

RERC

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



Dear Prospective Buyer:

Real Estate Resolution Corp. would like to introduce you 946 Hickory Run Ln., Great Falls, Virginia 22066, a magnificent, luxurious 17,000 square ± Mansion built in 2011.

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 to learn more about this valuable service.

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

A handwritten signature in blue ink that reads "Maureen Connolly". The signature is written in a cursive, flowing style.

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 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 \$150,000 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 October 4, 2016
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 begin at 1:00pm on Saturday, Sept. 3, 2016, at 946 Hickory Run Ln., Great Falls, Virginia 22066. 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 \$4,000,000, add 10% buyer's premium of \$400,000 for a total purchase price of \$4,400,000.
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 3% 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)
9. Closing Costs: the Buyer will incur standard closing costs as with any purchase of real estate in the State of Virginia.

Property Information

946 Hickory Run Ln., Great Falls

Gated Premier Estate in Great Falls on 5 acres of manicured lit grounds with over 2,000 unique trees. Iron gates open to stately drive with fountain leading to 8 car garage. Two huge decks overlook the grand heated pool, built in BBQ, jacuzzi and Pool House. This mansion is like new. Your "Gone with the Wind" entry is just the start of 17,000 square feet of detailed marble, gold and onyx finishes. Stunning luxury features include 8 bedrooms, 8 full baths, a separate mother-in-law/guest suite, King's kitchen and appliances, Elevator, Workout Room, billiard Room and Theater Room. Extraordinary top of the line finishes throughout.

INTERIOR

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	6	1	4		1	
Full Baths:	7	2	4		1	
Half Baths:	1	1	0		0	

Room	Dimensions	Level	Flooring	Fireplace
2nd Master BR	25 x 21	Main		
Bedroom-Fourth	16 x 15	Upper 1		
Bedroom-Third	16 x 15	Upper 1		
Bedroom-Second	14 x 20	Upper 1		
Breakfast Room		Main		
Den/Stdy/Lib	17 x 14	Main		
Family Rm		Main		
Foyer		Main		
Game/Exer Rm		Lower 1		
Kitchen	25 x 17	Main		
Living Room		Main		
Laundry-Kit Lvl		Main		
MBR w/Sit Rm	34 x 17	Upper 1		
Mud Room		Main		
Recreation Rm	18 x 13	Lower 1		
Dining Room	17 x 14	Main		
Florida/Sun Rm				

FEATURES

Rooms: Living Room, Dining Room, Bedroom-Second, Bedroom-Third, Bedroom-Fourth, Kitchen, Recreation Rm, Family Rm, Foyer, Breakfast Room, 2nd Master BR, Den/Stdy/Lib, Florida/Sun Rm, Game/Exer Rm, Laundry-Kit Lvl, MBR w/Sit Rm, Mud Room

Main Entrance: Foyer, Two Story Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Gourmet, Sep Dining Rm, Other, Kit-Island, Fam Rm Off Kit, Breakfast Room, Butlers Pantry

Appliances: Dishwasher, Disposal, Dryer - Front Loading, Extra Refrigerator / Freezer, Icemaker, Intercom, Oven - Double, Oven - Self Cleaning, Microwave, Oven / Range - Electric, Refrigerator, Washer - Front Loading

Amenities: 2 Attached Master Bathrooms, Automatic Garage Door Opener, Built-in Bookcases, Chair Railing, Crown Molding, Vanities - Double, Staircase - Double / Dual, Drapery Rods, Drapes / Curtains, Elevator, Bedroom - Entry Level, Fireplace Gas Insert, Fireplace Glass Doors, Fireplace Mantel(s), Countertop(s) - Granite, Master Bathroom - Separate Shower, Master Bathroom - Separate Tub, Master Bedroom - Full Bathroom, Master Bedroom(s) - Multiple, Closet - Master Bedroom Walk-in, Vanities - Separate, Shades / Blinds, Tub - 2 or More Person, Tub - Soaking, Closet(s) - Walk-in, Wet Bar / Bar, Wood Floors

Security: Exterior Cameras, Intercom, Main Entrance Lock, Security Gate, Surveillance Sys, Smoke Detector

Windows/Doors:

Walls/Ceilings: 2 Story Ceilings, 9'+ Ceilings, High, Tray Ceilings, Plaster Walls

Basement: Yes Foundation:
Basement Type: Connecting Stairway, Daylight, Partial, Full, Fully Finished, Heated, Improved, Outside Entrance
Basement Entrance: Outside Entrance, Rear Entrance
Handicap: Elevator
Unit Description:
R-Factor Basement: R-Factor Ceilings: R-Factor Walls:
House Dimensions: x SQFT-Tot Fin: 16000
Above Grade Unfinished: Above Grade Finished: 16000
Below Grade Finished: Below Grade Unfinished: Tax Living Area: 7,463

REMARKS

Internet/Public:

Gated Private Paradise in Great Falls, 5 yrs young, 17K+Finished sqft, 5 beautifully landscaped acres, heated pool w/ elec cover, 8 car gar, separate fully finished 2br/1bath apt/mother-in-law suite. Gourmet Kitchen w/ high end appliances, marble, mahogany, onyx, and the list goes on. Property is fully fenced w/ Iron gates, heavily landscaped over 2K unique trees/shrubs and lighting throughout.

