



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 1111 Sandy Ridge Road, Doylestown, PA 18901, in the Township of Doylestown, County of Bucks, State of Pennsylvania, Tax Identification Number 09-009-102 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): James Gordon Handy, Executor for the Estate of Florence J. Handy
Seller’s Mailing Address: _____

3. Property Address: 1111 Sandy Ridge Road, Doylestown, PA 18901

4. Tax Identification Number: 09-009-102

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

Auction Hammer Price: \$ _____

Buyer’s Premium (8%): \$ _____

Total Sale Price: \$ _____

6. Deposit of Twenty Thousand Dollars (\$20,000) in cash, certified or wired funds.

7. Settlement to occur on or before: March 28, 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 February 15, 2024,

_____ SELLER

_____ BUYER

_____ BUYER

_____ WITNESS