INFORMATION REGARDING THE SALE OF
PARCEL 4 (Nelson County Tax Map No. 54-A-71)
AND
PARCEL 5 (Nelson County Tax Map No. 54-A-75)
June 2, 2016, 10:00 a.m.

The following described properties will be sold by J. Thompson Shrader, Special Commissioner, on the above date, pursuant to orders entered in civil actions now pending in the Nelson County Circuit Court:

> **PARCEL 4: Tax Map Number 54-A-71:** Located in the Massies Mill Magisterial District of Nelson County, Virginia containing 37 113/116 acres, more or less, and shown on a survey of record in the Nelson County Circuit Court Clerk's Office as containing 38.49 acres; last owner of record Lonnie Loving.
> Assessment $115,500.00 Circuit Court File No.: CL15000088
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> **PARCEL 5: Tax Map Number 54-A-75:** Located in the Massies Mill Magisterial District of Nelson County, Virginia containing two (2) acres, more or less, located in the vicinity of Cow Hollow; last owner of record Lonnie R. Loving.
> Assessment: $7,000.00 Circuit Court File No.: CL15000457

In connection with this sale, please note the following:

- These parcels may first be auctioned individually, and then be auctioned jointly, with the highest combined bids being the winning bid.
- The properties will be sold without any representations concerning whether there is access to the properties. The prospective purchasers should satisfy themselves as to the title of the properties and the access to them.
- Please note that the tax map of these parcels may be incorrect as to shape, location, and access.
- The chain of title to these parcels, including any deeds, plats, and other instruments of record can be found in the Nelson County Circuit Court Clerk's Office.
- The civil actions noted above may also be reviewed in the Nelson County Circuit Court Clerk's Office.

The information contained herein is for informational purposes only, and does not constitute a report on title that a full title examination would disclose. The Special Commissioner, the Treasurer of Nelson County, and the Commissioner of the Revenue of Nelson County make no representations or warranties regarding the access, condition, or value of these properties.

The Special Commissioner will convey these parcels as-is, where is, with Special Warranty of Title. No information contained herein should be considered legal advice. Rather, prospective purchasers should seek independent legal counsel regarding this transaction and the title to these properties, and consider hiring a licensed surveyor if necessary.