rebuilt on the original foundation using its bricks and stones in 1960. Along with that cool fact, Alexandria is packed full of museums and historical sites including the Torpedo Factory Art Center and the George Washington Masonic National Memorial.

### **6. Students can get their STEM on**

Anyone studying the economic future sees the great emphasis the country is placing on STEM (science, technology, engineering and math) education. Thomas Jefferson High School for Science and Technology, located in Fairfax County, ranks No.4 on U.S. News and World Report's list of best high schools in the nation. The city also has 18 public schools and six private schools ready to teach and train students.

The city's dedication to STEM also attracted the U.S. Patent & Trade Office headquarters in 2003, and the National Science Foundation, a government agency that promotes science and engineering through education and research, is moving to Alexandria in 2017, bringing many jobs with it.

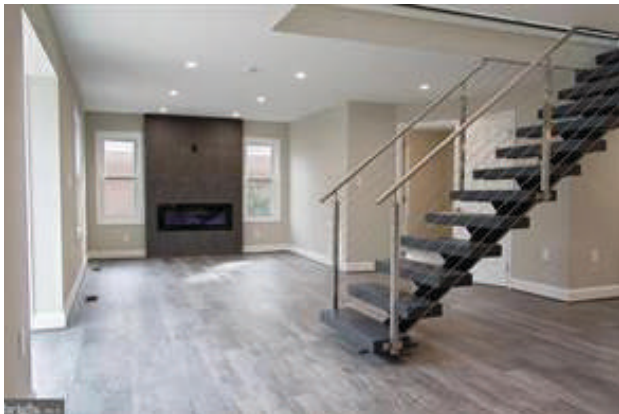
### **7. It's close to D.C., but it's not D.C.**

"Alexandria is an oasis – 15 minutes by Metro from the nation's capital, but with a friendly, small-town feel," Kaiden says. The city is so close residents and visitors can actually see the Washington Monument and Capitol building in Washington D.C. on the riverfront horizon. Moving to Alexandria gives residents access to one of the country's most famous cities without having to live in the metro area.

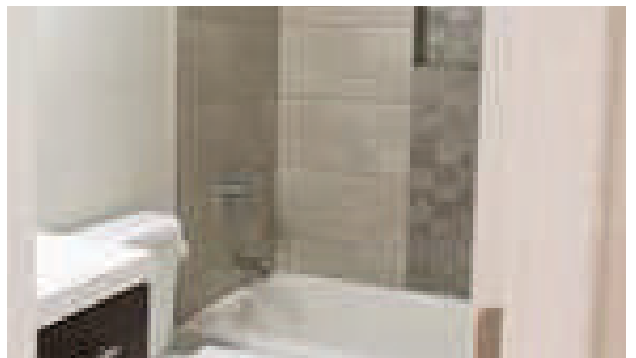
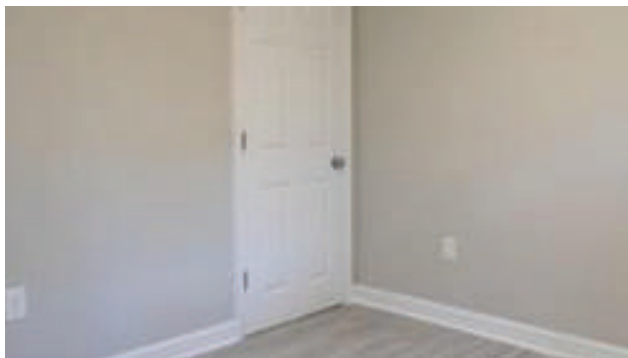
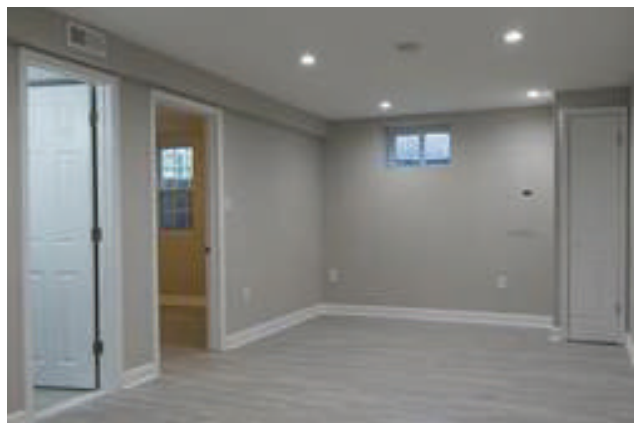
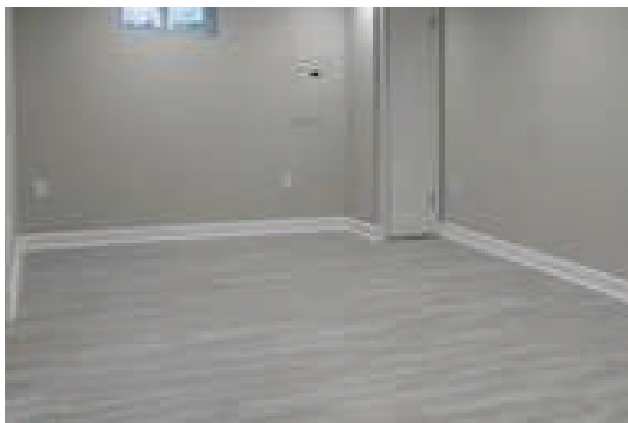
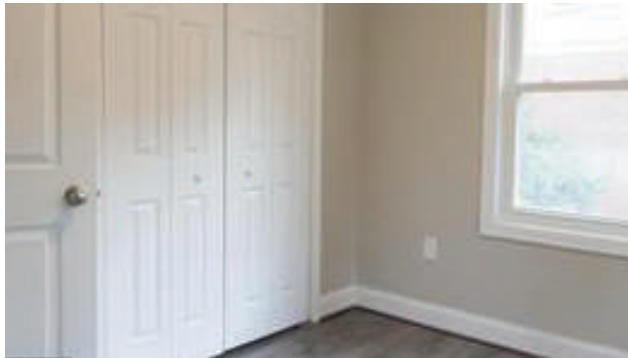
### **8. The Potomac River**

