



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

To: Park Tenants
From: Park Owner
Date: July 31, 2025

This serves as a written notice that Nottoway Trailer Court, LLC is being offered for sale or will be listed for sale on June 26, 2025.
(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:

28470 Southampton Parkway, Courtland, Virginia 23837, this 31st day of July, 2025.
(PARK ADDRESS)

C. Graham Pulley Sr. Irrevocable Trust

Name of Park Owner

Collin G. Pulley, Jr., Trustee

Authorized Representative

Collin G. Pulley, Jr., Trustee

Printed Name of Authorized Representative

Relevant Information:

Park Name Nottoway Trailer Court, LLC

Park Address 28470 Southampton Parkway, Courtland, Virginia 23837
(Zip Code)

Number of lots 15

Price \$ 950,000

Name of Park Owner C. Graham Pulley Sr. Irrevocable Trust

Address PO Box 189, Courtland, Virginia 23837
(Zip Code)

Email

Phone

Contact for Info Darren Stauffer, Century 21 Commercial

Address 1393 Armory Drive, Franklin, Virginia 23851
(State) (Zip Code)

Email retrever1@aol.com

Phone 757-562-2295

Copy To: Virginia Department of Housing and Community Development