

INTRODUCTIONS OF PROPERTY, TERMS AND CONDITIONS: On this Day, Monday, May 13, 2024 at _____PM I, Mark E. Dixon III, will act only as the agent in behalf Tracy Leigh Mahan, P.O.A for Charles Stermer; Parcel No. 33-018-156; Document No. 2008-191722, here in Pine Township, Indiana County of Pennsylvania to be offered as according to the present deed where is as is, in its now present condition.

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 and Highway

WATER: Public

SEWAGE: Non-Pubic

CHATTELS: Included within the Sale of the property are the following: Light Fixtures, Window Furnishings, Garden Shed and any remaining personal property at time of Closing.

LAWN: The Buyer will be responsible to mow the grass every seven to ten days until 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 Township and County Real Estate Taxes will be calculated on an annual basis as of the day of closing. If the Township & County Taxes are \$435.83 for the year, the Buyer will be responsible for \$1.19 per diem for each remaining day of the year of 2024. The school real estate taxes will be calculated on a fiscal basis as of the day of closing. If the taxes are \$998.91 for the current school year, the Buyer will be responsible for \$2.74 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