EXTERIOR

Building Sites/Lots: Lot Dimension: x x Lot Acres/Sqft: 5.01/218,138
Exterior: Deck, Fenced - Fully, Outside Shower, Pool (In-Ground), Water Fountains
Exterior Construction: Brick
Lot Description: Backs to Trees, Landscaping, Private
Other Buildings: Above Grade, Guest House, Other

PARKING

Parking: DW - Circular, Garage, Garage Door Opener
Garage Type: Attached, Detached # Gar/Carpt/Assgn Sp: 8//
Carport Type: Parking Space #:
Parking Incl in List Price: Yes Parking Incl in Sale Price: No Parking Block/Square:

UTILITIES

Heat System: Heat Pump(s), Zoned Heat Fuel: Electric
Cool System: Central Air Conditioning, Heat Pump(s), Zoned Cool Fuel: Electric
Water: Well
Hot Water: 60 or More Gallon Tank, Bottled Gas
Sewer Septic: Sept=# of BR
TV/Cable/Comm:
Electric 12 Months/Average: Water 12 Months/Average:

Gas 12 Months/Average: Heating Oil 12 Months/Average:
Construction Materials: Energy Efficiency:
Energy Generation: Indoor Air Quality:
Water Conservation: Sustainability:

Green Verification Y/N:

FINANCIAL INFORMATION

Earnest Money:	Other Fees: /	
Total Taxes: \$36,170	City/Town Tax:	County Tax: \$35,406
Tax Year: 2014	Refuse Fee:	Tap:
	Water/Sewer Hook-up:	Front Foot Fee:
Assessments:	Special Tax Assess: \$763	Yr Assessed: 2016
Land: \$720,000	Improvements: \$2,326,080	Total Tax Assessment: \$3,046,080
	Investor Ratio:	Total Units:

Project Approved:
Possession: Immediate, Settlement

Terms: A \$150,000.00 certified or cashiers check required to bid payable to Real Estate Resolution Corp. The successful bidder will be required to increase their deposit to equal 10% of the high bid price. by personal check on auction day, this check must be exchanged for a certified check on Tuesday, Sept. 6, 2016. Closing in 30 days. No Contingencies.

Open House: Aug. 21 & 27 – 2 to 4 PM
Auction Date: Sat & Sun, Sept 3 & 4 at 2 PM
10% Buyer's Premium added to final bid price on the Real Estate.
15% Buyer's Premium plus sales tax added to the contents
15% Buyer's Premium added to the final bid price on vehicles.

Brokers protected – 3% broker participation (brokers can download broker Participation from form from our website: www.realestateresolutioncorp.net Which must be submitted prior to the auction.



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, its 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:	SELLER(S) TO INITIAL EACH APPLICABLE BOX
SELLER(S): <i>Cindy Y. Zhang + Jianxin Lin Trust</i>	

GENERAL:

	YES	NO	UNKNOWN	NOT APPLICABLE
1. (a) I have owned the property for <u>10</u> years.				
(b) I have occupied the property from _____ to _____				
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 _____				
(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? _____				
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? _____ Expiry date _____		✓		
14. Have you received any notice, claim, work order or deficiency notice affecting the property from any person or any public body?		✓		

INITIALS OF BUYER(S): _____
 Page 1 of 3

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?	✓			
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? _____ AC				
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>4</u>				
Any additions: Age: _____				
21. Are there any past or pending claims under any home owner warranty that exists or that you previously had? Registration No. _____		✓		

ADDITIONAL COMMENTS:

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: <u>propane tank</u>	✓			
<input checked="" 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? <u>Yes</u> If so, is it in proper working condition? <u>Yes</u>	✓			
If so, what year was it last cleaned? _____				

ADDITIONAL COMMENTS:

INITIALS OF BUYER(S): _____

IMPROVEMENTS AND STRUCTURAL

	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of any structural problems?		✓		
2. (a) Have you made any renovations, additions or improvements to the property?		✓		
(b) Was a building permit obtained?	✓			
(c) Has the final building inspection been approved or has a final occupancy permit been obtained?	✓			
3. To the best of your knowledge, have the building(s) ever contained ureaformaldehyde insulation?		✓		
4. Is there vermiculite insulation on the property? _____ If yes, has it been tested for asbestos?				✓
5. (a) Are you aware of any deficiencies or non-compliance with the County Fire Code?		✓		
(b) Is your property equipped with operational smoke detectors?	✓			
(c) Is the property equipped with operational carbon monoxide detectors?	✓			
(d) Is the property equipped with operational radon detectors?			✓	
6. (a) Is the woodstove(s) / chimney(s) / fireplace(s) / insert(s) in good working order?		✓		
7. Are you aware of any problems with the central air conditioning or heating system?		✓		
8. Are you aware of any moisture and/ or water problems?		✓		
9. Are you aware of any damage due to wind, fire, water, insects, termites, rodents, pets or wood rot?		✓		
10. Are you aware of any roof leakage or unrepaired damage? Age of roof covering if known _____		✓		
11. (a) Are you aware of any problems with the electrical system? Size of service: _____		✓		
(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?				
13. Are you aware of any problems with the plumbing system?		✓		✓
14. Is the outdoor lawn sprinkler system in working order?				
15. Is there any lead or galvanized metal plumbing on the property?		✓		
16. Are you aware of any problems with the swimming pool, sauna, hot tub or jet bathtub?		✓		
17. What is under the carpeting? _____				✓
18. Is there a home inspection report available? Date of report _____				

