

MEMORANDUM OF On-Line AUCTION SALE

You have purchased real estate through an On-Line Auction proceeding. This memorialization will outline the terms of your agreement to purchase.

SECTION ONE-SALE

You have agreed to purchase the real property located in Sidney, Ohio known as Shelby County Parcel #'s 01-18-36-279-006 & 01-18-36-279-005 to contain all improvements.

The real property was offered "AS IS" without warranties or representations; you relied solely upon your examination of available documents with reference to condition, value, character, size, improvements and fixtures per the posted terms.

SECTION TWO-PURCHASE PRICE AND CLOSING

Your accepted bid was \$ _____ plus a buyer's premium of \$ _____ for a total contract price of (\$ _____).

The total contract price plus applicable closing and transfer fees shall be due in Certified Funds at closing to be held no later than December 13th. 2019 at Lawyers Title Agency Sidney, Ohio

SECTION THREE – POSSESSION- Possession to building and property shall be granted at closing

SECTION FOUR – REAL ESTATE TAXES-TRANSFER FEES-DEED STAMPS

All real estate taxes and assessments, if any, shall be pro-rated to date of closing using the long proration method customary in Shelby County. Any and all closing fees, transfer tax, deed stamps etc. shall be the responsibility of the purchaser.

SECTION FIVE – TITLE AND DEED

At closing, The Seller shall convey marketable title to you in the form of a general warranty deed.

SECTION SIX – DEPOSIT

You have deposited with Lawyers Title Agency the sum of \$ **5,000.00**. Lawyers Title Agency shall deposit such amount in its trust account to be dispersed, subject to collection, as follows: (a) deposit shall be returned to purchaser at closing; or (b) if you fail or refuse to perform, this deposit will be forfeited and paid to the seller(s).

SECTION SEVEN – ENTIRE AGREEMENT

The terms of the auction as set forth by the advertising or statements posted On-Line and memorialized herein, are all the terms and conditions and constitute the entire contract between the purchaser and the seller(s). Any additional or changes thereto shall be in writing signed by both parties.

Acknowledged by the parties on the _14th_ day of November 2019.

Seller(s):

West Central Ohio Network

MAKE DEED TO: _____

() Joint tenancy with rights of survivorship () Tenancy in Common () Sole ownership

BUYER:

PHONE _____

JUSTIN VONDENHUEVEL CAI:

Gay Smith Associates Realty

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