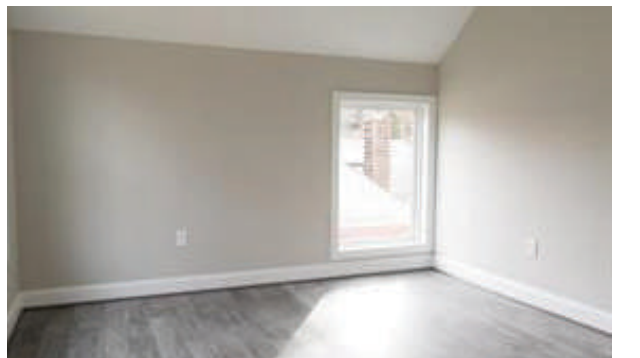
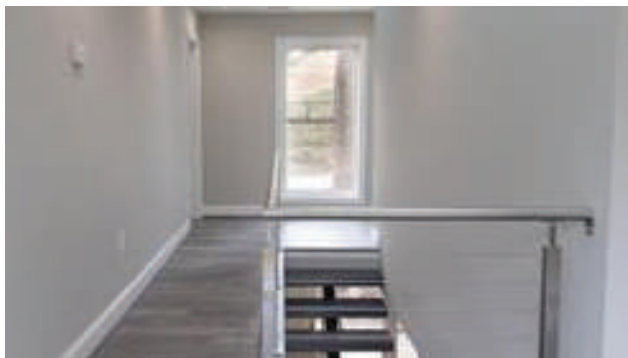
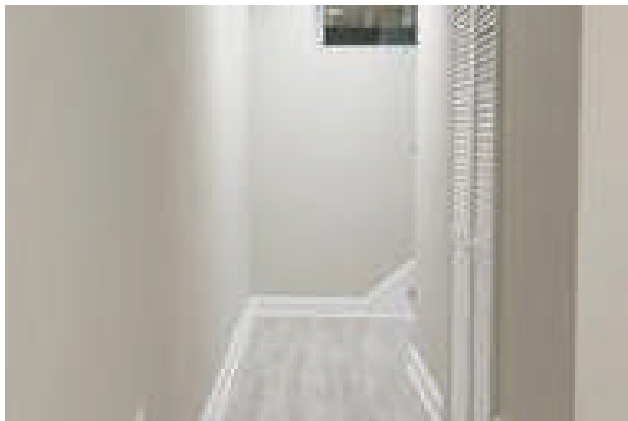
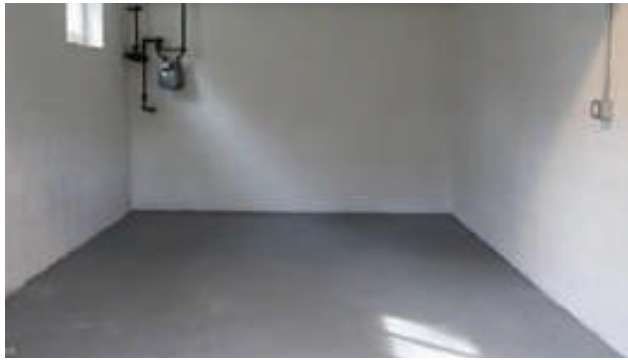
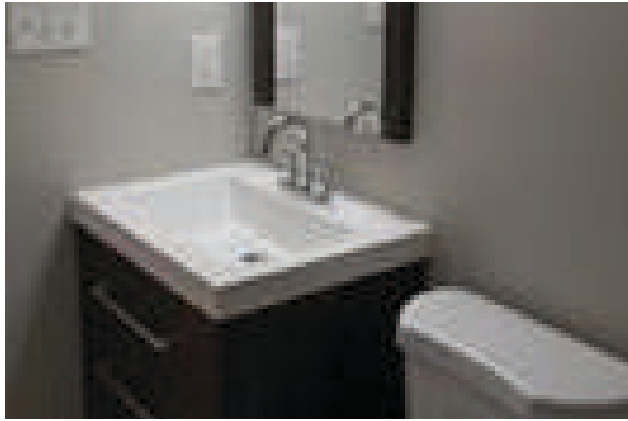
Many looking to relocate want a place to enjoy outdoor recreation, and Alexandria has plenty of options for outdoor fun. The city offers mild climate with options for biking along the Mount Vernon Trail, which starts in Mount Vernon and ends at the National Mall in D.C. Water taxis and boat cruises can also take you to area attractions, or you can visit one of many parks, which range from historic and nature to waterfront and pet friendly.