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 it's 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: 7-21-16
 Signature of Seller: Franklin Lin Date: 7-21-16

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: _____

Signature of Buyer _____ Date: _____

Please send tax bills to:
6820 Noly Drive
Falls Church, Va 22044

Consideration \$1,140,000.00
Tax Map No: 0133-01-0012A
Grantee Address:
946 Hickory Run Lane
Great Falls, VA 22066
Assessed Value \$ 1,078,560.00

Document Prepared By:
Northern Virginia Title & Escrow, Inc.
380 Maple Ave West
Suite 102
Vienna, VA 22180
File No. VA08-1505
Underwriter: First American Title Insurance
Company
Policy No. unknown

This Deed, made this **June 17, 2008**, by and between Peter **GARAHAN** and Maryam **GARAHAN**, Grantors, and Cindy Y. **ZHANG** and Jainxin **LIN**, Grantees.

-Witnesseth-

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with **GENERAL WARRANTY** and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Fairfax**, Commonwealth of Virginia:

Parcel "C" of a Plat of Division of Lot No. Seven (7), of the Offutt Home Tract, as the same is duly dedicated, platted and recorded in Deed Book 2376 at page 545, and as corrected in Deed Book 2388 at page 116, among the land records of Fairfax County, Virginia. *Deed of Correction recorded in Deed Book 1998, page 0458 to correct Plat.*

TOGETHER with an easement thirty (30) feet wide for the purpose of ingress and egress through Parcels "B" and "A", and subject to the right of ingress and egress through Parcel C by the owners of Parcel D, as set forth in the Deed of Dedication and the location of the same as shown on the plat attached thereto recorded in Deed Book 2376 at page 545, among the said land records. The said 30 ft. outlet road is a part of the original 30 ft outlet road recorded in Deed Book G, No. 7, at page 327, among the aforesaid land records as shown on plat by Joseph C. Barry dated May 16, 1910, and said outlet road continues over adjacent properties to the Leigh Mill Road and to the Virginia State Route #193.

Grantor GARAHAN, PETER
Date/Time: 06/20/2008 09:14:30
Book/Page: 19990/1351
Recorded in FAIRFAX CIRCUIT COURT

Grantee ZHANG, CINDY Y
Instrument: 2008018064 003
of Pages: 3

1

TESTE, JOHN T. FREY




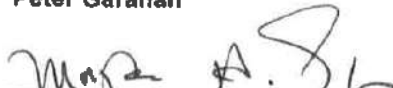
AND BEING the same property conveyed to Peter Garahan and Maryam Garahan from Hazel J. Bowen by deed dated October 18, 2001 and recorded October 19, 2001 in Deed Book 12304 at page 2071 among the aforesaid land records.

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.

The said Grantors covenant that they have the right to convey the said land to the said Grantees; that they have done no act to encumber the same; that the said Grantees shall have quiet possession of the said land, free from all encumbrances except mentioned herein; and that they, the said Grantors, will execute such further assurances of the land as may be requisite.

Witness the following signatures and seals.

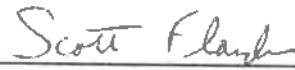
 (SEAL)
Peter Garahan

 (SEAL)
Maryam Garahan

Commonwealth of Virginia)
County of Fairfax) to wit:

The foregoing deed was acknowledged before me on June 17, 2008
by **Peter Garahan and Maryam Garahan**.

Commonwealth of Virginia
Scott A. Flanders, ESQ. - Notary Public
Commission ID: 124312
My Commission Expires 02/31/2009


Notary Public
My commission expires _____

After recording, please return to:
Northern Virginia Title & Escrow, Inc.
380 Maple Ave West
Suite 102
Vienna, VA 22180

Reserved for Recording Clerk:

Grantees' Address:
1130 Cedrus Lane
McLean, Virginia 22102

File No.: 2015-2791

Prepared By and Return To:
Diana H. D'Alessandro (YSB, No. 80797)
PESNER KAWAMOTO PLC
7926 Jones Branch Drive, Suite 930
McLean, VA 22102

Tax Map #: 0133 01 0012B

**THIS DEED IS EXEMPT FROM
RECORDATION TAXES PURSUANT
TO SECTION 58.1-811.A(12)
OF THE CODE OF VIRGINIA.**

ORIGINAL DOCUMENT
FILED ELECTRONICALLY
DATE & TIME: 04/28/16 @ 1:33pm
BOOK 24545 PAGE 1022
PM

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
EXAMINATION. EXISTENCE OF TITLE INSURANCE IS UNKNOWN TO
PREPARER.**

