



Online Bidding Instructions

Ordered Sold by Thomas & Kathy Hite
Real Estate Auction, June 6, 2009, 10 am

The following are guided instructions to assist a Online Bidder in order to participate in the Auction.

1. Download from **www.bigbuffalohillauction.com** the following documents for completion;
 - a) Bidder Registration Form
 - b) General Terms and Conditions of Sale
 - c) Online Bidder Contract
2. Complete, sign and date the Bidder Registration Form.
3. Sign and date Online Bidder Contract.
4. Sign and date the General Terms and Conditions of Sale.
5. Retain copies of the above documents for your file.
6. Return the two (2) original executed documents and a copy of your valid State issued Driver's License or a valid Passport no later than 12:00 Noon, E.D.T., Wednesday, June 3, 2009 to Triangle J Auction Co. LLC. 102 W. Main Street, Wakefield, VA 23888. The required Escrow Deposit(s) in U.S. Funds must be wire transferred to **Consumer Escrow & Title, Inc** (Escrow Agent) and verified by the above mentioned date / time (see wiring instructions below).
7. Once all the documents and the Escrow Deposit is received and verified by Triangle J Auction Co. LLC. you will be notified of your approved telephone number to bid.
8. If you are declared the highest and successful Bidder, you will immediately be required to execute via facsimile the Sales Contract ("Contract") and tender via wire transfer the additional Escrow Deposit required per the Contract.

The Seller and Triangle J Auction Co. LLC. wish you the best of luck in the bidding process!

WIRE INSTRUCTIONS

COMMUNITY BANKERS BANK
557 Southlake Blvd.
P. O. Box 35626
Richmond, VA 23235-0626
Routing Number: 051005106

TO FURTHER CREDIT:

CITIZENS COMMUNITY BANK
800 N. Mecklenburg Ave.
P. O. Box 490
South Hill, VA 23970
ABA/Routing: 051409061
Consumer Escrow & Title, Inc., - Account: