



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

To: Park Tenants
From: Park Owner
Date: 4.1.2026

This serves as a written notice that Crest Woods MHP is being offered for sale or will be listed for sale on 4.1.2026. (PARK NAME)
(Date)

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:

1841 Grit Rd, Hurt, Virginia 24563, this 1st day of April, 2026.
(PARK ADDRESS)

Jimmy Thomas Eades III

Name of Park Owner

Cushman & Wakefield | Thalhimer

Authorized Representative

Briggs Cooper

Printed Name of Authorized Representative

Relevant Information:

Park Name Crest Woods
Park Address 1841 Grit Rd, Hurt, Virginia 24563
(Zip Code)
Number of lots 26
Price \$ 1,350,000.00

Name of Park Owner Jimmy Thomas Eades III
Address 740 Wards Rd, Hurt, Virginia 24563
(Zip Code)
Email jteadesiii@gmail.com
Phone 434.378.1330

Contact for Info Briggs Cooper
Address 310 First ST SW, Ste 310, Roanoke Virginia 24011
(State) (Zip Code)
Email briggs.cooper@thalhimer.com
Phone 540.676.2610

Copy To: **Virginia Department of Housing and Community Development**