



Notice of Offer to Sell or List for Sale a Manufactured Home Park

To: Park Tenants
From: Park Owner
Date: November 18, 2024

This serves as a written notice that Ferguson Mobile Home Park is being offered for sale or will be listed for sale on December 4, 2024.
(Date) (PARK NAME)

The Virginia Manufactured Home Lot Rental Act provides (with some exceptions) that the owner (the "Park Owner") of a manufactured home park (the "Park") provide written notice ("Notice of Offer to Sell or List") to the each tenant of a lot in the Park (the "Park Tenants") if the Park Owner offers to sell the Park or to list the Park for sale. At the same time the Park Owner sends the Notice of Offer to Sell or List to each of the Park Tenants, a copy of such notice also is sent by the Park Owner to the Virginia Department of Housing and Community Development to post on the Department's website. (See Section 55.1-1308.2 of the Code of Virginia <https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

The Department keeps the Notice of Offer to Sell or List posted on the Department website until the Park Owner sends a written notice to the Department that the Park has been sold to a third-party (the "Notice of the Park Sale to a Third Party"), is no longer offered for sale or the transaction does not go to settlement. The Park Owner is required to give the Notice of Offer to Sell or List at least 90 days prior to accepting an offer.

The relevant information about the Park is listed on the second page.
(<https://law.lis.virginia.gov/vacode/title55.1/chapter13/section55.1-1308.2/>)

Certificate of Giving Notice (Pursuant to Sections 55.1-1200 and 55.1-1201)

I hereby certify that a copy of this Notice of Offer to Sell or List was: () mailed by regular mail, postage prepaid, () hand-delivered or () e-mail, if so permitted by the Lease Agreement, to the Tenant(s) renting a lot at:

Cox Lane, Max Meadows, Virginia 24360, this 18 day of November, 2024.
(PARK ADDRESS)

William S Ferguson Estate

Name of Park Owner

Tara Adams, Administrator

Authorized Representative

Tara E Adams, Administrator

Printed Name of Authorized Representative

Relevant Information:

Park Name Ferguson Mobile Home Park
Park Address Cox Lane, Max Meadows, Virginia 24360
Number of lots 22
Price \$ 502,750.00
(Zip Code)

Name of Park Owner William S. Ferguson Estate, c/o Tara Adams, Administrator c.t.a.
Address 390 W. Monroe St., Wytheville, VA 24382
Email tara@adamsdelp.com
Phone (540)239-5192
(Zip Code)

Contact for Info William S. Ferguson Estate c/o Tara Adams, Administrator c.t.a.
Address 390 W. Monroe St., Wytheville, VA 24382
Email tara@adamsdelp.com
Phone (540)239-5162
(State) (Zip Code)

Copy To: Virginia Department of Housing and Community Development