



## PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property located at 8-7 Aspen Way, Doylestown, PA 18901, in the Chestnut Grove Condominium Association, Township of Doylestown, County of Bucks, State of Pennsylvania, Tax Identification Number 09-053-008-007 in accordance with Alderfer Auction's Bidder Terms and Conditions, Chestnut Grove Condominium Association documentation and additional terms listed below.

1. Purchaser(s): \_\_\_\_\_

Purchaser's Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

2. Seller(s): Estate of Sibylle A. Niemoeller

Seller's Mailing Address: \_\_\_\_\_

3. Property Address: 8-7 Aspen Way, Doylestown, PA 18901

4. Tax Identification Number: 09-053-008-007

5. Purchase Price (Auction Hammer + Buyers Premium = Total Sale Price)

Auction Hammer Price: \$ \_\_\_\_\_

Buyer's Premium: \$ \_\_\_\_\_

Total Sale Price: \$ \_\_\_\_\_

6. Deposit of Fifteen Thousand Dollars (\$15,000) in cash, certified or wired funds.

7. Settlement to occur on or before: September 19, 2023

8. The foregoing Conditions of Sale shall be taken and considered as the terms of agreement for the sale and purchase, respectively.

WITNESS, this day August 8, 2023,

\_\_\_\_\_ SELLER

\_\_\_\_\_ BUYER; SSN# \_\_\_\_\_

\_\_\_\_\_ BUYER; SSN# \_\_\_\_\_

\_\_\_\_\_ WITNESS