## **Why would a seller choose auction rather than a traditional listing?**

The answer is simple: You want to sell your property in the manner best suited to your situation and your real estate.

The advantages of listing versus auction are different for each individual seller. We believe that providing our sellers with an option that best allows us to serve their unique needs.

With the auction method, the seller sets the time and date of the sale and buyers act on their schedules and terms. Down payments, closing time frames, can be set up to eliminate negotiations and the seller can guarantee a firm sale. There is a greater amount of control with an auction than there is with a traditional listing. At Real Estate Resolution Corp. the time from which we sign a contract to completion of the auction, is typically 45 days.

Auctions are particularly well suited when a property is left unattended, or the seller requires a quick sale with a known time line. Because there are no contingencies associated with the sale, this can be a relief to a seller who is already handling the many tasks associated with the sale of a property.

Our clients often require more flexibility than a traditional sale can offer. There are many issues that go beyond simply selling real estate when dealing with a downsizing situation, estate settlement or the need for a quick sale. These clients often choose the auction method because it is the best way to maximize exposure and price, while minimizing time and carrying costs.

Real Estate Resolution Corp. is committed to ensure that our sellers get the best value for their property at the least inconvenience to them.

# Tips For the Buyer

## **View the Property**

All of our properties are available for viewing at one or more pre-set open house times. If any appointment is required, this will be announced clearly in the brochures, newspaper ads and our web site. If you are not available to view the property on any of the pre-established viewing / inspection dates, we would be pleased to arrange alternate viewing times for all qualified buyers.

## **Request a property information package**

If you have some interest in bidding on a property, make sure to get a property information package. You may not bid on a property at Real Estate Resolution Corp. until you have signed that you have received, read and understood the property information package.

## **Do your due diligence**

We want you to be confident about your buying decision. While we aim to provide you with as much information as possible, we are happy to arrange for your own contractors or inspectors to view the property. Remember that auctions are final and unconditional.

## **Arrange financing**

When Real Estate Resolution Corp. sells a property, it is for cash, with no conditions and typically closes in 30 days. This means that you will not be permitted to bid on a conditional basis. You must know prior to bidding that you are pre-approved with a mortgage, or that you have the cash in hand.

## **Deposit requirements**

Make sure that you have the required deposit amount accessible upon short notice, or on hand. The deposit terms are always listed clearly in the property information package. Make sure you read the deposit terms and ask an auction representative if you are not sure what the requirements are.

## **Register to bid**

Anyone interested in bidding must register for the auction and obtain a bid card. You may register a bid on the property at an open house, at our offices, by far, or in person at the registration desk just prior to the live auction. You may not bid on a property without having properly registered.

