

Personal Property Sales Agreement (Bill of Sale)

Purchaser and Seller have entered into that certain Purchase Agreement dated _____ (the “Purchase Agreement”) by which Purchaser agreed to purchase and Seller agreed to sell the real property described as _____ (the “Real Property”). The parties have agreed on the disposition of certain personal property located on the Real Property, and desire to enter into this Bill of Sale.

1. Seller agrees to sell and deliver to Purchaser, and Purchaser agrees to purchase and receive from Seller at settlement the following items of personal property (the "Personal Property"): _____

3. Settlement hereunder shall occur simultaneously with settlement under the Purchase Agreement. Seller represents and warrants unto Purchaser that (i) Seller is the lawful owner of the Personal Property and has the right to sell and dispose of the Personal Property; (ii) the Personal Property is free from all liens, claims and encumbrances whatsoever; and (iii) Seller will defend the Personal Property against any lawful claims or demands of all persons.

4. The Personal Property shall convey to Purchaser at settlement in the following condition [**select one box**]:
☐ in good working order **OR** ☐ in "AS IS" condition without warranty of any kind, expressed or implied.

5. The parties' obligations hereunder are expressly contingent upon settlement of the Real Property under the Purchase Agreement, provided however, that a party's breach under the Purchase Agreement shall not excuse the performance of its obligations hereunder.

6. This Bill of Sale shall be interpreted in accordance with the laws of the Commonwealth of Virginia, and shall be binding upon and inure to the benefit of the parties to this Bill of Sale, and to their respective heirs, successors and assigns. This Bill of Sale may be signed by e-signature, or in one or more counterparts, each of which is deemed to be an original and all of which shall together constitute the same instrument. The parties agree that a faxed or electronic transmission of any signed original document shall have the same effect as an original.

Purchaser	Date	Seller	Date
Purchaser	Date	Seller	Date
Purchaser	Date	Seller	Date