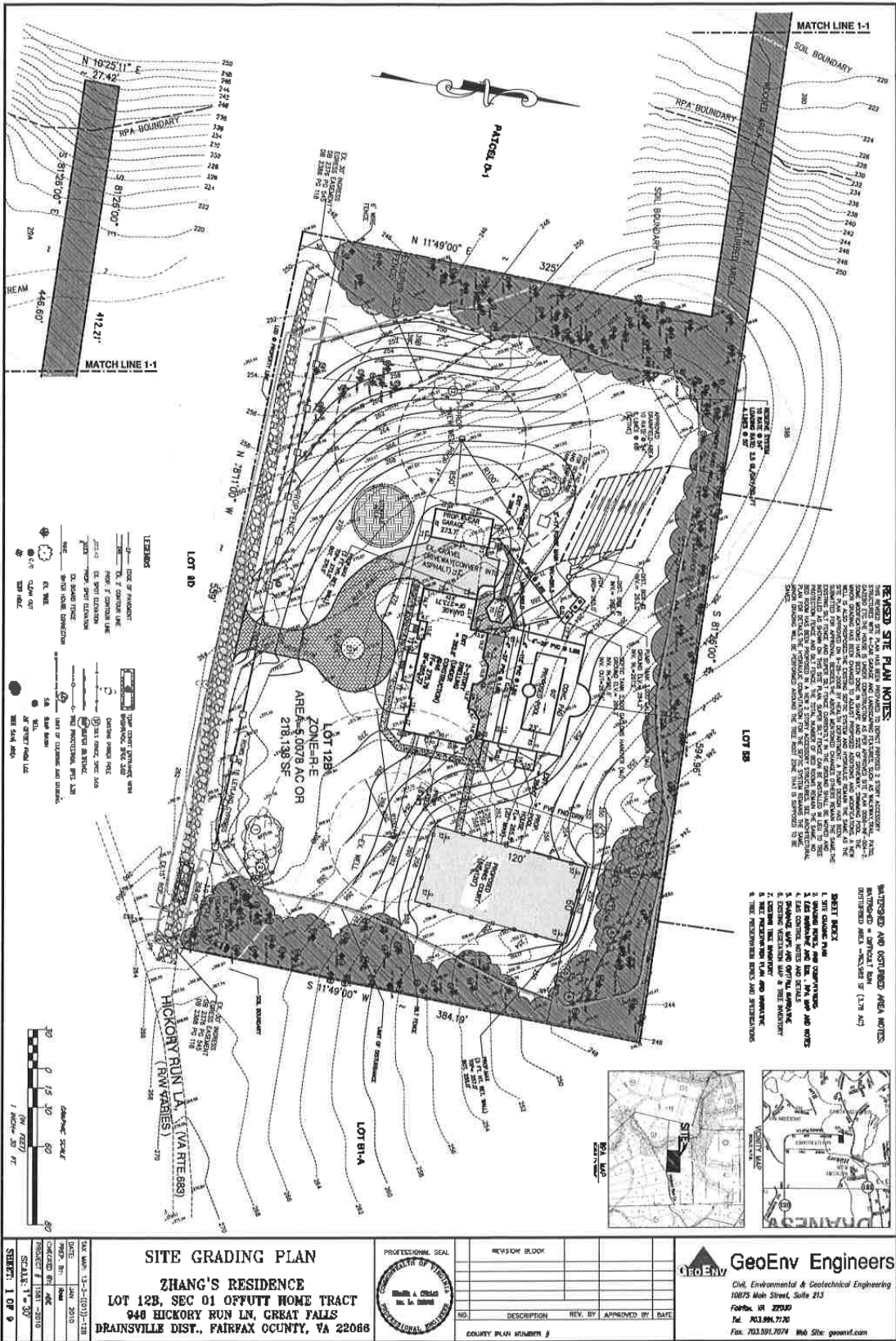
DEED

THIS DEED is made this 22 day of April, 2016, by and between (i) Cindy Y. ZHANG and Jian Xin LIN, wife and husband, as Grantors, and (ii) Cindy Yihong ZHANG and Jian Xin LIN, Co-Trustees of THE CINDY YIHONG ZHANG LIVING TRUST dated April 22, 2016, (the "Trust Agreement #1") and/or their successor or substitute Trustee(s) at any time hereafter named or designated, and Jian Xin LIN and Cindy Yihong ZHANG, Co-Trustees of THE JIAN XIN LIN LIVING TRUST dated April 22, 2016, (the "Trust Agreement #2") and/or their successor or substitute Trustee(s) at any time hereafter named or designated, (collectively Trust Agreement #1 and Trust Agreement #2 referred to as "Trust Agreement"), as Grantees.

