

INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS: On this Day, Saturday, October 11, 2025 at _____ PM I, Mark E. Dixon III, will act only as the agent in behalf of Sandra G. Shank; in the offering, and or sale of 1.07 Acres, Parcel No. 35-010-107.01A; Document Number: 2013-247606, located at: #3980 Groft Rd. Home, PA; here in Rayne Township, Indiana County of Pennsylvania to be offered as according to the present deed where is as is, in its now present condition. All offers will be subject to Confirmation by Seller.

TERMS AND CONDITIONS OF SALE ARE AS FOLLOWS:

PROPERTY LINES: The Buyer will purchase the property within the boundaries described within the present deed.

ZONING & DEED RESTRICTIONS: None

RIGHT OF WAYS: Utilities

WATER: Non-Public

SEWAGE: Non-Public

CHATTELS: Included within the Sale of the property are the following: Light Fixtures, Smoke Detectors, Window Furnishings, Refrigerator in Basement, Stove in Basement, and any remaining personal property at time of closing.

PROPERTY INSPECTIONS: Any Bidder interested in this property that has not taken the opportunity to conduct any inspections during the promotional period prior to this day, shall now waive all rights to do so.

REALTY TRANSFER TAX: A 2% Realty Transfer Tax will be paid by the Buyer, so if you buy this property, for every \$1,000., you will pay \$20.00 in Realty Transfer Tax.

TAX PRORATION: The County & Township Real Estate Taxes will be calculated on an annual basis as of the day of closing. If the County & Township Taxes are \$754.94 for the year, the Buyer will be responsible for \$2.07 per diem for each remaining day of the year of 2025. The school real estate taxes will be calculated on a fiscal basis as of the day of closing. If the taxes are \$1,425.45 for the current school year, the Buyer will be responsible for \$3.91 per diem for each remaining day of the fiscal school year as of the day of closing.

MONEY DOWN: The successful Bidder in the purchase of said property at the time of Sale, will be required to put 10% Down upon the signing of a Sale Agreement. The Balance of the purchase price will be due upon delivery of Deed.

CONDITION OF DEED: All Bidders will be bidding on a deed free and clear of all encumbrances. The rights to or the reservation of any or all coal, oil, gas, or any other mineral rights will be as according to the present deed. In the event, the Seller fails to provide a clear title, the Buyer's deposit will be returned.

Buyer's Signature

Buyer's Printed Name:

Date