

THIS AGREEMENT of sale made in triplicate this 17th day of May, 197 between BOARD OF MISSIONS OF THE POTOMAC BAPTIST ASSOCIATION, LIMITED (hereinafter known as the Purchaser) and MARTIN R. WEST, JR., JAMES E. MILLAR, AND LESTER A. SORENSEN, TRUSTEES (hereinafter known as the Seller)

WITNESSETH: That for and inconsideration of the sum of THREE THOUSAND DOLLARS (\$3,000.00) - - - - - Dollars by check in hand paid, receipt of which is hereby acknowledged, the Purchaser agrees to buy and the Seller agrees to sell for the sum of SIXTY-SIX THOUSAND DOLLARS (\$66,000.00), all that certain piece, parcel or lot of land, together with any improvements thereon, described as follows, to wit:

Subject to an accurate survey to be obtained by seller, at their cost, prior to settlement.

The property is located on the South side of Sudley Drive, and east of the Ben Lomond Manor House shown as Parcel A on plat dated July 16, 1971, prepared by Robert R. Kim & Associates, attached hereto and made a part hereof and is estimated to consist of six (6) acres.

Terms of Sale:

ALL CASH of which the above deposit of \$3,000 is a part

In the event a final survey discloses that this property does not contain six acres as stated above, the purchase price of \$66,000.00 will be adjusted accordingly either up or down at the rate of \$11,000 per acre.

It is a requirement of this contract that before any building is erected on the subject premises that the architectural plans be submitted to the seller for their prior approval, which approval will not be unreasonably withheld.

The Seller agrees to furnish and convey the above property with a Special Warranty Deed, complete with the Virginia Deed Tax, imposed by the Act dated June 28, 1968. Examination of Title, conveyancing, notary fees, and all recording charges, including those for purchase money trust, if any, are to be at the cost of the purchaser.

All taxes, insurance, rents, and interest are to be adjusted to DATE OF SETTLEMENT.

The purchaser agrees to comply with the terms of sale herein within ninety (90) days from the date of acceptance by owner or the deposit may be forfeited.

Settlement shall be made at the offices of OWENS, UNDERWOOD & BEANE, ATTYS Manassas, Virginia.

It is understood that the title is to be good of record or sale will be declared off and deposit returned to purchaser. However, a reasonable time shall be allowed the seller to correct any defects reported by the title examiner.

It is understood that the property is to be conveyed subject to any easements conditions and restrictions now thereon.

Possession is to be given at time of settlement.

WITNESS the following signatures and seals this 17th day of

July, 1972

Martin R. West, Jr. (SEAL)
Martin R. West, Jr.

James E. Millar (SEAL)
James E. Millar

Lester A. Sorensen (SEAL)
Lester A. Sorensen

BOARD OF MISSIONS OF THE POTOMAC
BAPTIST ASSOCIATION, LIMITED

BY:

William L. Smith (SEAL)

ADDENDUM

Seller reserves the right to remove the historic one story stone dwelling at the northwest corner of the parcel, (as shown on plat dated July 16, 1971, prepared by Robert R. Kim & Associates) if they so desire, at any time prior to the issuance of a building permit to the purchaser, without cost to Purchaser. Purchaser to notify Seller 60 days in advance of obtaining building permit.