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SELLER'S ADDENDUM A

ALL OBLIGATIONS OF THE SELLER UNDER THIS CONTRACT ARE SUBJECT TO APPROVAL BY THE CLERK OF SUPERIOR COURT AND / OR A SUPERIOR COURT JUDGE, IF REQUIRED. PROPERTY IS SOLD AS A PRIVATE JUDICIAL SALE AND MAY BE SUBJECT TO POSTING, NOTICE AND UPSET BID.

SELLER WILL CONVEY TITLE BY A "SPECIAL/LIMITED" WARRANTY DEED WARRANTING ONLY TITLE TO THE EXTENT ALLOWED BY THE FIDUCIARY ACTING FOR THE SELLER. NO GENERAL WARRANTY DEED WILL BE PROVIDED BY THE SELLER.

ALL COSTS OF UTILITY CONNECTIONS REQUIRED FOR DUE DILIGENCE OR HOME INSPECTIONS WILL BE PAID BY THE BUYER. IN THE EVENT OF CLOSING, SELLER AGREES TO REIMBURSE REASONABLE COSTS ASSOCIATED WITH UTILITY SERVICE FOR INSPECTIONS TO THE BUYER AT CLOSING. SELLER WILL NOT CONNECT UTILITIES NOR PAY THE COST OF BUYER TO CONNECT THE SAME IN THE EVENT CLOSING IS NOT CONSUMMATED FOR ANY REASON.

THIS THE _____ DAY OF _____, 20 _____

SELLER

SELLER

BUYER

BUYER

Freedman Thompson Witt Ceberio & Byrd, PLLC

Attorneys and Counselors at Law
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