



Virginia Real Estate Board
http://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property whenever the property is to be sold or leased with an option to buy to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.
Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

105 Reed Street
PROPERTY ADDRESS/ Middleburg, VA 20117
LEGAL DESCRIPTION: _____

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:
http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

Signed by:
John F Burton
Owner 94744F6B2F4843C...
John F Burton

DocuSigned by:
Deborah L Burton
Owner 5FA780020CBE472...
Deborah L Burton

3/31/2026
Date

3/31/2026
Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date

DPOOR rev 07/2021

Interior

- All rooms and walls freshly painted
- New wallpaper in study, dining room, bar area
- Oak beams added in family room and dining room
- New glass transom and French doors installed in sitting room/study
- Shiplap wall, stone slab surround and solid oak mantel installed in Family room
- All stairways refinished and new carpeting installed
- Kitchen cabinets refinished, new custom built-in glass cabinets installed
- New backsplash tile in kitchen and bar area
- New lighting and fixtures throughout house
- Upstairs bathroom fixtures updates (toilets, etc.)

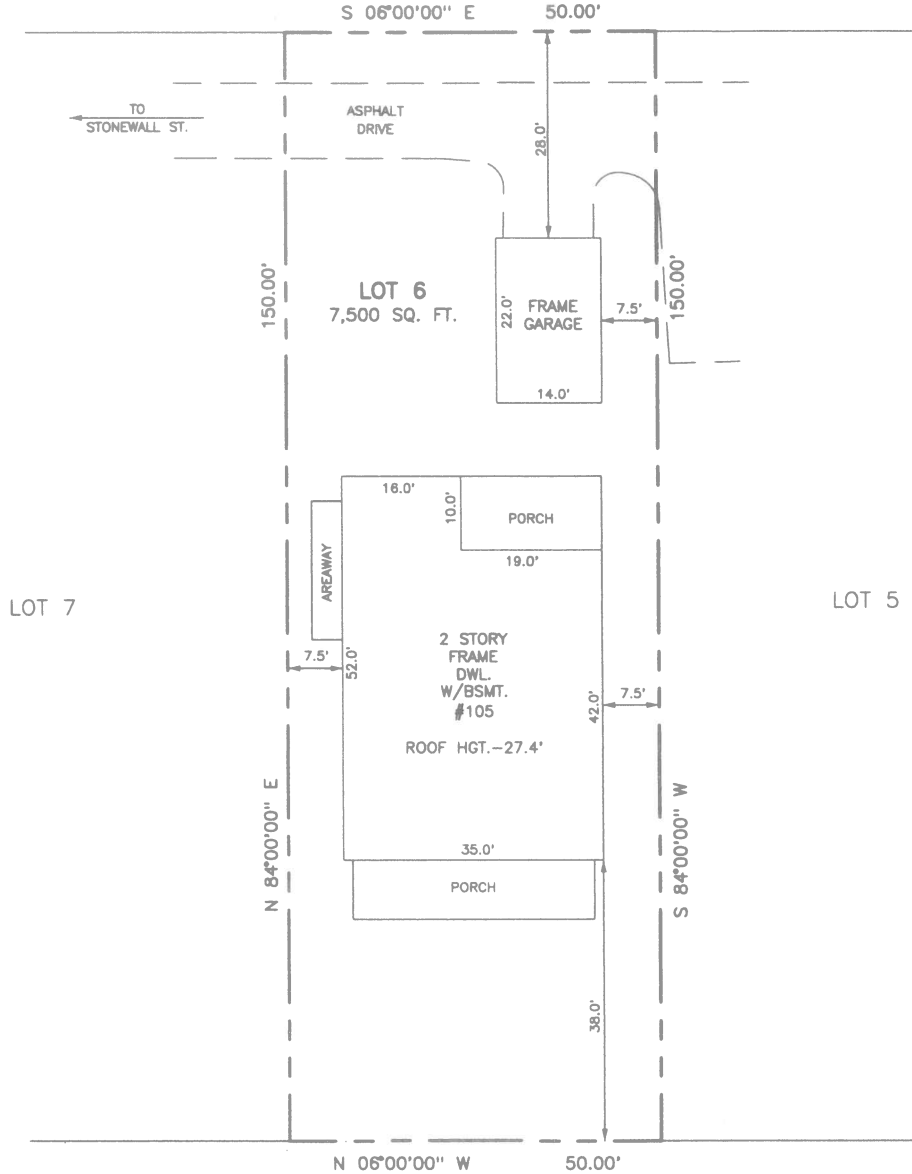
Exterior

- Installed new fencing in yard
- Installed stone patio between deck and garage
- Widened driveway with pavers on stone/cement base (neighbor also did so)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.

ACCORDING TO COMMUNITY-PANEL NO. 51107C0330 E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, DATED FEBRUARY 17, 2017, THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN ZONE "X".

THE MIDDLEBURG COMMUNITY CENTER, INC.
PIN 538-27-0800



HOUSE LOCATION

LOT 6

(PIN 538-26-8275)

RIDGE VIEW ADDITION

TOWN OF MIDDLEBURG

BLUE RIDGE ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA

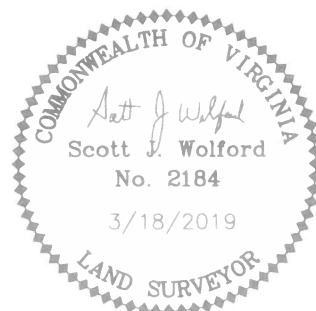
SCALE: 1" = 20' DATE: MARCH 18, 2019

WOLFORD LAND SURVEYING, LLC

P.O. BOX 1105 ~ PURCELLVILLE, VA. 20134

(540) 539-8490

WOLFORDLS@YAHOO.COM



PREPARED FOR: UNIVERSITY COMMUNITIES, LLC

RE:

WLS 2331