WITNESSETH, that for no consideration and for estate planning purposes only, the Grantors do hereby grant, convey and transfer, with General Warranty and English Covenants of Title, in fee simple absolute, a one-half (½) undivided interest unto Cindy Yihong Zhang and Jian Xin Lin, Co-Trustees of The Cindy Yihong Zhang Living Trust dated April 22, 2016, and a one-half (½) undivided interest unto Jian Xin Lin and Cindy Yihong Zhang, Co-Trustees of The Jian Xin Lin Living Trust dated April 22, 2016, as tenants in common owners, pursuant to Virginia Code § 55-20.2, of the said following described property having an address of 946 Hickory Run Lane, Great Falls, Virginia 22066, located and situated in Fairfax County, Virginia, (the "Property"):

Parcel "C" of a Plat of Division of Lot No. Seven (7), of the Offutt Home Tract, as the same is duly dedicated, platted and recorded in Deed Book 2376 at page 545, and as corrected in Deed Book 2388 at page 116, and as corrected again in Deed Book 19987 at page 0958, among the land records of Fairfax County, Virginia.

TOGETHER with an easement thirty (30) feet wide for the purpose of ingress and egress through Parcels "B" and "A", and subject to the right of ingress and egress through Parcel C by the owners of Parcel



REVISIONS AND DISTURBED AREA NOTES:
 DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE PLANT MATERIALS TO MATCH THE SURROUNDING NATURAL ENVIRONMENT. THE DISTURBED AREAS SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS TO ESTABLISH A SUSTAINABLE VEGETATION. THE DISTURBED AREAS SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS TO ESTABLISH A SUSTAINABLE VEGETATION. THE DISTURBED AREAS SHALL BE MAINTAINED FOR A PERIOD OF 2 YEARS TO ESTABLISH A SUSTAINABLE VEGETATION.

- SHEET INDEX**
- 1. SITE GRADING PLAN
 - 2. EROSION CONTROL MEASURES AND NOTES
 - 3. LANDSCAPE ARCHITECTURE AND NOTES
 - 4. EROSION CONTROL MEASURES AND DETAILS
 - 5. SITE GRADING PLAN AND DISTURBED AREAS
 - 6. LANDSCAPE ARCHITECTURE AND DISTURBED AREAS
 - 7. TREE MANAGEMENT PLAN AND SPECIFICATIONS
 - 8. TREE MANAGEMENT NOTES AND SPECIFICATIONS

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

RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER AND PURCHASER


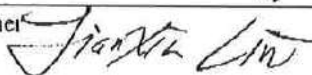
The Virginia Residential Property Disclosure Act requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser either (a) A RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner makes no representations 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 946 Hickory Run lane, Great Falls, VA 22066

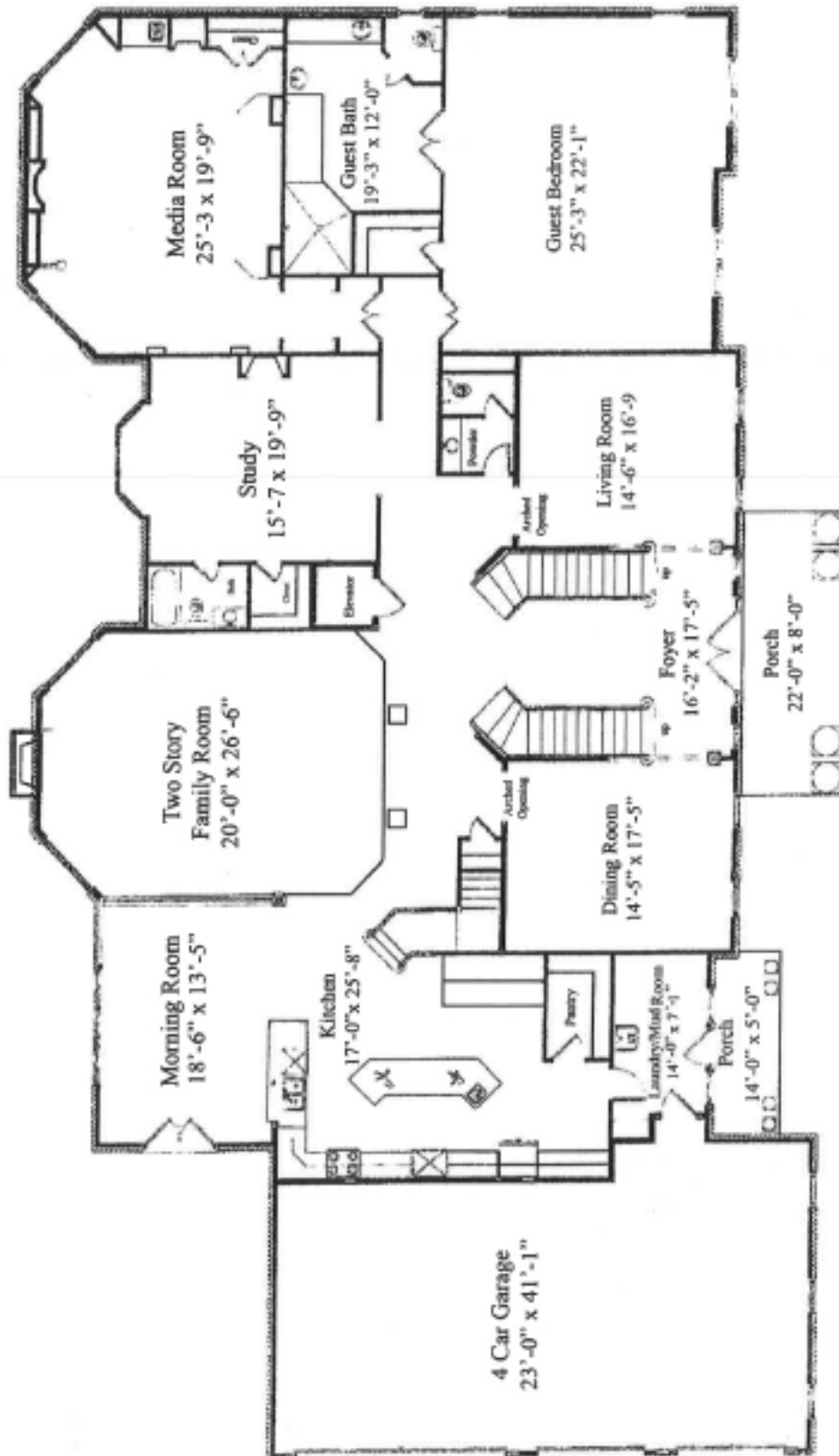
The undersigned owner(s) of the real property described above make(s) no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is", this is with all defects which may exist, if any, except as otherwise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

