



PURCHASE and SALE AGREEMENT

I hereby acknowledge that I have this day purchased at public auction all that certain real property with improvements thereon 105 E. Logan Street, Norristown PA 19401, Norristown Borough, County of Montgomery of Pennsylvania, Tax Identification Number 13-00-21136-001 in accordance with Alderfer Auction's Bidder Terms and Conditions and additional terms listed below.

1. Purchaser(s): _____
Purchaser's Mailing Address: _____

2. Seller(s): _____
Seller's Mailing Address: _____

3. Property Address: _____ 105 E. Logan Street Norristown PA 19401 _____

4. Tax Identification Number: ___ 13-00-21136-001 _____

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

Auction Hammer Price: \$ _____

Buyer's Premium: \$ _____

Total Sale Price: \$ _____

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

7. Settlement to occur on or before: _ June 30, 2026 _____

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 May 19, 2026,

_____ SELLER

_____ BUYER SSN/DL _____

_____ BUYER SSN/DL _____

_____ BUYER ADDRESS

TELEPHONE _____ EMAIL _____

_____ WITNESS