

BILL OF SALE



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, hereinafter referred to as "Seller", for and in consideration of the sum of _____ Dollars

(\$ _____), do hereby BARGAIN, SELL and DELIVER unto

_____, hereinafter referred to as "Buyers", fee simple title in the following described property located on the premises known as _____

_____, in the City/County of _____, Virginia.

TO HAVE AND TO HOLD the above described personal property unto the Buyers, their heirs and assigned, to the proper use and benefit forever.

1. Seller warrant and represent unto Buyer that they are the owners of, and have good and marketable title to, the above itemized personal property; that their title thereto is unencumbered; and, that Buyer shall enjoy quiet and peaceful possession thereof.

2. Buyers and Sellers to initial (a) or (b) below:

(a) Sellers WARRANT that the appliances, if any, in the above itemization will be IN WORKING ORDER upon the date of settlement or occupancy, whichever first occurs

_____: _____
(b) All of the above itemized personal property is sold "AS IS AND WHERE IS" without warranty expressed or implied

_____: _____

3. Both Buyers and Seller acknowledge that the Bill of Sale has been executed and delivered simultaneously with a Contract Date _____ whereby the real estate upon which the above itemized personal property is located is to be purchased by Buyers from Sellers, and that it is their intent that said personal property be used and enjoyed in conjunction with the ownership of said real estate. BUYERS AND SELLERS THEREFOR AGREE THAT THIS BILL OF SALE SHALL BE EFFECTIVE AS OF THE DATE OF CLOSING AND TRANSFER OF POSSESSION TO BUYERS OF THE REAL ESTATE UPON WHICH THE ABOVE ITEMIZED PERSONAL PROPERTY IS LOCATED, AND IF, FOR ANY CAUSE, SUCH CLOSING AND TRANSFER OF POSSESSION DOES NOT OCCUR, THIS BILL OF SALE SHALL BE NULL AND VOID.

_____	Date	_____	Date
BUYER		SELLER	
_____	Date	_____	Date
BUYER		SELLER	