



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon located at 124 N. Walnut Street, Perkasie, PA 18944 in the Borough of Silverdale, County of Bucks, State of Pennsylvania, Tax Identification Number 40-003-024-001 in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____

Purchaser's Mailing Address: _____

Telephone Number: _____ Email: _____

2. Seller(s): Estate of Richard A. Phillips

Seller's Mailing Address:

3. Property Address: 124 N. Walnut Street, Perkasie, PA 18944

4. Tax Identification Number: 40-003-024-001

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

Auction Hammer Price: \$ _____

Buyer's Premium (10%): \$ _____

Total Sale Price: \$ _____

6. Deposit of Ten Thousand Dollars (\$10,000) in cash, certified or wired funds.

7. Settlement to occur on or before: January 11, 2024

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 November 30, 2023

_____ SELLER

_____ BUYER

_____ BUYER

_____ WITNESS