# What can I expect on auction day?

## **How will the auction start?**

When selling by live auction, we require every registered bidder to provide an opening bid on the bid certification registration form, and the live auction opening bid could simply start at the highest opening bid provided. Everyone who registers and submits a bid is eligible to bid at the auction. The Auctioneer will move at an appropriate pace to ensure that every person clearly understands the amount of the previous bid. You will have the opportunity to bid as many times as you like.

## **Start the bidding!**

Do not be afraid to start bidding with a strong opening bid!

The stronger your opening bid, the more likely you are to be the ultimate winner!

## **Bid Assistants**

You will see bid assistants at all of the Real Estate Resolution Corp. live real estate auctions. These people are there to answer your questions during the auction and to assist you with the bidding. No questions will be entertained by the auctioneer and Seller after opening announcements. All questions must be directed to a bid assistant.

## **Ending the auction**

Upon conclusion, the highest bidder will be declared the buyer subject to approval of the Seller. The Auctioneer's decision is final. If you are the high bidder, you will immediately sign the agreements of purchase and sale and provide a deposit in the specified amount.

## BIDDER REGISTRATION FORM

By signing this certification and returning it to the offices of Real Estate Resolution Corp., or an employee therein, I hereby certify that:

1. I acknowledge that I have received a property information package.
2. I have read the auction terms, rules and bidding format as set out by Real Estate Resolution Corp., as contained in the property information package and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I certify that I currently have sufficient funds to meet the "deposit" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the property information package and understand that it is a legally binding contract and it is not contingent upon financing, further inspection, insurability, or anything else.
6. I understand that if I am declared the highest bidder as a result of the auction, I will be required to sign the agreement of purchase and sale immediately. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that a 10% buyer's premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that Real Estate Resolution Corp. and all of its representatives are working for the Seller and there is no relationship of dual agency.
9. I understand that the purchase price of the property will become public information immediately following the auction and that this information may be published.
10. I understand that my registration for this auction will not be accepted without providing an opening bid (space provided on this form) and this constitutes a binding bid.

OPENING BID AMOUNT: \$ \_\_\_\_\_ (plus 10% Buyer's Premium)

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

WITNESS SIGNATURE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

HOW I HEARD ABOUT THE AUCTION: \_\_\_\_\_



## PURCHASE SETTLEMENT AGREEMENT

This Purchase Settlement Agreement is made as of July 22, 2019,  
between \_\_\_\_\_ (Purchaser)  
and Monte Carlo Financial, LLC. (Seller)

In consideration of the deposit of \$50,000.00 Fifty Thousand (the "Deposit") delivered by Purchaser to Real Estate Resolution Corp. (the "Auction Firm") and the mutual covenants hereinafter provided, Seller agrees to sell, and Purchaser agrees to buy, the following parcel of real estate together with any improvements thereon, commonly known as:

Address: 1106 W Taylor Run Pkwy, Alexandria, VA 22302 (The Property) Legal Subdivision: Lewis Manor

Tax ID#: 042.03-07-24

The purchase and sale of the Property shall be on the following terms and conditions:

1. Auction Terms and Conditions. The Auction Terms and Conditions (the "Auction Terms") shall be deemed part of this Contract as is set forth in this Contract in their entirety. In the event of a conflict between the terms and conditions of this Contract and those of the Auction Terms, the terms and conditions of the Auction Terms shall govern.

2. Purchase Price. Purchaser agrees to pay as the full purchase price for the Property the sum of ("the Purchase Price") as follows:

(a) Purchaser shall pay the Deposit to the Auction Firm in cash or as may be otherwise agreed upon by the Auctioneer upon the execution of this Agreement. The Auction Firm shall hold the Deposit and shall (i) pay it over to Seller at settlement for application to the payment of the Purchase Price, (ii) return it to Purchaser when instructed to do so by Seller upon the conditions set forth herein, or (iii) in the event of Purchaser's default and at Seller's option, pay it over to Seller for application as set forth in Paragraph 8 below. Any interest accruing on the Deposit while held by the Auction Firm shall be retained by the Auction Firm.

(b) Purchaser shall pay the remainder of the Purchase Price to Seller at settlement in cash, by wire transfer, or by certified or cashier's check.

