

241 **XIV. ADDITIONAL PROVISIONS.**

A. Seller and Broker agree that the subject property will be offered for sale to the general public at auction on August 27, 2020. The terms of said auction are as follows:

1. **EARNEST MONEY:** At the conclusion of the auction, the successful bidder will make a fifteen percent (15%) non-refundable earnest money deposit, with the balance due in cash, certified funds or a mutually-agreeable finance agreement between Buyer and Seller on or before day of closing.

2. **CLOSING:** Closing to take place on or before September 28, 2020.

3. **TAXES:** All 2020 real estate taxes to be paid by Seller. All subsequent years taxes shall be paid by Buyer.

4. **INSPECTIONS:** The property will be sold in AS-IS condition without any warranties, either expressed or implied, as to the nature, condition, or description of any improvements. Buyers are to inspect subject property to the extent deemed necessary or Buyer will rely on their own judgement when bidding

5. **FINANCING:** Property sells without a Buyer contingency of any kind. Buyer will have all financial arrangements secured prior to bidding.

6. See addendum attached hereto and made part of this contract.

242 **XV. ADDENDA ATTACHED: (Check all that apply.)**

- 243 Lead-Based Paint Disclosure
- 244 Addendum for Additional Provisions
- 245 Real Estate Brokerage Disclosure Form
- 246 Consent Amendment & In-Company Transaction Disclosure
- 247 Copies of all leases and/or written verifications of rental terms
- 248 Preliminary Title Commitment
- 249 Applicable Covenants
- Easements
- Property Condition Disclosure
- 1031 Tax Deferred Exchange Notice
- Evidence of Authority
- Security/damage deposits
- Designation of Agent/Intermediary
- Other: _____

250 **XVI. ACKNOWLEDGMENTS.**

- 251 A. This Contract shall be executed in multiple copies and by their signatures hereon the parties acknowledge receipt of a
- 252 signed copy at the time of signing.
- 253 B. All representations made by Broker in the negotiations of this Contract have been incorporated herein; there are no
- 254 oral agreements between Seller and Broker to modify the terms and conditions hereof and this Contract may be
- 255 modified only in writing and executed by all parties hereto.

THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND THE TERMS AND CONDITIONS, CONSULT LEGAL OR OTHER COUNSEL BEFORE SIGNING.

259 **BROKER:** Clark & Associates Land Brokers, LLC
320 East Valley Rd
Torrington, WY 82240
307-534-5156

By: _____ Date _____
Signature

Seller Joe Whitaker Date 8/14/2020 Time 8/14/2020 8:56 AM HAST
Whitaker Family Trust By: Joe Whitaker

Seller _____ Date _____ Time _____

ADDENDUM



7. LEGAL DESCRIPTION: Property sold by legal description only, which will be included in the owner's title insurance commitment that will be provided by First American Title, and made available on or before the day of the auction. Square footages are approximate and determined by the Goshen County Assessor.

8. CLOSING COSTS: Closing costs will be split 50/50 between Buyer and Seller. First American Title Company will be the closing agent.

9. GENERAL TERMS: Property will be transferred by Warranty Deed subject to easements, assessments, and reservations of record. The Auctioneers/Brokers are representing the Seller's interests in this transaction. All information is derived from sources deemed reliable; however, neither Seller nor Auctioneers/Brokers are making any guarantees or warranties, actual or implied. Any announcements made day of auction will supersede any and all previously printed material and any other oral statements made.

10. Seller will be responsible for the advertisement costs of the real estate auction and which will be taken out of the personal property sales proceeds.

- 11. Brokers agree to the following:
 - a. Prepare and submit all ads to property publications.
 - b. Provide auctioneer, a sound system and a clerk to register bidders the day of the auction.
 - c. Order title insurance.
 - d. Prepare purchase agreement and all supporting documents day of sale.
 - e. Set up and schedule day of closing.

Buyer _____ Date _____

Buyer _____ Date _____

Seller Joe Whitaker _____ Date 8/14/2020
Whitaker Family Trust By: Joe Whitaker

Seller _____ Date _____