<u>Cindy y. Zhang</u>	<u>July 22, 2016</u>	<u>Jianxin Lin</u>	<u>July 22, 2016</u>
Owner 	Date	Owner 	Date

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

_____	_____	_____	_____
Purchaser	Date	Purchaser	Date

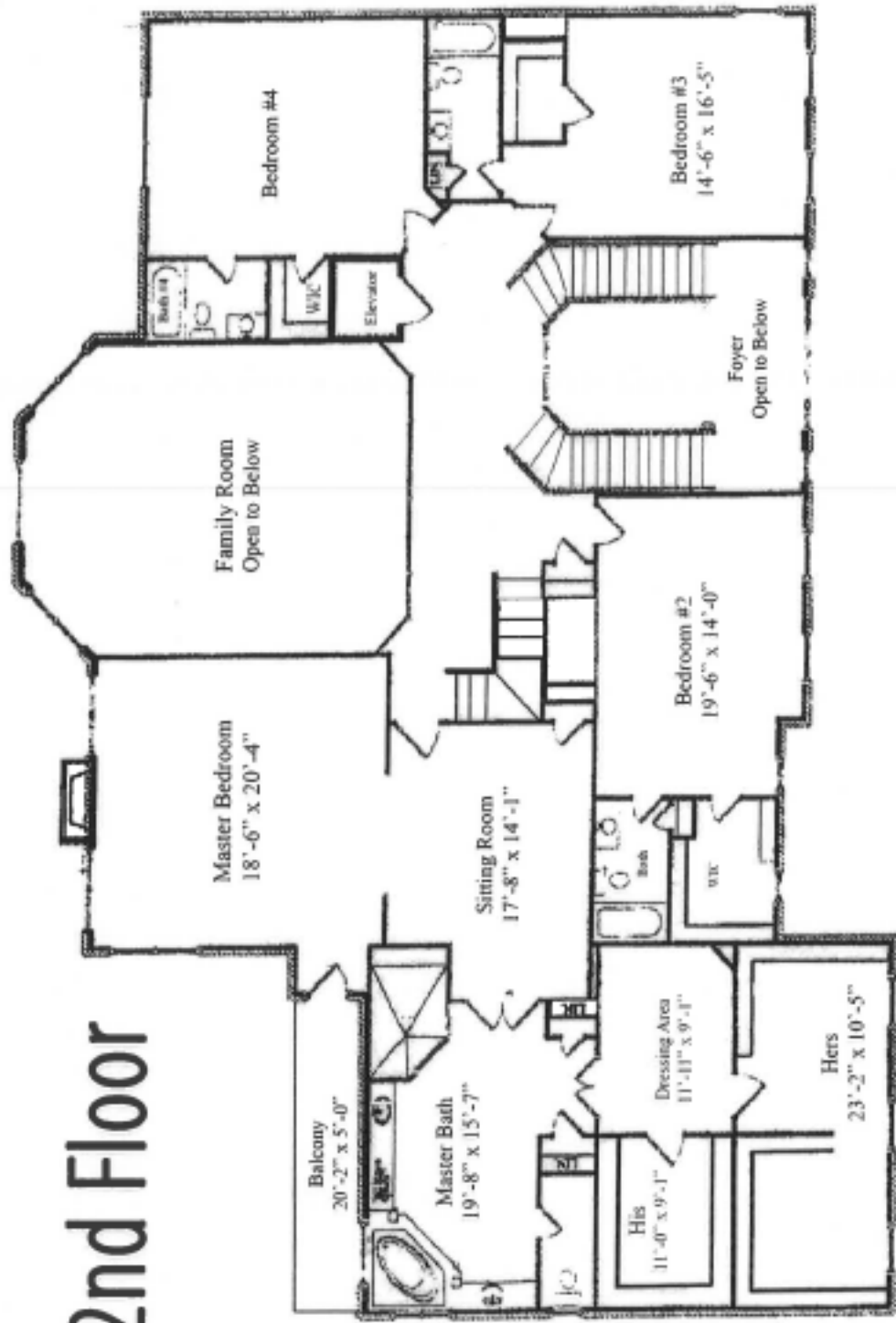
346 Hickory Run Lane

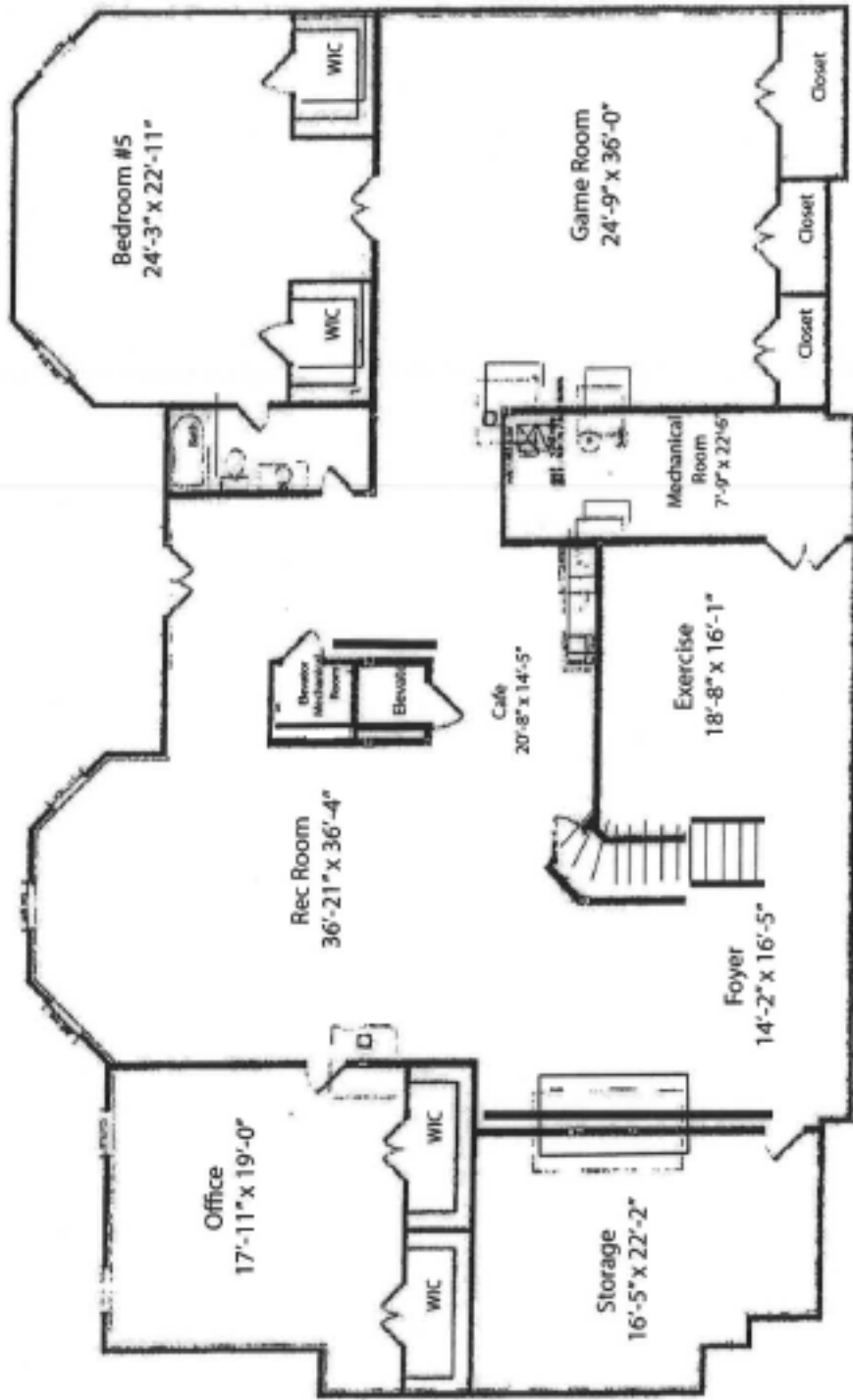


1st Floor

Building Dimensions
W = 110'-6" - D = 63'-0"