(c) Purchaser acknowledges that the Purchase Price includes a Buyer's Premium of ten percent (10%). A summary of the terms of the sale is as follows:

High Bid	\$ _____
10% Buyer's Premium	Plus \$ _____
Purchase Price	Equal \$ _____
Deposit	Less \$ \$50,000.00 + \$ _____
Balance of Purchase Price	
Due at Settlement	Equals \$ _____

3. Settlement and Possession. Settlement shall take place on or before July 22, 2019, which is thirty (30) days from the date hereof at the offices of Purchaser's attorney, who shall be the settlement agent in connection with this transaction delivered to Purchaser at settlement following payment of the Purchase Price, subject to the rights of the tenants, if any. TIME IS OF THE ESSENCE AS TO THE COMPLETION OF SETTLEMENT.

4. Title. Seller shall convey the Property to Purchaser by General Warranty Deed. Purchaser's and Seller's obligations hereunder are contingent upon Seller being able to convey good and marketable title to the Property subject, however, to the following (the "Permitted Encumbrances"): (i) matters that do not render title to the Property unmarketable; (ii) the rights of tenants, if any; (iii) the lien of ad valorem real estate taxes not yet due and payable; (iv) such state of facts as an accurate survey and physical inspection of the Property would reveal; and (v) ordinary and customary easements, encumbrances and other restrictions of record. If, prior to settlement hereunder, Purchaser identifies a title defect other than the Permitted Encumbrances, Seller shall have the opportunity, but not the obligation, to attempt to cure the title defect, and Seller may, at its sole discretion, extend the settlement date accordingly. If Seller does not elect to attempt to cure the title defect, or if Seller attempts but is not successful in curing the title defect, Purchaser shall have the option to; (1) terminate this Agreement, in which case Seller shall instruct the Auction Firm to return the Deposit (less any accrued interest) to Purchaser and neither party shall have any Further obligation or liability to the other; or (2) waive the title defect and proceed to settlement hereunder, without any adjustment or modification of the Purchase Price. If an owner's title insurance policy can be obtained without extraordinary Exception or with affirmative protection over any title defect, Purchaser shall be required to waive its objection to the title defect.

5. Settlement Costs. Real estate taxes, rent, and other apportionable items (if any) will be prorated at settlement. Seller shall pay the grantor's tax and the cost of preparing the deed; all other recording costs, taxes, fees, and closing expenses shall be paid by Purchaser. Each party hereto shall be responsible for paying its own legal fees incurred under this Contract, whether or not closing occurs.

6. Eminent Domain. In the event of a taking of the Property or any portion thereof by eminent domain after the date hereof but before settlement, Purchaser shall, within ten (10) days of the taking, either (i) terminate this Contract by written notice to Seller, in which event Purchaser shall be entitled to the return of the Deposit (less any accrued interest) and neither party shall have any further liability to the other, or (ii) elect to proceed to settlement without a reduction in the Purchase Price, in which event Seller shall convey to Purchaser the portion of the Property not taken and shall assign to Purchaser all of Seller's rights, title, and interest in any condemnation award arising from and pertaining to the taking of the Property.

7. Property Sold As Is. Purchaser acknowledges that it has examined and inspected, and is satisfied with, the physical condition of the Property and the improvements thereon. PURCHASER EXPRESSLY AGREES THAT THE PROPERTY IS OR WILL BE SOLD "AS IS, for tax reporting WARRANTY OR REPRESENTATION, EXPRESS, IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SUBJECT TO ORDINARY WEAR AND TEAR OCCURRING AFTER THE DATE HEREOF. Purchaser further Acknowledges that neither Seller nor Auction Firm have made or extended to Purchaser any representation, warranty or indemnity with regard to the environmental condition of the Property or with regard to its compliance with the Americans with Disabilities Act of 1990, if applicable, and Purchaser hereby assumes sole responsibility therefore, indemnifies and agrees to hold Seller and Auction Firm,

and each of their affiliates, agents, directors, Employees and attorneys harmless from and waives any right, action, claim or Cause of action it or its successors or assigns may now or in the future against Seller and Auction Firm, and each of their affiliates, agents, directors, employees or attorneys with regard thereto. If the improvements on the Property are damaged after the date hereof but before settlement, Seller may (but shall not be obligated to) attempt to repair the improvements and, at Seller's Sole option, there shall be a reasonable extension of the settlement date in which Seller may attempt to complete the repair. If Seller notifies Purchaser that Seller does not intend to attempt repair, or if Seller attempts but is not successful in effecting repair and so notifies Purchaser, within ten (10) days of either such notification Purchaser shall either

terminate this Agreement, in which case Purchaser shall be entitled to the return of the Deposit (less any accrued Interest) and neither party shall have any further liability to the other, or (ii) waive any objection to the damage and any right to reduce the Purchase Price in which case Seller shall convey to Purchaser the Property with such damaged improvements as are there thereon and shall assign to Purchaser all of Seller's right, title and interest to any insurance proceeds, if any, received or to be received in payment of damage to the improvements (but no other insurance proceeds, such as proceeds from damage to personal property).

