

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.

THIS THE _____ DAY OF _____, 20 _____

SELLER

SELLER

BUYER

BUYER