2nd Floor



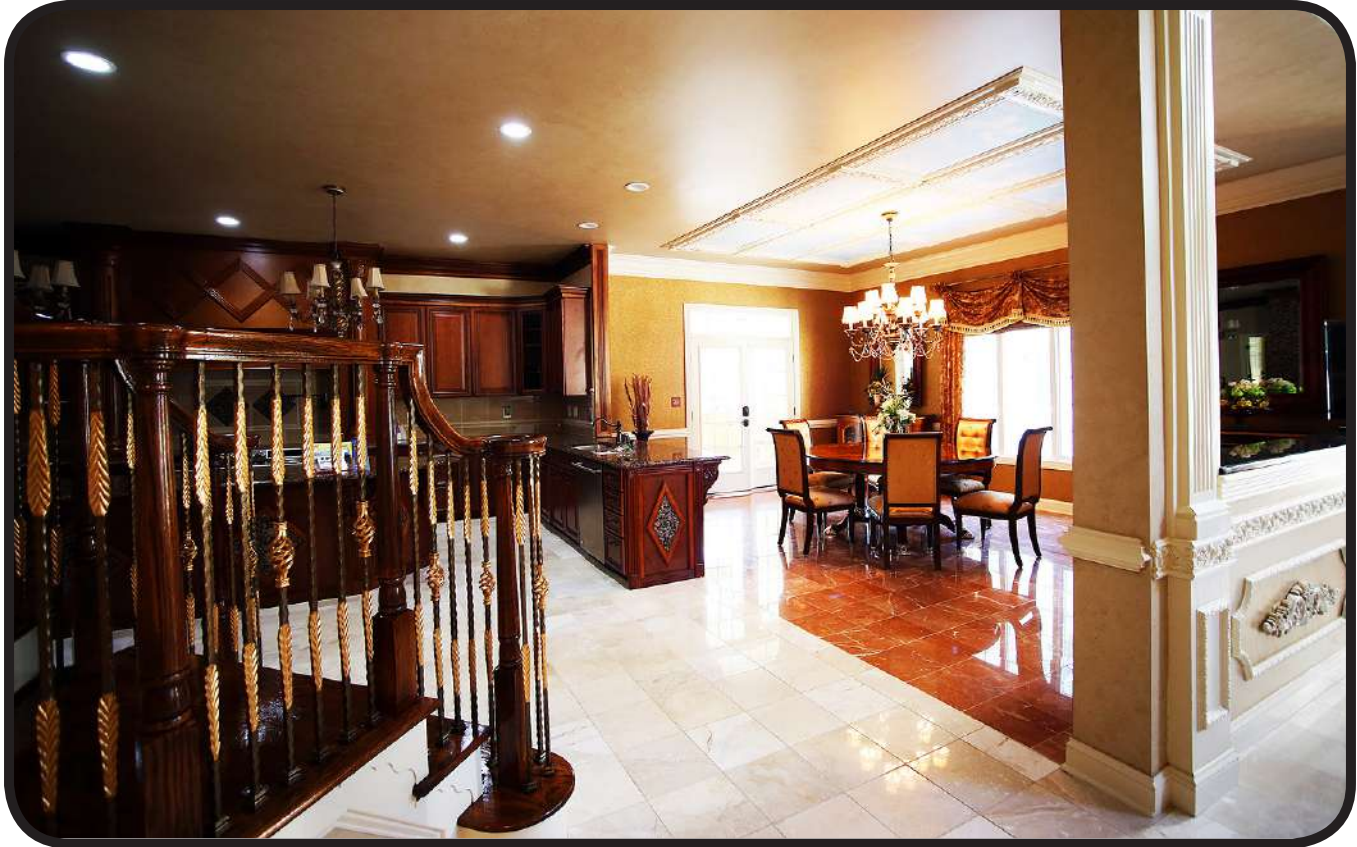


3rd Floor













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 September 3rd, 2016, between _____ (Purchaser) and Cindy Yihong Zhang, Zhang Trustee, Jian Xin Lin, Zhang Trustee, Jian Xin Lin, Lin Trustee, Cindy Yihong Zhang- Lin Trustee LLC. (Seller)

In consideration of the deposit of \$150,000.00 One Hundred 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: 946 Hickory Run Lane, Great Falls, VA 22066 (The Property) Legal Subdivision: Taylor Spencer Subdivision

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 \$ _\$150,000.00 + \$ _____
Balance of Purchase Price	
Due at Settlement	Equals \$ _____

3. Settlement and Possession. Settlement shall take place on or before October 4th, 2016, 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: _____

Suggested title company for closing :

ATTORNEY NAME/TELEPHONE #

George Shapiro

Vincent Place Title & Escrow

McLean, Va.

703-288-1926



RERC

Real Estate Resolutions. So You Can Move On!

FOR MORE INFORMATION

Please contact us at:

Ph: 703-661-7075

Fx: 703-661-7092

Email: info@realestateresolutioncorp.net

www.RealEstateResolutionCorp.net

Or call our Director of Marketing

Maureen Connolly

804-725-6185



**Thinking about downsizing
or making a major move?
Selling a major asset?
Settling an estate?
Overwhelmed?**

Real Estate Experts help you get the best market value for your property

Transition Specialists take great care managing the tasks for preparing your home for auction, cleaning, appraising, packing, moving and managing the auction of extra assets.

You move on with confidence. To learn more please visit www.realestateresolutioncorp.net or call: 866-712-0920

Or
571-218-5710



RERC

10%
BUYERS PREMIUM
TO BE ADDED TO
THE
FINAL BID PRICE
ON
THE HOME.