8. Default. If Purchaser defaults hereunder, Seller may retain the Deposit and may also pursue such remedies as are available to Seller at law or in equity, including without limitation, an action for specific performance. If Seller defaults hereunder, Purchaser's sole remedy shall be the return of the Deposit (less any accrued interest) and the Purchaser expressly and unconditionally waives and releases any other claim, demand injury, or cause of action, whether at law or in equity. A termination of this Contract pursuant to the termination provisions set forth in paragraphs 4, 6, and 7, shall not be deemed to be a default of either party hereunder.

9. Notice. Any notice, request, or demand required or permitted hereunder will be in writing and will be delivered by hand, sent by express courier service, or sent by U.S. certified mail, return receipt requested, postage prepaid, if to Seller, to 21800 Towncenter Plaza Suite 266A, Sterling, VA 20164, and if to Purchaser, to the address set forth below under the Purchaser's signature, or to such other Address as the party to receive such notice may hereafter specify by written notice to the other. Any such notice will be deemed given on the date of actual hand delivery, one (1) day after being sent by express courier service or two (2) days after deposit in the U.S. mail, certified.

10. Agency Disclosure. Seller and Purchaser acknowledge and agree that the Auction Firm and its agents and broker(s) have acted on Seller's behalf as Seller's agent in connection with this transaction. Seller and Purchaser also confirm that this disclosure of agency relationship has been made in writing.

11. Miscellaneous. Except as set forth above, each party hereto represents that it has not involved any agent, broker, or finder in this transaction other than \_\_\_\_\_ and agrees to indemnify, defend, and hold the other Party and the Auction Firm harmless from any claim in connection therewith. The provisions of this Contract shall survive settlement. The parties hereto acknowledge that neither has relied upon any oral representation of the other or of the Auction Firm, that no such oral representation will affect in any way the terms of this Contract and that this Contract represents the final

and complete understanding between the parties. This Contract cannot be modified or amended, and no waiver or any provision hereof shall be effective, unless in writing executed by the parties hereto. This Contract shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Virginia without regard to the conflicts of laws provision of Virginia law. Except as provided in Paragraphs 6 and 7, the risk of loss or taking shall remain with the Seller until settlement. This Contract shall inure to the benefit of and will bind the parties hereto and their respective heirs, personal representatives, successors and assigns. Purchaser may not assign its rights under this Contract without the prior written consent of Seller and Auction Firm, which consent Seller and/or Auction Firm may withhold in their sole and absolute discretion. Any such assignment to which Seller and Auction Firm consent shall not release Purchaser from any liability hereunder. This Contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Contract. Notwithstanding any other provision of this Agreement, or any agreements, contracts or obligations that may derive here from, nothing herein shall be construed to make the parties hereto partners or joint ventures or to render either party liable for any of the debts or obligations of the other party, it being the intention of this Contract merely to create the relationship of Seller and Purchaser with regard to the Property. All parties to this Contract have been represented by counsel or have had the opportunity to be so represented. Accordingly, the rule of construction of contract language against the drafting party is hereby waived by both parties. If any provision of this Contract or the application thereof is deemed unenforceable for any reason, the remainder of this Contract shall not be affected thereby and shall remain in full force and effect. Notwithstanding any mention of specific acreage in any description of the Property, the parties hereby agree that the Property is being sold in gross and not by the acre. The parties' rights and obligations hereunder shall not be affected if a subsequent survey of the Property reveals a different acreage.

WITNESS the following signatures:

SELLER:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

PURCHASERS:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

PURCHASERS ADDRESS/TELEPHONE

\_\_\_\_\_  
\_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Settlement Company for Closing :  
ATTORNEY NAME/TELEPHONE #

George Shapiro

Vincent Place Title & Escrow

1446 Ingleside Ave.,

McLean, Va. 220101

Off: 703-288-1926

Fax: 703-288-1927

e-mail: gshapirolaw@gmail.com



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[www.RealEstateResolutionCorp.net](http://www.RealEstateResolutionCorp.net)

Or call our Director of Marketing

Maureen Connolly

804-725-6185





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