JAY EDWARDS & ASSOCIATES, LLC
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Real Estate Auction Specialists

AUCTION CONTRACT OF SALE

This Contract of Sale, made this **24th day of January, 2025;** by and between**, Alyssa Doty, P.R. in the Estate of Robert A. Doty "Seller"** and

_____, "Buyer" recites:

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former, at Public Auction, the following described property:

All that fee simple lot of ground and improvements thereon, lying situate and being in Baltimore County, State of Maryland, as described in the Land records in Liber 30811, Folio 00401 and is further described in the tax records in District 15, Account No. 1507581150, Map 0096, Grid 0012, Parcel 0498, Neighborhood 15060057.04, Subdivision 0000.

The property is further known as:
8212 Diamond Point Road, Baltimore, MD 21224

At and for a price of $_____ and buyer's premium of $_____ bringing the total sale price to: $_____; of which **$10,000.00** has been paid prior to the signing of this contract. All down payments to be held in escrow by Jay Edwards & Associates, LLC. The balance of the purchase price shall be paid in cash at the time of settlement, which shall be on or before the **25 day of March, 2025; time being of the essence**.

Upon payment as above provided of the unpaid purchase money, a personal representative deed for the property shall be executed at the Buyer's expense by the Seller which shall convey the property to the Buyer. Title to the property will be good and merchantable, free of liens and encumbrances, except for publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the property and the Land Records of Baltimore County, Maryland.

THE PROPERTY HEREIN DESCRIBED IS BEING SOLD IN "AS IS" CONDITION WITHOUT WARRANTY OF ANY KIND. THIS INCLUDES ANY WELL AND/OR SEPTIC SYSTEMS.

AUCTION CONTRACT OF SALE (continued)

In the event that the Seller shall be unable to convey to Buyer a good and merchantable title, the Buyer may, at his sole election, require that the Seller return to the Buyer all deposit monies. After such payment, neither party shall have any further liability to the other and this agreement shall terminate and have no further force or effect.

It is understood by the Buyer that said down payment would constitute liquidated damages in the event of a breach of this contract by the Buyer. Further; Seller reserves the right to pursue any remedies available to him, including but not limited to resale of the subject property at Buyers expense, without notice to the Buyer.

Ground rent (if any), rent and water shall be adjusted and apportioned as of the date of settlement. All taxes, general or special, and all other public or governmental charges or assessments against the premises (which are or may be payable on an annual basis) (including metropolitan district, sanitary commission or other benefit charges), are to be adjusted and apportioned as of the day of sale and are to be assumed and paid thereafter by the Buyer. The cost of all documentary stamps, as required by law, recordation tax, agricultural transfer tax and transfer tax if any; where required by law shall be paid by the Buyer.

POSSESSION of the property shall be given to the Buyer at settlement.

The property is to be held at the risk of Seller until legal title has passed or possession has been given to the Buyer. Seller agrees to immediately cause Buyer to be named as co-insured on any insurance policies presently in existence on the subject property as their interests may appear.

This contract contains the final and entire agreement between the parties hereto, and neither they nor their agents shall be bound by any terms, conditions or representations not herein written. The parties hereto hereby bind themselves, their heirs, personal representatives, successors and assigns for the faithful performance of this contract. The Auctioneer acts only as agent between Seller and Buyer and is not liable for any damages or claims resulting from this Contract.

AUCTION CONTRACT OF SALE (continued)

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

Witness the hands and seals of the parties hereto, the day and year first written above.

WITNESS TO ALL:

	SELLER: **Alyssa Doty, P.R., in the Estate of Robert A. Doty**
	BUYER:
	BUYER:

DRIVERS LICENSE # & EXPIRATION _____

BUYER'S PHONE #: _____

PRESENT ADDRESS: _____

EMAIL ADDRESS: _____